

Pre-Application Area Meeting Notice
Project Plan Amendment to PJT2014-0003
Amendment to Building 2

Dear Neighbor:

November 22, 2021

RTC Phase II, LLC an affiliate of Duball Rockville, is the owner of the Commercial, Multifamily and Parking units at 198 East Montgomery Avenue (Building 2 across from the Regal Theatre in the northwest quadrant of the intersection of East Montgomery Avenue and Monroe Street). They have filed a Pre-Application Area Meeting ("PAM") to amend the Building 2 Project Plan approval to add up to 15 additional dwelling units into the building now under construction. The PAM proposes the flexibility to convert some or all of first floor commercial space into up to 15 loft apartments. As you are aware, Building 1 next to Maryland Avenue which houses the Cambria Suites Hotel is open and occupied. This plan amendment does not propose any changes to Building 1 just Building 2.

No changes to Building 2's footprint, architecture, massing, height, or finishes are proposed. No changes to the street level sidewalks or landscaping are proposed. The amendment proposes to do interior fit-out of some or all of the street level commercial spaces into apartments with individual urban residential entrances to provide direct sidewalk access. A location map, project description with timeline, and site plan are enclosed. A community Area Meeting will be 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. This is the first step in the process.

NOTICE OF PRE-APPLICATION AREA MEETING

DATE: Thursday December 9, 2021

TIME: 6:00 PM

REMOTE MEETING LOG IN/CALL IN: <https://shulmanrogers.zoom.us/j/92973476840>

Meeting ID: 929 7347 6840 Passcode: 894571

Dial In: +1 301 715 8592 US (Washington DC)

At this meeting the applicant will present how the second building is intended to be amended and answer any questions. "*A Citizen's Guide to Development Review in Rockville*" is enclosed and is available online at <http://md-rockville.civicplus.com/documentcenter/view/1167>. You may track the status on the City's website on its Development Watch page. The tentative date for Rockville's Development Review Committee (DRC) discussion of the revised project with Applicant is December 16, 2021 but be sure to check the DRC schedule to confirm. Members of the public are welcome to attend and observe DRC however these are not public hearings and no testimony is received.

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. cpds@rockvillemd.gov. You are welcome to reach out to Applicant's counsel, Nancy Regelin at the number or e-mail below.

Marc Dubick, President, Duball Rockville, LLC / RTC Phase II, LLC
Nancy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com

Project Description

Pre-Application Meeting

198 East Montgomery Avenue/ Duball Rockville Project Building 2
Amendment of Project Plan PJT2014-003

This proposed amendment to Project Plan PJT2014-003 is to allow the conversion of some or all of the first floor retail space in Building 2 of the Duball Rockville Project with up to 15 loft apartments with sidewalk access. Building 2 is located on East Montgomery Avenue across from Regal Row and is bounded by Monroe Street, Middle Lane, and Helen Heneghan Way.

Construction of Building 2 is almost complete. Currently Building 2 contains 400 dwelling units, approx. 21,000 square feet of first floor retail and 611 underground parking spaces. Building 2 also features more than 25% MPDUs - 112 of the existing 400 dwelling units are reserved for seniors with low to moderate incomes. This application proposes to add up to 15 market rate units to the building.

Building 2 is completing construction at a time when many local and national retailers and restaurateurs did not survive the impacts of the pandemic. This makes leasing the retail spaces challenging and counterproductive to the survival of the existing businesses in downtown. It is important to those living in and around Town Center and those retailers operating in Town Center that downtown Rockville be vibrant and the sidewalks activated throughout. This application proposes the flexibility for the first floor space of Building 2 be occupied and activated by building out any unleased retail spaces with loft apartments with direct sidewalk access.

The high ceiling heights of the first floor space allows for the exciting opportunity to offer extraordinary loft apartment options with soaring ceilings and many with upper level mezzanine space. Storefronts will be redesigned with interesting glass fronts with doors for urban residential entrance facades.

