



April 24, 2014

BY HAND-DELIVERY

Mr. James Wasilak
Chief of Planning, Department of Community Planning and Development Services
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: 1451 Rockville Pike, Rockville, Maryland 20852
Application for Level 1 Site Plan (Amendment) for conversion of existing parking to retail space on first floor of existing office building
Related Application: WAV2014-00001 – Parking Waiver
Related Application: Pre-Application Meeting Case No. PAM2014-00068

Dear Mr. Wasilak:

On behalf of our client, Carr Properties, we are submitting the enclosed application for Level 1 Site Plan to amend the current site plan for the property located at 1451 Rockville Pike, Rockville, Maryland 20852 (the “Property”). The Property totals approximately 2.5 acres in size and is currently improved with a six-story office building constructed in 1983 with approximately 105,000 square feet of gross floor area. The Property is located in the MXCD Zone and is surrounded by the Templeton Place cul-de-sac to the north, Rockville Pike to the east, a gasoline station to the south, and residential townhouses to the west.

Carr proposes to convert approximately 13,200 total square feet of existing parking space area on the first floor (deck) level to enclosed useable space (approximately 10,700 square feet of ground level retail facing Rockville Pike and approximately 2,500 square feet of fitness center space). Adding a ground floor level retail component on Rockville Pike will convert the building to a true mixed-use property, consistent with the goals of the MXCD Zone. This Site Plan application is for the same property and matter described in Parking Waiver Case No. WAV2014-00001 and Pre-Application Meeting Case No. PAM2014-00068.

Carr conducted a community outreach Area Meeting on August 28, 2013 (see attached materials). We have worked to address the comments raised at the Development Review Committee meeting on December 5, 2013. Please review these materials at your earliest convenience and let us know when we are scheduled for the next available Development Review Committee meeting.



ATTORNEYS

Mr. James Wasilak
March 24, 2014
Page 2

If you have any questions about this application or need any additional information, please do not hesitate to call me. Thank you very much for your consideration and cooperation.

Respectfully submitted,

By: 

Stuart R. Barr

Attachment: Community outreach Area Meeting materials

cc (by e-mail): Matthew Maccaroni, Carr Properties
Emily Struck, The Rappaport Companies
Larry Spott, The Rappaport Companies
Bill Landfair, VIKA
Rob Cohen, VIKA
Carl Wilson, The Traffic Group