

Centro Square Community Meeting

Tri Pointe Homes DC Metro | May 14th, 2025

Project Team

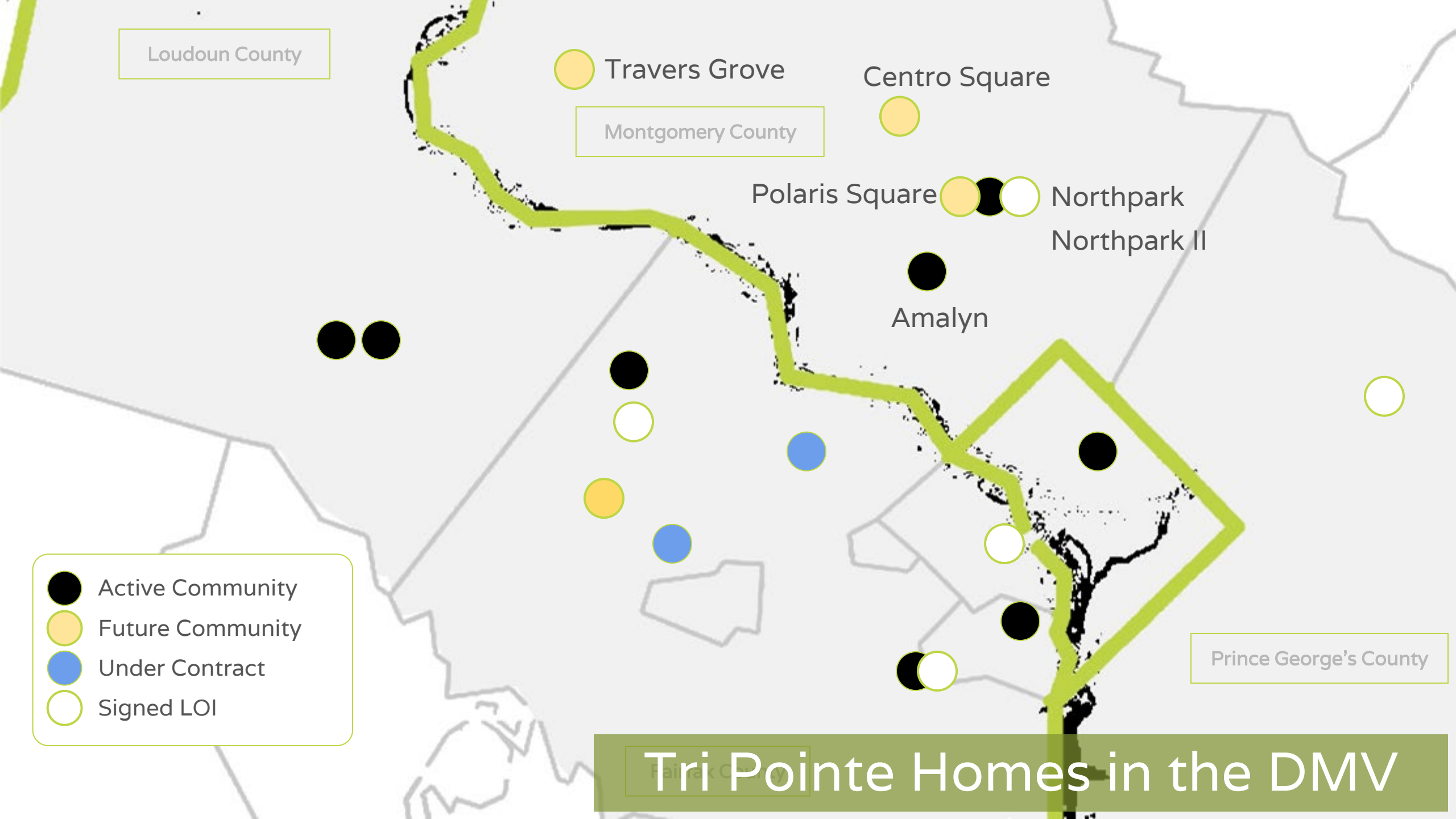


Developer	Land Use Attorney	Civil Engineer	Landscape Architect	Architect	Acoustical Consultant	Traffic Engineer
Tri Pointe Homes DC Metro	Lerch Early Brewer	VIKA Maryland	VIKA Maryland	KTGY	HUSH	Lenhart Traffic Consulting
Gio Esposito	Patrick O'Neil	Sachin Kalbag	Esra Soytutan	Jesse Robeson	Gary Ehrlich	Nick Driban

