



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

# Development Review Comments

October 4, 2023

PAM2023-00149

Submission Review Comments

414 – 416 Hungerford Drive

The following are Development Review comments from City of Rockville staff related to the project submission.

## Reviewing Staff

### Community Planning & Development Services (CPDS)

**Project Manager:**

Nelson Ortiz, Principal Planner  
[nortiz@rockvillemd.gov](mailto:nortiz@rockvillemd.gov)

**Comprehensive Planning Reviewer:**

Katie Gerbes (KG), Comprehensive Planning Manager  
[kgerbes@rockvillemd.gov](mailto:kgerbes@rockvillemd.gov)

**Forestry Reviewer:**

Shaun Ryan (SR), Development Review Supervisor  
[sryan@rockvillemd.gov](mailto:sryan@rockvillemd.gov)

**Fire Reviewer:**

Charles Biggus (CB), Fire Plans Examiner  
[cbiggus@rockvillemd.gov](mailto:cbiggus@rockvillemd.gov)

**Building Reviewer:**

Chris Dempwolf (CD), Buildings Plan Examiner Supervisor  
[cdempwolf@rockvillemd.gov](mailto:cdempwolf@rockvillemd.gov)

### Dept. of Public Works (DPW)

**Engineering Reviewer:**

Sean Murphy (SM), Principal Civil Engineer  
[smurphy@rockvillemd.gov](mailto:smurphy@rockvillemd.gov)

**Traffic and Transportation Reviewers:**

Andrew Luetkemeier (AWL), Principal Transportation Engineer  
[aluetkemier@rockvillemd.gov](mailto:aluetkemier@rockvillemd.gov)

Faramarz Mokhtari (FM), Senior Transportation Planner  
[fmokhtari@rockvillemd.gov](mailto:fmokhtari@rockvillemd.gov)

**Housing and Community  
Development (HCD)**

**Housing Reviewer:**

Punam Thukral (PT), Housing Specialist

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

**Recreation and Parks (RPD)**

**Parks Reviewer:**

Christine Henry (CH), Deputy Director

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

## PDS Comments

### Development & Zoning

1. The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.
  - a. The subject site is currently designated OCRM (Office Commercial Residential Mix) and CRM (Commercial Residential Mix) by the Comprehensive Plan and is zoned MXCD (Mixed-Use Corridor District). Additionally, the site is located within the Town Center Performance District.
  - b. An 8-story, 345 dwelling unit, multi-family building with onsite amenities and structured parking as well as open space and the dedication of Maryland Avenue extension is proposed.
  - c. Per Sec. 25.13.03, multi-unit dwelling is a permitted use in the MXCD zone.
2. Per Sec. 25.07.02, the proposed development appears to have a point valuation of 9. A Level 2 site plan based on the point valuation and Sec. 25.07.02.b.3 that states “for any property within the Town Center Performance District any development application that totals between one (1) and fifteen (15) points will be acted upon by the Approving Authority under the Level 2 site plan process”.
  - a. Tract size of 2.6 to 5 acres = 3
  - b. 345 or greater dwelling units = 4
  - c. No non-residential space = 0
  - d. Residential Impact Area = 2<sup>1</sup>
  - e. Traffic Impact of fewer than 30 trips (reduction from previous use) = 0
  - f. Points Total = 9
3. Land Use Planning Process:
  - a. A Level 2 site plan application is required following finalization of PAM2023-00149. Please refer to the Level 2 site plan application checklist for all required submittal items.
  - b. Following approval of the Level 2 Site Plan application, a “signature set” will be required for final approval.
  - c. A Plat will be required to consolidate the Lots 8 and 12, dedication of Maryland Avenue ROW, and possibly park/open space.

---

<sup>1</sup> Estimated using GIS

4. Land Use Review Timelines:
  - a. Level 2 Site Plan: initial submittal review is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 7 weeks before the initial Planning Commission hearing.
  - b. Level 2 Site Plan Signature Set: initial submittal review is 2 weeks; subsequent reviews are 1-2 weeks.
  - c. Plat: initial submittal review is 3 weeks; subsequent reviews are 2 weeks; final submittal due 6 weeks before the initial Planning Commission hearing.
  - d. Total typical review timeline is highly variable depending on applicant submittal timelines and responsiveness to City comments and requests.
5. Provide building elevations for all sides. Refer to Sec. 25.13.06.b for aesthetic and visual characteristic guidelines applicable to the proposed multi-family building.
6. Section 25.13.07.b.2 states that “the ground floor must contain retail or service uses dealing directly with the public along those streets designated in the plan as major pedestrian spines...”. The 2001 Town Center Master Plan (TCMP) identifies the Maryland Avenue extension as a major pedestrian spine. The City of Rockville is in the process of updating the TCMP. Recommend further coordination with CPDS – Comprehensive Planning Section.
7. Provide a property survey. Plats No. 9079 and 9506 reference easements on the subject property. Provide status of such easements. Have any easements been relinquished?
8. See plan markups for additional comments.