No changes to Building 2 massing, architecture, or adjacent sidewalks are proposed. The parking spaces already built in the building to accommodate retail will also accommodate the lesser parking demand of replacement residential units.

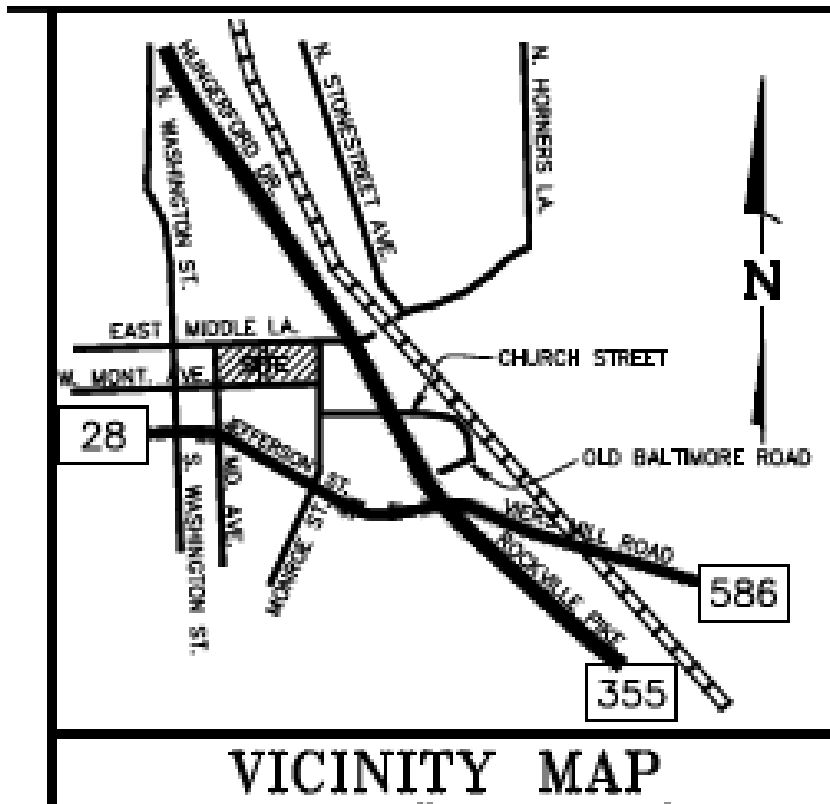
The application proposes the flexibility to utilize the first floor space for either retail or residential. This will allow Building 2 to respond to changing market demands in downtown Rockville over the coming decades to keep town center an attractive option for both residents and businesses.

Applicant is RTC Phase II, LLC, an affiliate of Duball Rockville, LLC who built both The Upton Apartments/Cambria Suites Hotel next door and Building 2, the subject of this application, which they have named The Ansel. www.anselrockville.com

Anticipated Timeline:

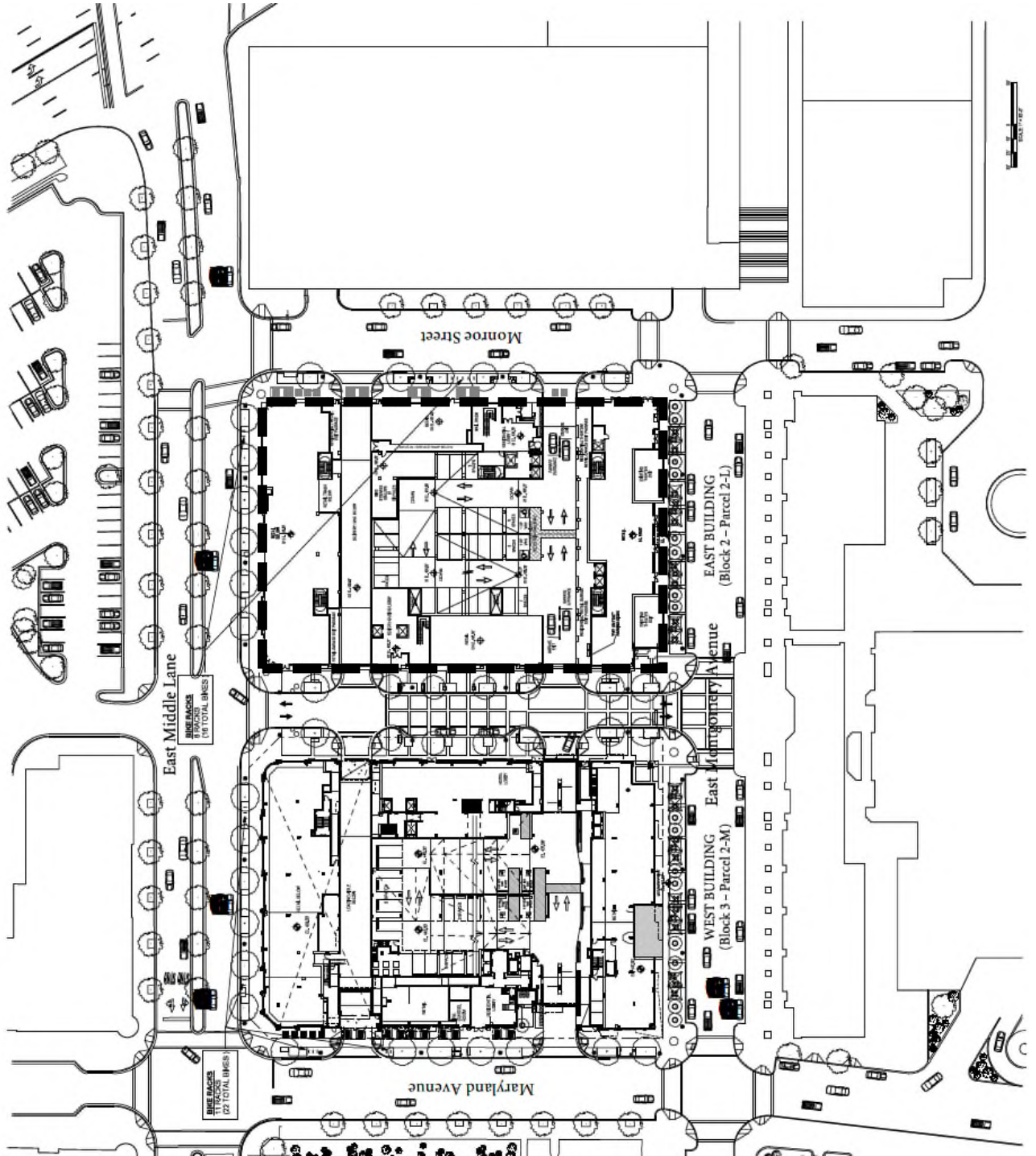
Pre-Application Area Meeting	Thursday December 9, 2021 6:00 pm via Zoom
Development Review Committee	Thursday December 16, 2021 tentative
Project Plan Amendment Filing	anticipated December 2021
Mayor & Council Consideration	approximately 120 days after filing

Location Map:



Area Site Plan

First Floor Plan 198 East Montgomery Avenue
Outlined in dark dotted line



How can I get involved?

- Check the City's Website at www.rockvillemd.gov 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 (DRC), however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the City's Web site.

How can I learn more?

Community Planning and Development Services Department
City Hall, second floor, 111 Maryland Avenue, Rockville, MD 20850

Phone: 240-314-8200

E-mail: cpds@rockvillemd.gov

Website: www.rockvillemd.gov

Refer to: Rockville City Code, Chapter 25-
Rockville Zoning Ordinance
www.rockvillemd.gov/zoning

Rockville Development Review
Procedures Manual

Citizen's Planning Academy Video
available on the City's Web site

Refer to: Rockville City Code-
Chapter 25 - Rockville 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

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*

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 to 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 Planning, 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:

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.

Site Plan Level 1- Review by the Chief of Planning

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.

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 Planning

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.