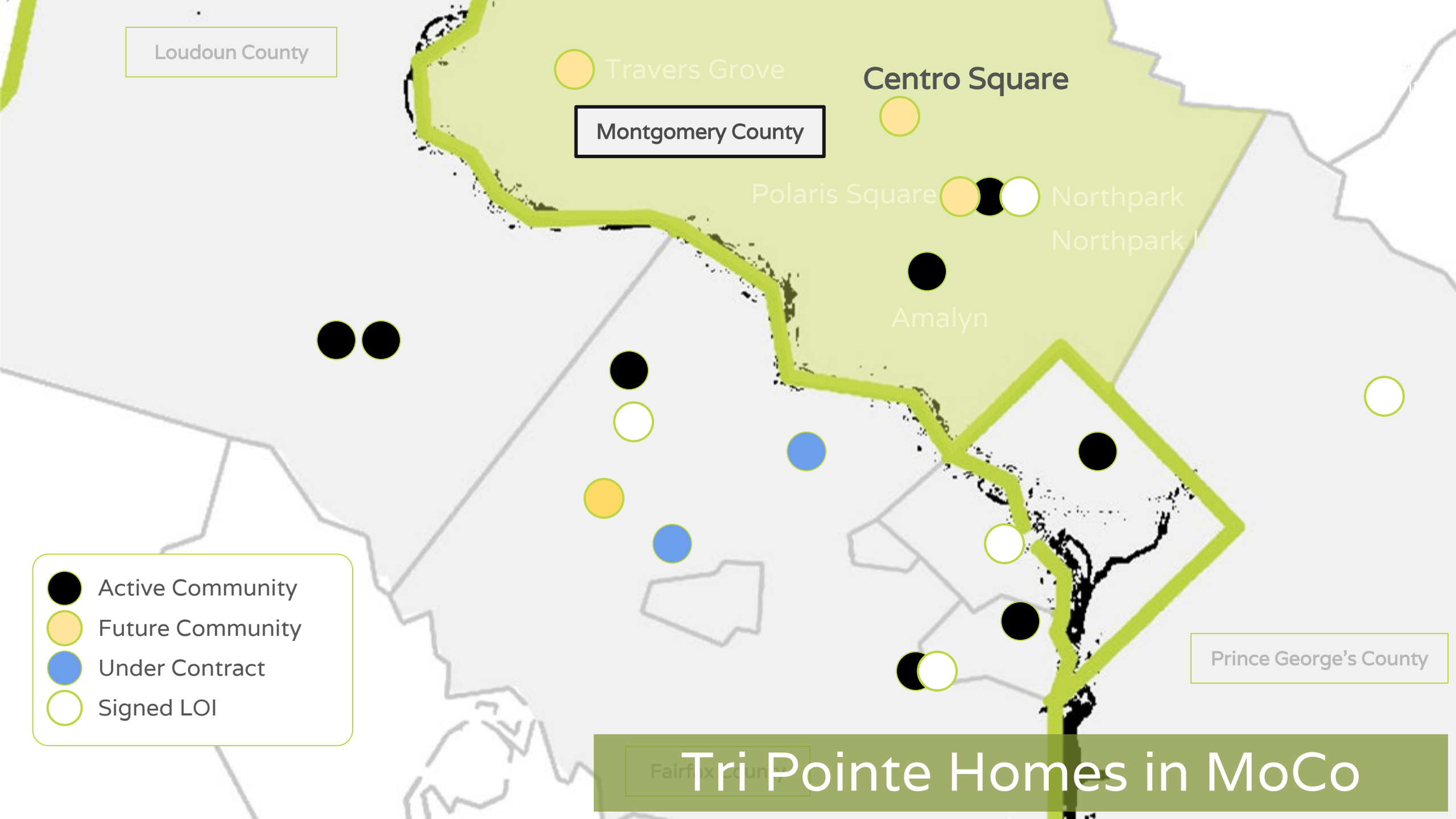


Point of Contact:
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Gio.Esposito@tripointehomes.com

