

Site Plan STP2024-00487
Post-Application Area Meeting Notice
City Center Project – 414-416 Hungerford Drive

Dear Neighbor:

Rockville Plaza, LLC is the owner of 414-416 Hungerford Drive, Lot 8 and 12 City Center (“Property”) located on the west side of Hungerford Drive, north of Beall Avenue and south of the traffic light at the Dawson intersection with Hungerford Drive, immediately adjacent to the Rockville Fire Station. They have filed an application for a Site Plan to construct a seven-story multi-family building with 291 dwelling units, inclusive of 15% Moderately-Priced Dwelling Units. The two older office buildings on the Property are proposed for demolition. The Project includes the dedication of the unconstructed right-of-way of Maryland Avenue and creation of a green area on the west part of the Property severed by the extension of Maryland Avenue.

A location map, project description with timeline, and site plan are enclosed. A Community Area Meeting is being held to provide you an opportunity to become fully aware of development intentions and to give you an opportunity to provide input and ask questions. We appreciate your interest.

NOTICE OF POST-APPLICATION AREA MEETING

DATE: Tuesday, May 14, 2024

TIME: 6:30 PM

REMOTE MEETING WebEx LOG IN/CALL IN Information:

Direct link to meeting <https://bit.ly/CityCenterRockville>

Or join by going to <http://www.webex.com>

Meeting number: 2634 760 1239 Password: Rockville

Join by phone +1-408-418-9388 United States Toll Access code: 2634 760 1239

At this virtual meeting the applicant will make every effort to illustrate how the property will be modified and answer any questions. “A Citizen’s Guide to Development Review in Rockville” is enclosed. You may track the status on the City’s website on its Development Watch page.

After the Area Meeting, the Applicant will virtually meet with the City’s Development Review Committee (DRC) to receive technical feedback on the Application. Members of the public are invited to attend this meeting virtually to observe; however, these are not public hearings and no testimony will be received. DRC is tentatively scheduled for June 6, 2024. Please be advised that the DRC meeting may be rescheduled. For the most up-to-date information, please consult the City’s DRC webpage <https://www.rockvillemd.gov/944/Development-Review-Committee>, and DRC meeting agendas <https://www.rockvillemd.gov/AgendaCenter/Development-Review-Committee-2>

Should you have questions or would like to submit comments on the application please contact: Rockville Dept. of Community Planning and Development, 240-314-8200, pds@rockvillemd.gov. You are welcome to reach out to Applicant’s counsel, Nancy Regelin at the number or e-mail below with any questions or comments.

Date: April 25, 2024

Nancy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com

Shulman Rogers Law Firm, 12505 Park Potomac Ave #600, Potomac 20854

City Center Project 414-416 Hungerford Drive
Post-Application Community Area Meeting
Site Plan STP2024-00487
Project Description

The Community Area Meeting is to provide information on the owner's development plan as shown in more detail on its Site Plan submission. This narrative provides an overview of the Project.

The City Center Project proposes a seven-story multi-family building containing 291 dwelling units (inclusive of 15%, ie. 44, moderately-priced dwelling units), structured parking, and resident amenity spaces both indoors at street-grade and in an interior courtyard and club room. The variety of apartment types include studios to 2-bedroom + den units, including some with direct Maryland Avenue sidewalk access or patios.

The Project is a through-lot meaning it has frontage on both Hungerford Drive and Maryland Avenue. The entrance to the Project is "neighborhood facing" into the Town Center on Maryland Avenue. Along Maryland Avenue, the Project's active spaces, including the leasing office, business center and co-working space, lobby "Commons", and fitness space, are at grade within high-ceiling first floor glass fronted spaces. Further north along the Maryland Avenue facade are a series of apartments with private at-grade entrances and patios. All four facades of the Project are detailed architecturally with similar materials.

The Project has access from Hungerford Drive, Beall Avenue and Maryland Avenue. Loading bays and the parking garage entrance are internal tucked into a private drive facing the Walgreens on the north side of the building. The private drive connects to both Hungerford Drive and Maryland Avenue and provides a convenient pedestrian connection between the two. A new shared-use path along the Hungerford Drive frontage provides another segment for pedestrians and cyclists, constructed as properties redevelop.

The City Center Project will dedicate the unconstructed right-of-way for Maryland Avenue north of Beall Avenue to the extent it lies within the Property. This will allow the City to start its CIP Project Maryland Dawson Extended to construct the extension of the Town Center street grid into the block north of Beall Avenue. The remainder of the rear of the Property severed by the dedication of Maryland Avenue creates a large private green area that will be planted with trees and landscaping. Applicant has submitted a Park Concept Plan so that if the Applicant and City agree on a plan, the space may be dedicated by Applicant as a public park and improved concurrent with the construction of Maryland Avenue.

