

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, PA.**

RECEIVED
MAR 03 2009
PUBLIC WORKS
CITY OF ROCKVILLE

David D. Freishtat, Esq.
(301) 230-5206
dfreishtat@srgpe.com

February 27, 2009

Mr. Scott Ullery, City Manager
City of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: Connection of Fortune Terrace and Park Potomac Avenue
Our File No. 102287.00004

Dear Mr. Ullery:

This Firm represents Finmarc Management, Inc. the property manager and representative of the owners of the Potomac Woods Shopping Center and the Lifetime Fitness building, located on Fortune Terrace in the City of Rockville (City). By prior letter to you, our clients have requested the City allow a connection of Fortune Terrace and Park Potomac Avenue. I am writing this letter to explain the reason why our client is making this request, and offering to design and bear the cost of the necessary road connections.

The Potomac Woods shopping center is located and fronting on Fortune Terrace, and has very limited visibility to Seven Locks Road, the main traveled roadway adjoining the shopping center. The tenants rely on advertising, word of mouth, and the very limited drive-by traffic for its customers. Because of these limitations, the shopping center has always struggled to be successful.

The Park Potomac community is being constructed immediately next door, but there is no direct connection for vehicles or pedestrians from that community to the Potomac Woods Shopping Center. In particular, in late fall 2009, a new Harris Teeter grocery store will be opening in Park Potomac. The Harris Teeter could become a secondary anchor to the shopping center, but without a road connection between the two properties, no real benefit can be gained.

Due to the recent closure of the former Freshgo space and lack of traffic, the tenants of the shopping center could really benefit from the tremendous economic benefits that being connected with Park Potomac would bring, in spite of the fact we were fortunate enough to re-lease the vacant Freshgo space to Walgreens. A direct road connection will not only provide necessary services to the residents of Park Potomac, but more importantly allow the owners and tenants of Potomac Woods to capture additional customers from the office, retail and residential development at Park Potomac.

Shulman, Rogers, Gandal, Pordy & Ecker, P.A.

11921 Rockville Pike, Ste. 300 Rockville, MD 20852 • Tel: (301) 230-5200 • Fax: (301) 230-2891

Mr. Scott Ullery
February 27, 2009
Page 2

I hope that this information will be of assistance to the Mayor and Council in their consideration of the request to allow the connection of the two roads.

Sincerely,



David D. Freishtat

DDF:grs

cc: Mr. David Fink
Mr. Marc Solomon
Mr. Craig Simoneau
Scott Wallace, Esquire
Mr. Jeff Amateau