

PAM-2023-00149

# City Center Project

Applicant: Rockville Plaza, LLC

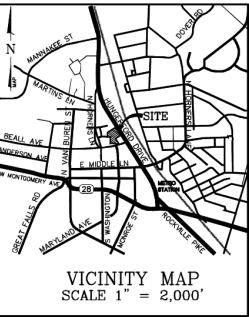
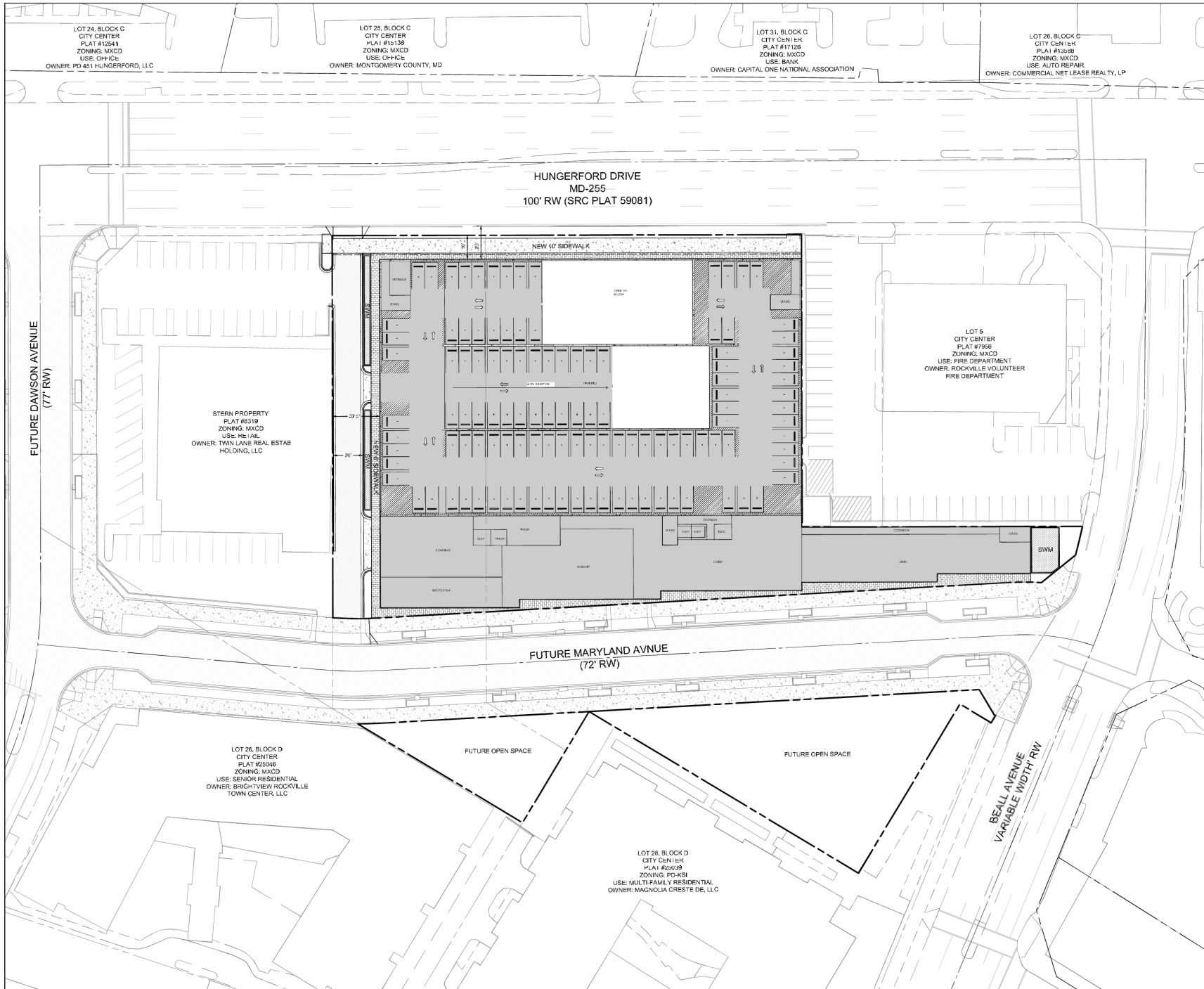
City Center  
414-416  
Hungerford  
Drive



