



March 4, 2025

Scott C. Wallace
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VIA U.S. MAIL

Re: Notice of Virtual Post-Application Area Meeting and Mayor and Council and Planning Commission Briefings for Project Plan Amendment and Level 2 Site Plan Applications for Multi-Family Development at 255 Rockville Pike (the "Property")

Dear Property Owner or Resident:

Please be advised that 255 Rockville Pike LLC ("Applicant") has submitted applications for a Project Plan Amendment and Level 2 Site Plan for multi-family development in the City of Rockville, as described below. The Property consists of Parcel 2-F, Rockville Town Center Subdivision as shown on Tax Map GR342 and is located at 255 Rockville Pike. The Property comprises a land area of 109,107 square feet (2.50474 acres) and is generally bounded by East Middle Lane to the north, Rockville Pike (MD 355) to the east, Truck Street to the south, and Monroe Street to the west. The Property is identified on the location map on the enclosed plans.

The Property is currently improved with an office building containing approximately 144,609 square feet. The Project Plan Amendment seeks to amend a previously approved preliminary development plan (PDP1994-001, as amended) by changing the approved use from office and retail to residential (multi-family) and permitting a multi-phased development containing a maximum of approximately 550 multi-family dwelling units, including 15% Moderately Priced Dwelling Units ("MPDUs") with open areas, public use space, and other amenities. The Level 2 Site Plan Application covers the first phase of development, which comprises approximately 300 multi-family dwelling units, including 15% MPDUs, open areas, public use space, and other amenities.

In compliance with the City's Zoning Ordinance, a Post-Application Area Meeting will be held to provide you an opportunity to become informed of the Applicant's development plans and to give you an opportunity to provide input on the proposed project prior to submission of the applications.

Notice of Virtual Area Meeting

Date and Time:	Tuesday, March 18, 2025, 6:30 p.m.
Web Link:	https://bit.ly/255RP
Alternative Web Link:	http://www.webex.com Meeting No. 2632 159 9548 Password: Rockville
Or Join by Phone:	+1-408-418-9388 (US Toll) Access Code: 2632 159 9548

If you encounter problems joining the meeting, please contact John Foreman at 240-314-8262 or jforeman@rockvillemd.gov.

At this virtual meeting, the Applicant will make every effort to illustrate how the proposed project will be developed and answer any questions.

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. For additional information on DRC meetings, please visit:

<https://www.rockvillemd.gov/944/Development-Review-Committee>, and DRC meeting agendas: <https://www.rockvillemd.gov/AgendaCenter/Development-Review-Committee-2>.

In addition, a briefing on the Project will be held at a public meeting of the Planning Commission on April 9, 2025, and at a public meeting of the Mayor and Council on May 5, 2025.

Notice of Briefing before the Planning Commission

Date:	Wednesday, April 9, 2025
In-Person Attendance Location:	City of Rockville Mayor and Council Chambers 111 Maryland Avenue Rockville, MD 20850
Virtual Attendance:	Please visit the City of Rockville's website for details. https://www.rockvillemd.gov/112/Planning-Commission
Time:	7:00 p.m.


Notice of Briefing before the Mayor and Council

Date:	Monday, May 5, 2025
In-Person Attendance Location:	City of Rockville Mayor and Council Chambers 111 Maryland Avenue Rockville, MD 20850
Virtual Attendance:	Please visit the City of Rockville's website for details. https://www.rockvillemd.gov/424/Mayor-Council
Time:	7:00 p.m.

Agendas for Planning Commission and Mayor and Council are posted approximately a week before the meeting on the agenda center (<https://www.rockvillemd.gov/agendacenter>).

Should you have any questions or wish to submit written comments on the applications, please contact Scott Wallace of Miles & Stockbridge P.C. at 301.517.4813 or via email at swallace@milesstockbridge.com or Kimia Zolfagharian of the City of Rockville at 240.314.8224 or kzolfagharian@rockvillemd.gov.

Very truly yours,



Scott C. Wallace

Enclosures:

- Project Plan and Site Plan (with location map)
- "A Citizen's Guide to Development Review in Rockville"