The City Center Project was intentionally designed with no building vehicular access points directly on Maryland Avenue. This allows this segment of Maryland Avenue to be temporarily closed for community events, similar to Maryland Avenue in Town Square, expanding the possibilities for the types of City events that could use the street and the open space for community gatherings.

Projected Timeline:

Site Plan application: April 10, 2024

Post Application Area Community Meeting: Tuesday, May 14, 2024 6:30 PM Virtual

Development Review Committee meeting: June 6, 2024

City Staff review: May – Summer 2024

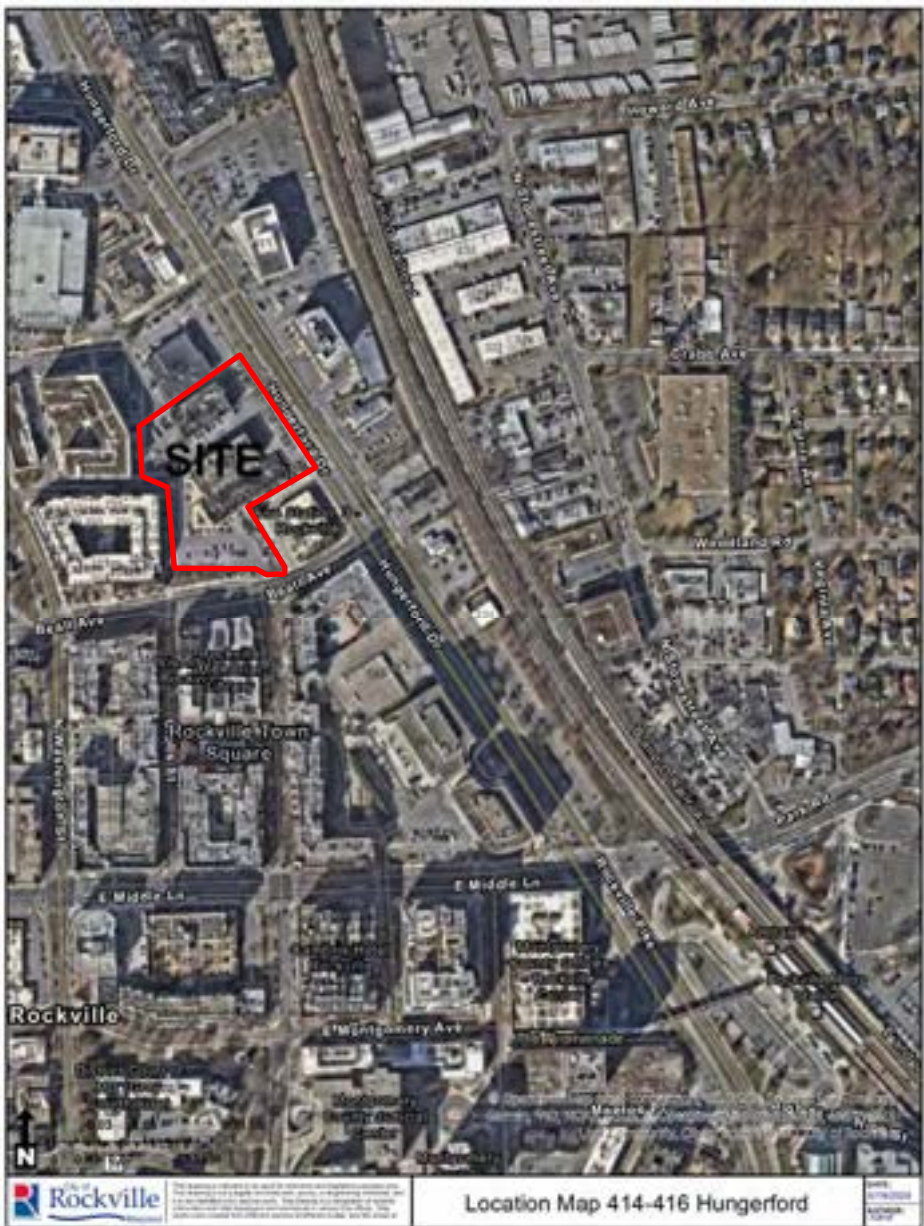
Planning Commission: Late Summer 2024

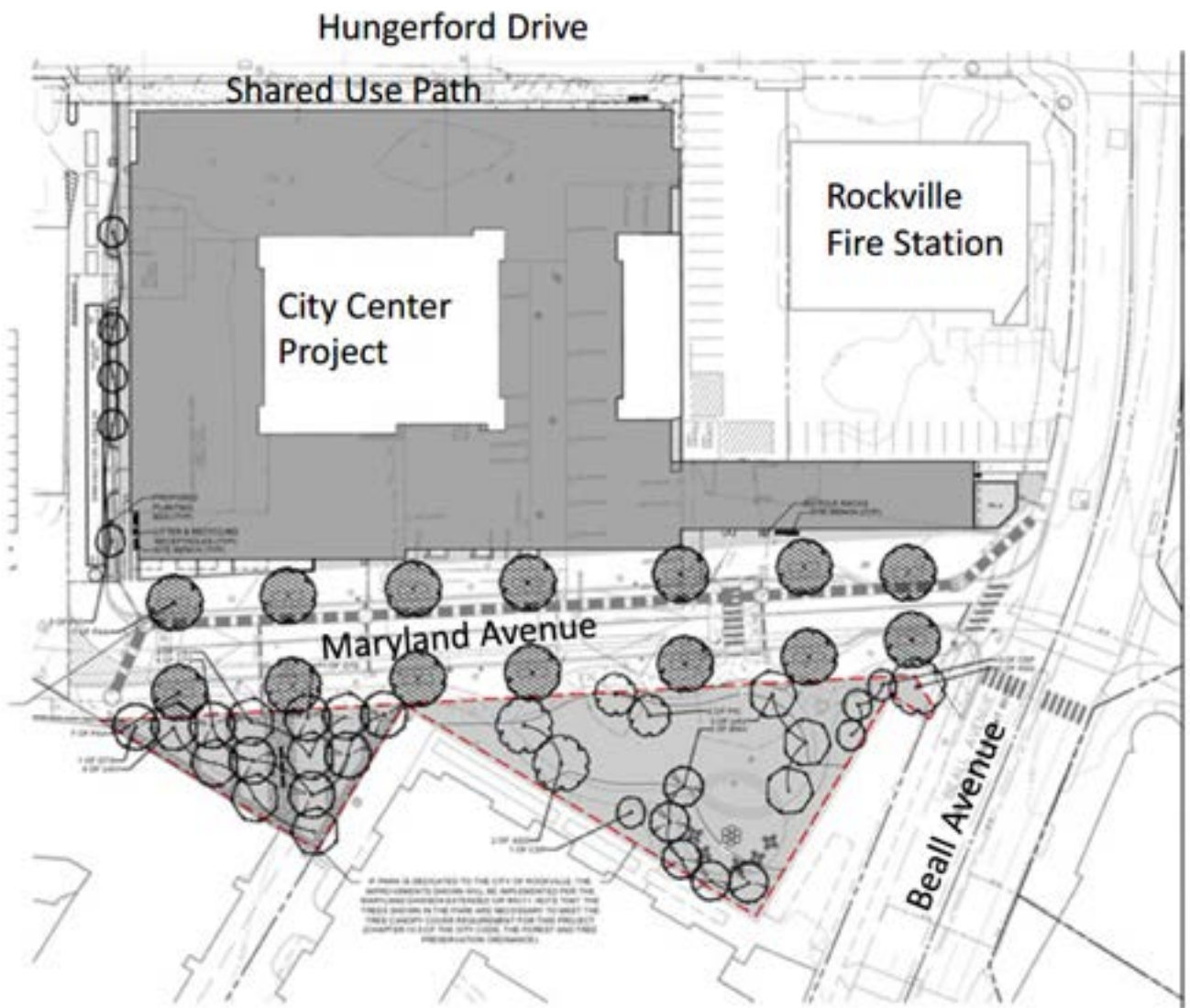
Building Permits: 2025

Construction: 2025/26

Occupancy: 2026

Location Map:





City Center Project Site Plan

How can I get involved?

- Check the city's website at rockville.md.gov/1620/Development-Watch-Map for status updates on development projects in your neighborhood and the city.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the city's website. In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the city3.mtweb.org.

How can I learn more?

Community Planning and Development Services Department

City Hall, second floor
111 Maryland Ave.
Rockville, MD 20850

Phone: 240-314-5000

Email: cpds@rockvillemd.gov

Website: rockvillemd.gov

Refer to:

Rockville City Code [library.municodes.com/
md/rockville/codes/code_of_ordinances](http://library.municodes.com/md/rockville/codes/code_of_ordinances)

Chapter 25 - Zoning Ordinance

Chapter 5 - Building Code

Chapter 10.5 - Forest and Tree
Preservation

Chapter 19 - Sediment Control and
Stormwater Management

Chapter 21 - Streets and Roads

[Rockville Development Review
Procedures Manual](#)

Note: This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



**A CITIZEN'S
GUIDE
to Development Review
in Rockville**

 **Rockville**
City of Rockville
Get Involved

**Community Planning and Development
Services Department**
Development Services Division
111 Maryland Avenue, Rockville, MD 20850
240-314-5000 • www.rockvillemd.gov

Development Review in Rockville

What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation and achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

How is development reviewed?

Rockville's development review process includes four phases.

Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based

on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

Site Plan Level 1: Review by the chief of zoning.

Site Plan Level 2: Review by the Planning Commission at one meeting.

Project Plan: Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both; one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

Development Review at a Glance

Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
 - a. Mayor and Council.
 - b. Planning Commission.
 - c. Board of Appeals.
 - d. Historic District Commission.
 - e. City staff, i.e., the chief of zoning.

Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.