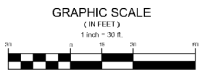
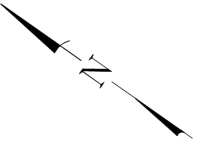
# City Center Project

- Multi-family development
- Up to 345 apartments
- 15% MPDUs
- Up to 8-stories
- Maryland Avenue North Extension dedication
- Hungerford Drive Shared Use Path Easement
- Open Space





SITE DATA	
SUBJECT PROPERTIES:	LOTS 8 & 12 CITY CENTER PLAT #9079 & 9508
PROPERTY ADDRESS:	414 & 416 HUNGERFORD ROAD
TAX ID NUMBERS:	04-0015512 & 04-0015153
PROPERTY OWNER:	ROCKVILLE PLAZA, LLC 1600 BAY TRACE NATIONAL FIRE SUITE 400 DARTMOUTH, MD 21228
EXISTING SITE AREA:	146,507 SF (3.36 AC)
PROPOSED INDICATION:	52,130 SF (1.31 AC)
PROPOSED LOT AREA:	89,374 SF (2.05 AC)
PROPOSED NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATION:	MXCD (MONTGOMERY COUNTY CORRECTOR DISTRICT) TOWN CENTER PERM CHAMBER OVERLAY
EXISTING USES:	OFFICE (2,773 SF) RETAIL (1,000 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (60 UNITS)





CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

5250 Wrightman Road, Suite 120  
Montgomery Village, MD 20896  
Phone: 301.875.0600  
www.mhga.com

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LATERRA HOMES  
50 FRANKLIN STREET  
ANNAPOLIS, MD 21401

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP (2021) WING XXXX  
PLAT 9079 (LOT 8)  
PLAT 9508 (LOT 12)  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

LOT 8 & LOT 12  
"CITY CENTER"

PROJ. MGR.	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.16.2023

PROJECT PLAN

PARKING	
LEVEL	SPACES
P3	136
P2	145
P1	136
TOTAL	417

WDG

WDG INTERIORS, P.L.L.C.  
1025 CONNECTICUT AVENUE, N.W.  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
[www.wdgarch.com](http://www.wdgarch.com)

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HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