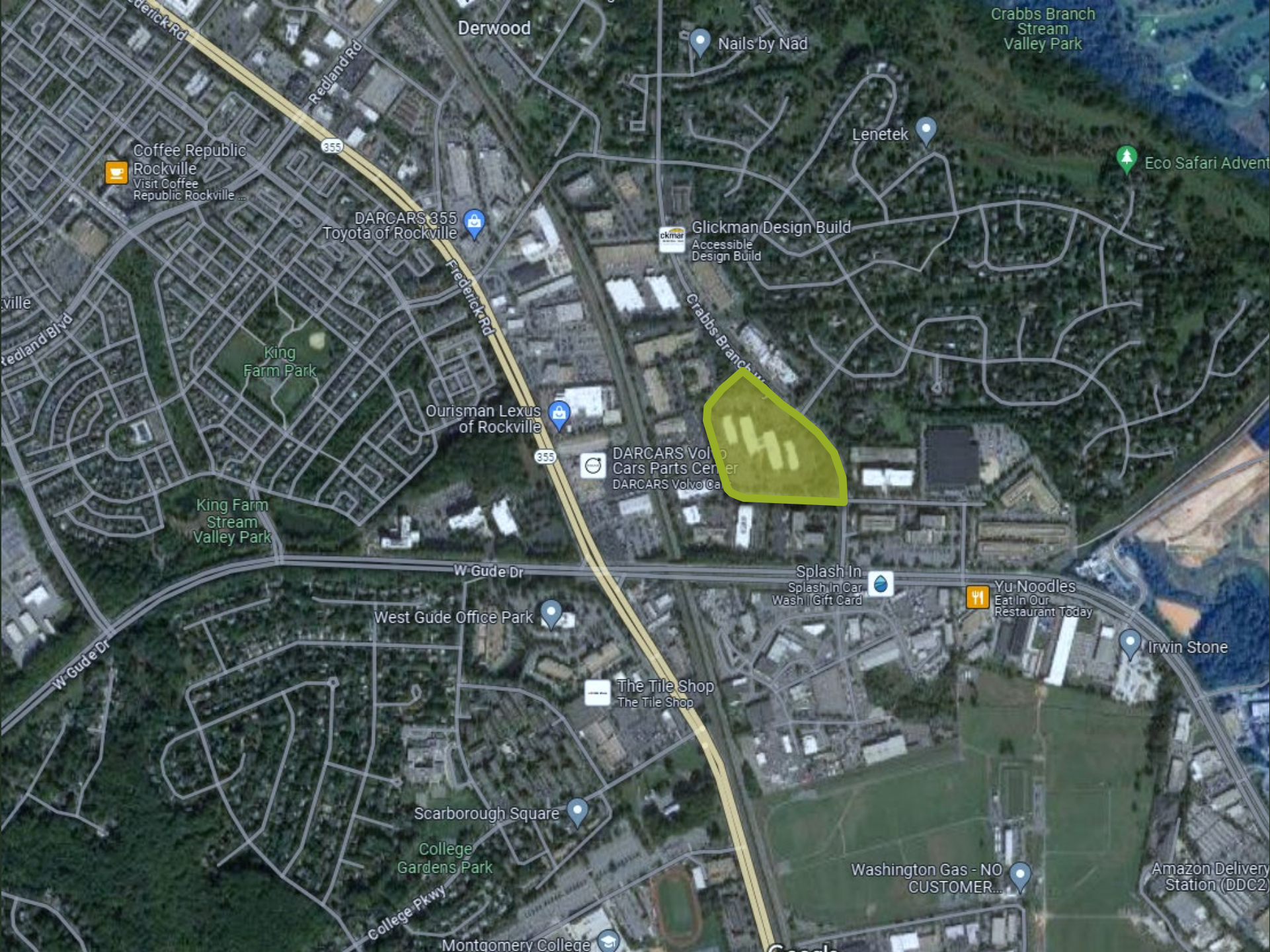




Tri Pointe Homes in the DMV



Tri Pointe Homes in MoCo



NORTH





CENTRO SQUARE

7501 Standish Place

200 Townhomes and 2-Unit Condos

NORTH



CENTRO SQUARE PLAN



Note: Final materials and location
determined at Site Plan

Potential Open Space Features



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Townhomes and 2-Unit Condominiums

3 to 4 Bedrooms | Horizontally Configured | Townhouse and Condo Units

Townhomes



2-Unit Condos



Pleasing Townhouse Style Elevations

- Front doors, mixed materials, and pitched roofs working together to create an inviting streetscape
- Rear 2-car garage per unit keeping alleys free and clear of parked cars
- Townhomes with optional elevators for added convenience and multigeneration living
- Paneling and brick facades paying tribute to classic Rockville architecture

