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June 9, 2025

First Class Mail

Re: Notice of Pre-Application Area Meeting and Development Review Committee Meeting
1600 Research Blvd., 1700 Research Blvd., and 1441 W. Montgomery Ave., Rockville
(collectively, the “Property”)
File No.: PAM2025-TBD

Dear Property Owner or Resident:

On behalf of Toll Mid-Atlantic LB Company Inc. (the “Applicant”), we cordially invite you to attend a Pre-Application Area Meeting to be held on June 24, 2025, at 6:30 p.m., for the proposed redevelopment of the properties located at 1600 Research Blvd., 1700 Research Blvd., and 1441 W. Montgomery Ave., in Rockville. The Applicant intends to submit an Application for a Pre-Application Meeting (the “PAM”) to the City of Rockville in the near future prior to submitting a Level 2 Site Plan Application that will request approval to redevelop the Property with 131 townhouses and 74 two-over-two residential units. Commencement of construction is currently estimated to occur early in 2028. A copy of the plan setting forth the conceptual layout for the PAM, a project location map, and *A Citizen’s Guide to Development Review in Rockville* are enclosed for your review.

In compliance with the City’s Zoning Ordinance, a Pre-Application Area Meeting will be held to provide you an opportunity to learn more about the Applicant’s plans and to give you an opportunity to provide feedback about the proposed development.

Notice of Pre-Application Area Meeting

Date:	Tuesday, June 24, 2025	
Time:	6:30 p.m.	
WebEx Meeting Access/Log In Information: You can access the meeting through one of the three options below.		
<u>Option A</u> Direct link to meeting https://bit.ly/3S2ud24	<u>Option B</u> Join by web browser: http://www.webex.com Meeting number: 2634 526 5146 Password: rockville	<u>Option C</u> Join by phone: 408-418-9388 Access code: 2634 526 5146

Meeting participants will be invited to ask questions and express any issues or concerns.

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After the Pre-Application Area Meeting, the Applicant will virtually meet with the City's Development Review Committee (DRC) to receive technical feedback on the PAM. 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. 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/Search/?term=&CIDs=2,&startDate=&endDate=&dateRange=&dateSelector=>.

We look forward to meeting with you on June 24th. In the meantime, if you have any questions, I can be reached at (301) 841-3832 or at paharris@lercheearly.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pat Harris', with a stylized flourish at the end.

Patricia A. Harris

Enc.