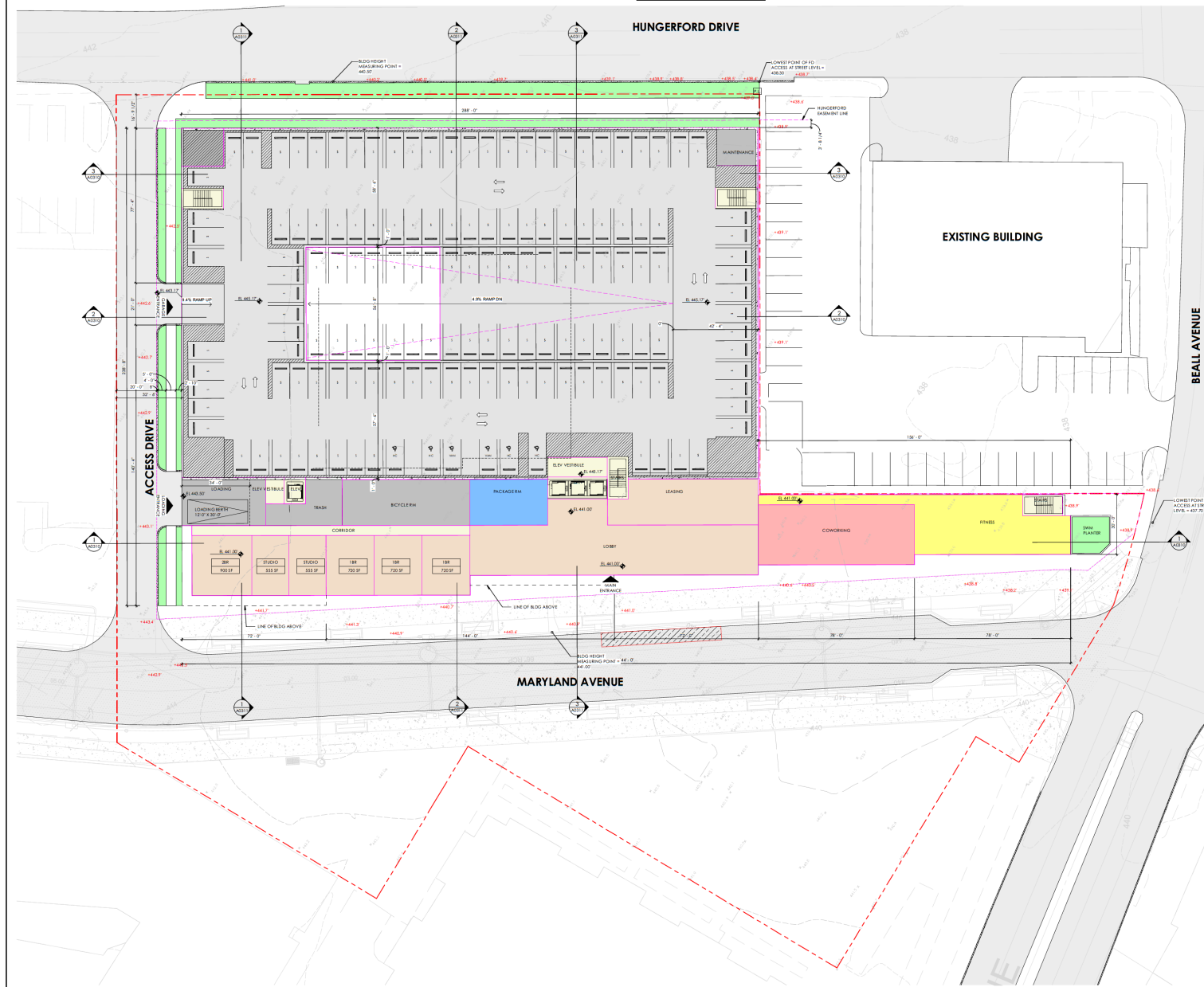
PROFESSIONAL SEAL

WDG PROJECT NO: WA22033  
OVERALL LEVEL P1 /  
LEVEL 1 FLOOR PLAN

0' 4' 8' 16' 32'
















SCALE: 1/16" = 1'-0"

A0202



1 OVERALL LEVEL P1/ LEVEL 1 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Area Name

-  BICYCLE RM
-  CORRIDOR
-  COWORKING
-  ELEV
-  ELEV VESTIBULE
-  FITNESS
-  LEASING
-  LOADING
-  LOBBY
-  MAINTENANCE
-  PACKAGE RM
-  PARKING
-  STAIRS
-  TRASH
-  UNITS

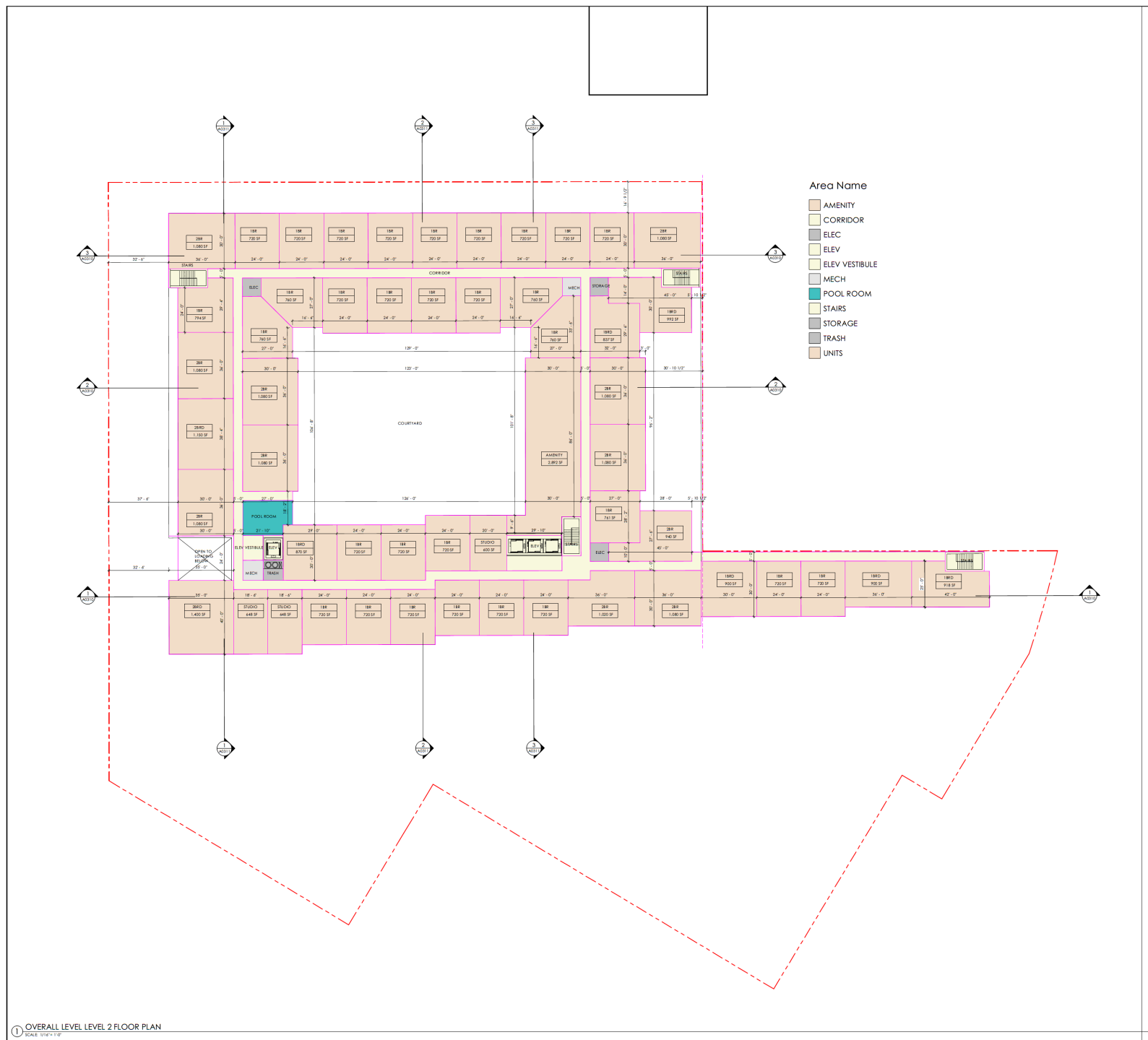
HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