2-Unit Condos | Proposed Layout

Back Unit

Front Unit

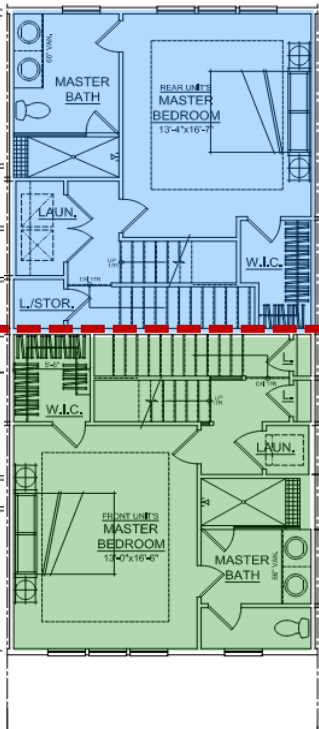


Front Unit front door

Back Unit front door

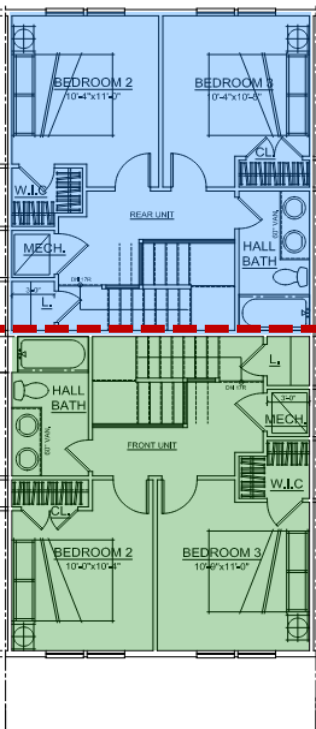
4th Floor

Primary Bedroom Level
w/ laundry and walk-in
closets



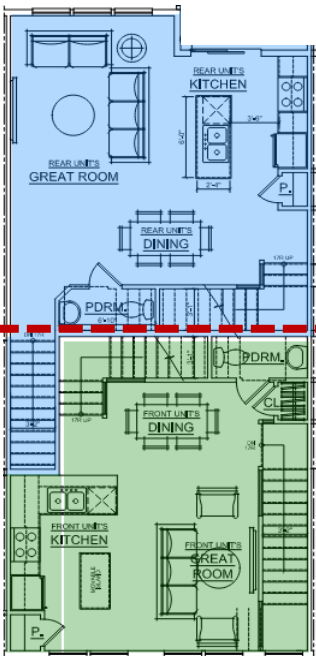
3rd Floor

Secondary
Bedroom Level



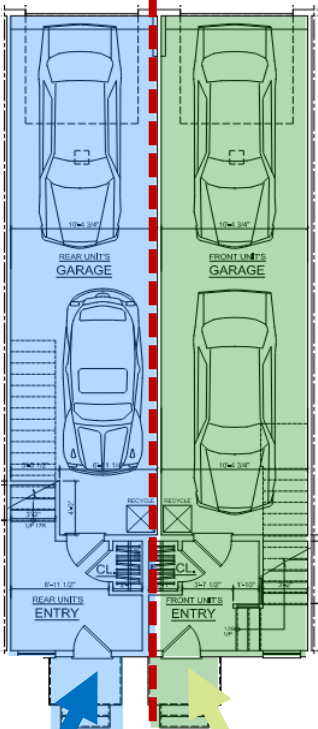
2nd Floor

Living Level w/ kitchen,
dining, great room, and
powder room



1st Floor

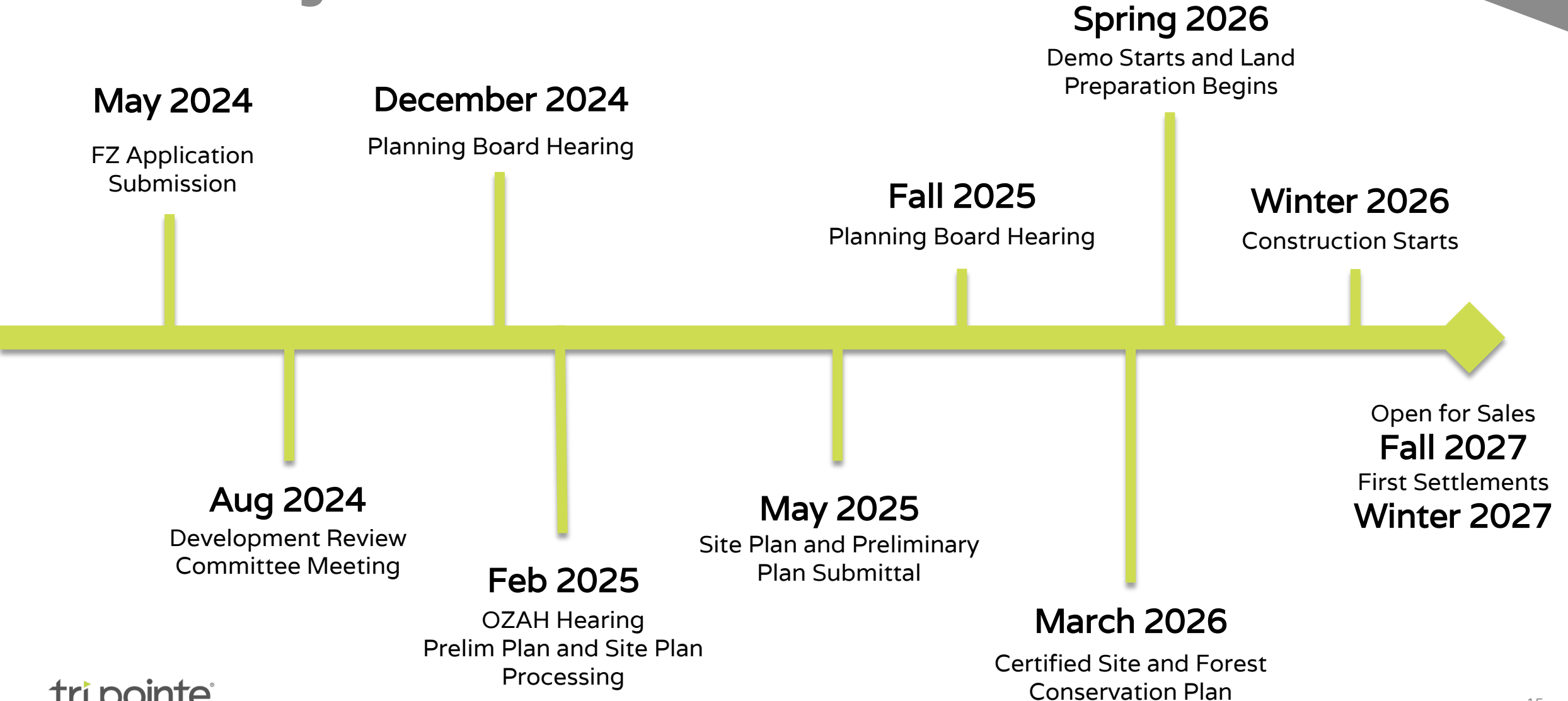
Tandem parking for each
unit and common front
entry