PROFESSIONAL SEAL  
ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL PROJECTS  
FOR THE STATE OF MARYLAND, SEE: www.maryland.gov/professionals

WDG PROJECT NO. W420003  
OVERALL LEVEL 2  
FLOOR PLAN

SCALE: 1/16" = 1'-0"

A0203



# Process Timeline

- PAM Development Review Committee TBD Summer 23
- Site Plan Application TBD Summer 23
- Post-Application Community Meeting TBD Late Summer 23
- Development Review Committee Meeting TBD Fall 23
- Notice of Planning Board Hearing TBD Late Fall 23
- Planning Board Hearing Site Plan TBD Late 23
- Record Plat Application 2024
- Planning Board Hearing Record Plat 2024
- Land Development & Building Permits TBD
- Record Plat and Dedication TBD
- Construction TBD

# Process Timeline Alternative

- |  |               |
|--|---------------|
| • Limited Map Amendment                    | TBD Fall 2023 |
| • Project Plan Application                 | TBD Fall 2023 |
| • Post Application Community Hearing       | TBD Fall 2023 |
| • Planning Commission Hearing Project Plan | TBD Late 2023 |
| • Mayor & Council Hearing Project Plan     | TBD 2024      |
| • Site Plan Application                    | TBD 2024      |
| • Planning Board Hearing Site Plan         | TBD 2024      |
| • Record Plat Application                  |               |
| • Planning Board Hearing Record Plat       |               |
| • Land Development & Building Permits      |               |
| • Record Plat and Dedication               |               |
| • Construction                             | TBD           |



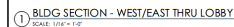
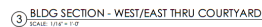
# Questions Feedback

Contact:

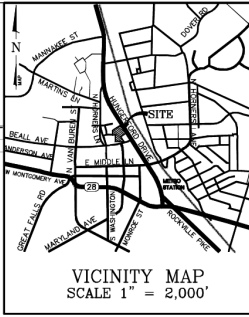
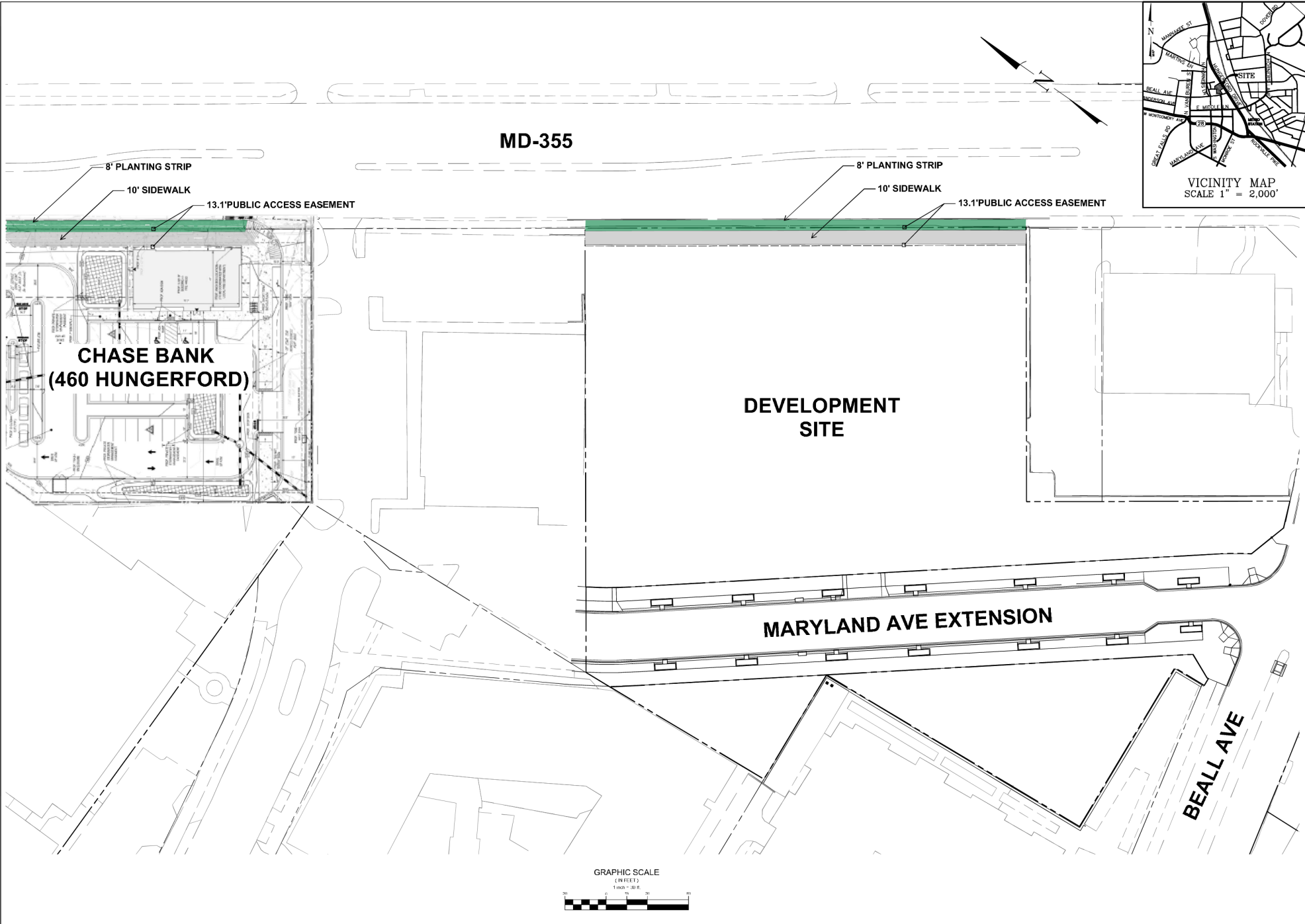
Nancy Regelin, Counsel to Applicant  
[nregelin@shulmanrogers.com](mailto:nregelin@shulmanrogers.com)  
301-230-5224

Contact City Planning:

[pds@rockvillemd.gov](mailto:pds@rockvillemd.gov)



Proposed Land Use Density:	Use			Square Footage/ Dwelling Units			
	Approved Use: General Office and Ground Floor Retail			85,831 SF of Existing Space (13,058 ground floor retail & 72,733 sf office)			
	Proposed Uses: Multi-Family Residential			Up to 345 Dwelling Units			
Trip Generation  "Total" represents the trips generated by the proposed use. "Net" represents the difference between Proposed & Approved. CTR triggered at > 30 Net trips.	Vehicle Trip Generation						
	Peak Period	IN		OUT		TOTAL	
		Total	Net	Total	Net	Total	Net
	AM	32	Net: -100	108	Net: 79	140	Net: -21
	PM	82	Net: 13	53	Net: -99	135	Net: -86



**MHG**  
 Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors  
 5250 Wightman Road, Suite 150  
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 Phone: 301.670.0660  
 www.mhga.com  
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EXHIBIT