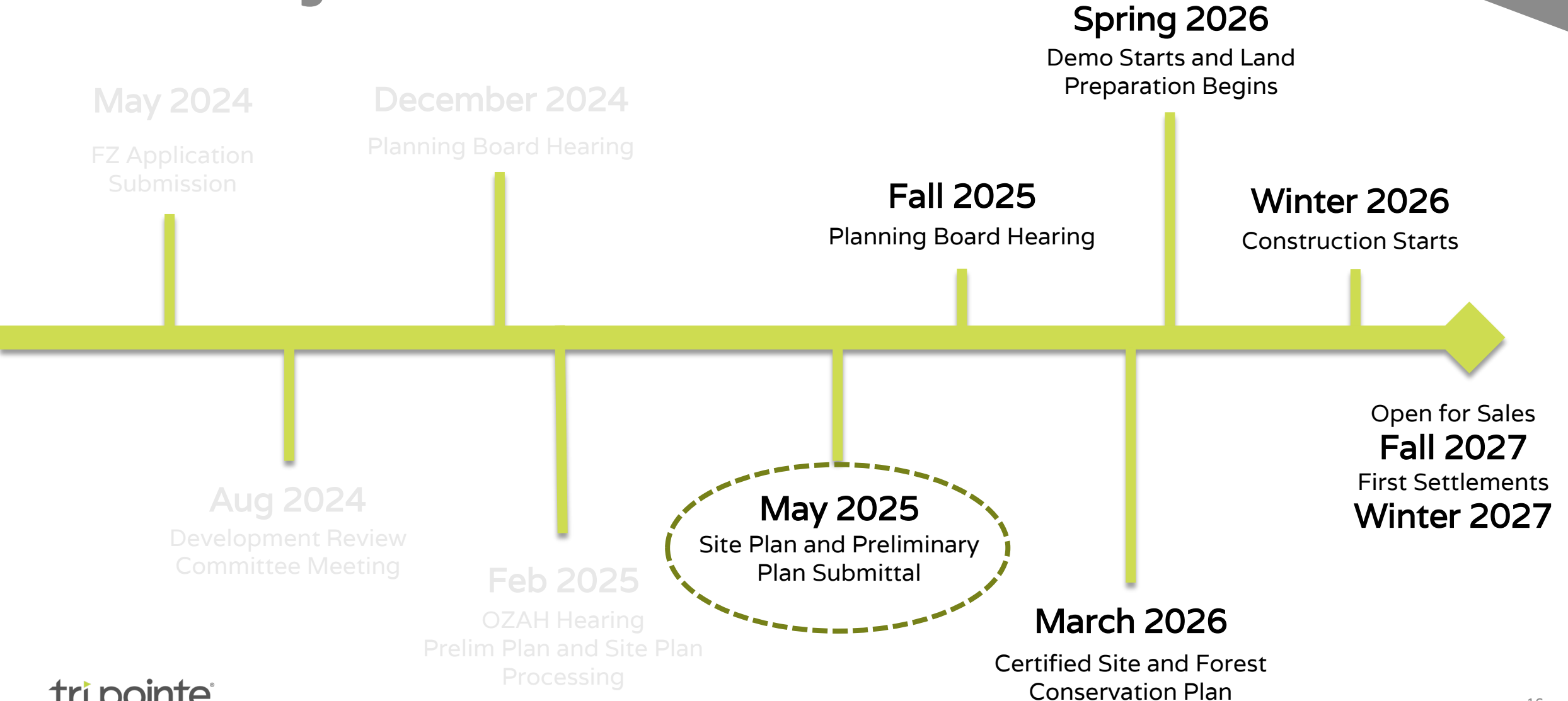
Back Unit
front door

Front Unit
front door

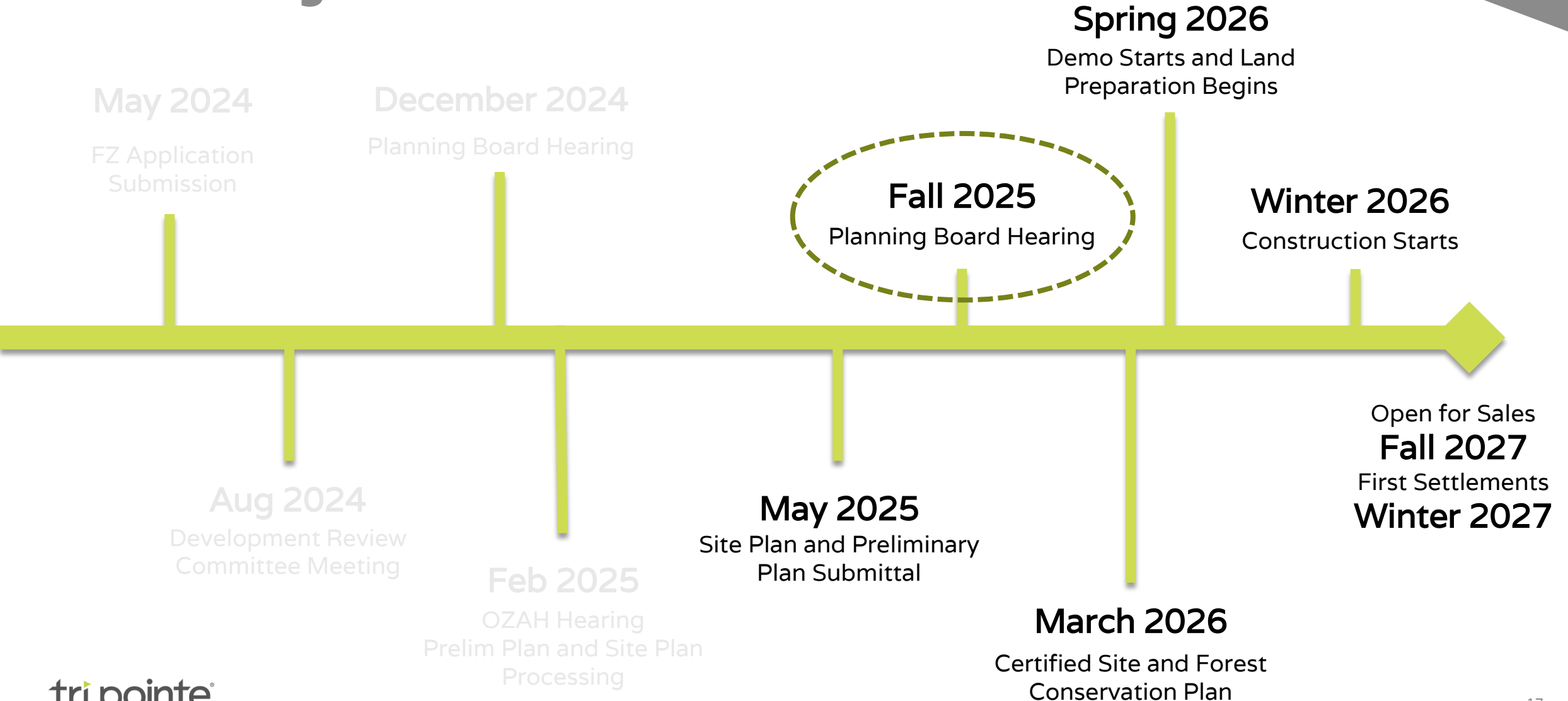
Project Timeline



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New
Mixed Income
Housing Community

2027
Deliveries

30
Much Needed
Affordable
Homes



Additional
3-Bedroom Housing
Inventory

Funds to Support Transportation, Parks,
and Schools



Refreshed Approach to
2-Unit Condo's

Highly Desirable
FOR-SALE
Housing



Next Steps:
Planning Board
Hearing



Thank You
Questions/Comments?

Note: Final materials and location determined at Site Plan