#### **Comprehensive Planning (KG)**

1. This application is largely compliant with the City’s Comprehensive Plan. The application is located within Planning Area 1. Several elements of the project application are compliant with goals, policies, and actions outlined in the Comprehensive Plan.
2. Project 4 within Planning Area 1 calls to, *“design Maryland Avenue as a continuous commercial corridor between East Montgomery Avenue and Dawson Avenue. The extension of Maryland Avenue between Beall Avenue and Dawson Avenue should include streetscape amenities, such as wide sidewalks, significant landscaped areas, street trees, decorative lighting, wayfinding and landmark elements, outdoor seating, on-street parking, and bike facilities.”* (page 260) This is reiterated in Land Use and Urban Design policy #3 within the Planning Area 1 chapter, which states to, *“continue development of the L-shaped ‘spine’, extending along East Montgomery Avenue and Maryland Avenue, with a mix of ground-floor commercial, service, and entertainment uses; and office, residential, and institutional uses located above.”* (page 261)
  - a. The applicant is proposing to continue Maryland Avenue by dedicating land to serve as an extension of the roadway. The 72-foot right of way proposed

by the applicant will contain one lane of traffic in each direction, street parking and a sidewalk buffered by a landscaping strip.

This extension is of great importance to the City. The desire for an extension of Maryland Avenue has been a goal for more than two decades, as it was first introduced in the *2001 Town Center Master Plan*. Staff are encouraged to see the applicant's conformance with this element of the Town Center Master Plan and Comprehensive Plan, as it will assist in completing the street grid in Rockville's downtown.

3. The property is within Focus Area 4 of Planning Area 1 in the Comprehensive Plan. The plans states that, *"redevelopment of property in this area should contribute toward a pedestrian-oriented, urban-scale streetscape. New developments should orient primary building facades and front doors toward a street or public open space to frame the edges of streets, parks, and open spaces, and to foster activated pedestrian areas. Building frontages should include ground-floor uses that attract customers or regular visitors, enhanced pedestrian areas and amenities, attractive landscaping, and bicycle infrastructure."* (page 260) This is further supported by Land Use & Urban Design Policy #4 within Planning Area 1, which states, *"buildings with ground-level parking and blank building walls should not be allowed along street edges, especially along Maryland Avenue, East Middle Lane, North Washington Street, Courthouse Square, and East Montgomery Avenue."* (page 261)
  - a. The applicant is proposing to activate Maryland Avenue by locating the primary building entrance along the street, as well as activate the frontage of the building with amenities and high traffic uses such as lobbies and coworking centers within the building. While Maryland Avenue will be the "front" of the building, the applicant should also take care to treat the building façade along Hungerford Drive with adequate fenestration and design elements so that it is not perceived as the "back" of the building. Ideally an additional entrance to the building will be provided along Hungerford Drive.
4. The Comprehensive Plan states some aggressive goals towards the development of new and additional housing units at a variety of income levels. Specifically, Housing policy 32 states, *"increase the number of residents and housing density in Town Center, to provide additional housing options for residents across the full range of income levels and to provide additional demand for the commercial uses in this mixed-use environment."* (page 263).
  - a. The applicant is proposing 345 net new residential units, of which 51 will be MPDUs, aligning with this and other housing policies noted in the Comprehensive Plan.
5. In many places throughout the Comprehensive Plan the creation of a public park in the vicinity of the project site is recommended. This desire can be found within the Planning Area 1 chapter as:

Focus Area 4 - *“A future public park is recommended in the general location where the green asterisk is placed on the Land Use Policy Map Figure 44. The asterisk indicates the City’s intention to establish a public park in this general area, either by means of land dedication as part of a development project, purchase, land swap or some other method, that would serve as a small gathering and amenity spaces for visitors to the area.”* (page 259).

Recreation & Parks Policy Recommendation #9 - *“Study the potential for a new public park in Town Center that can be used for large public events, music concerts, theater performances, farmers markets, and holiday festivals; and for passive recreation and relaxation at other times.”* (page 262)

Recreation & Parks Policy Recommendation #11 - *“Small urban parks should be maintained and added to enhance the pedestrian environment throughout Town Center and serve as locations for public landmarks.”* (page 262)

- a. The applicant shows the creation of two triangular “outparcels” that would be created west of the Maryland Avenue extension. In their project narrative, the applicant indicated that the use of those parcels has not been determined at this time. Staff would like to see those parcels become parks or other open space amenities to be compliant with this element of the Comprehensive Plan. Staff encourage the applicant to work with the city, particularly the Department of Recreation and Parks, to determine a use for these two parcels that meets the needs and goals of both the applicant and the City.

### **Forestry (SR)**

1. See plan mark-ups.

### **Fire (CB)**

1. See site plan for comment markups.

### **Building (CD)**

1. No comments at this time.

## **DPW Comments**

### **Engineering (SM)**

1. See site plan for comment markups.
2. Pre-App SWM Concept comments provided separately.

### **Traffic and Transportation (AWL/FM)**

1. See site plan for comment markups.

## **HCD Comments**

### **Housing (PT)**

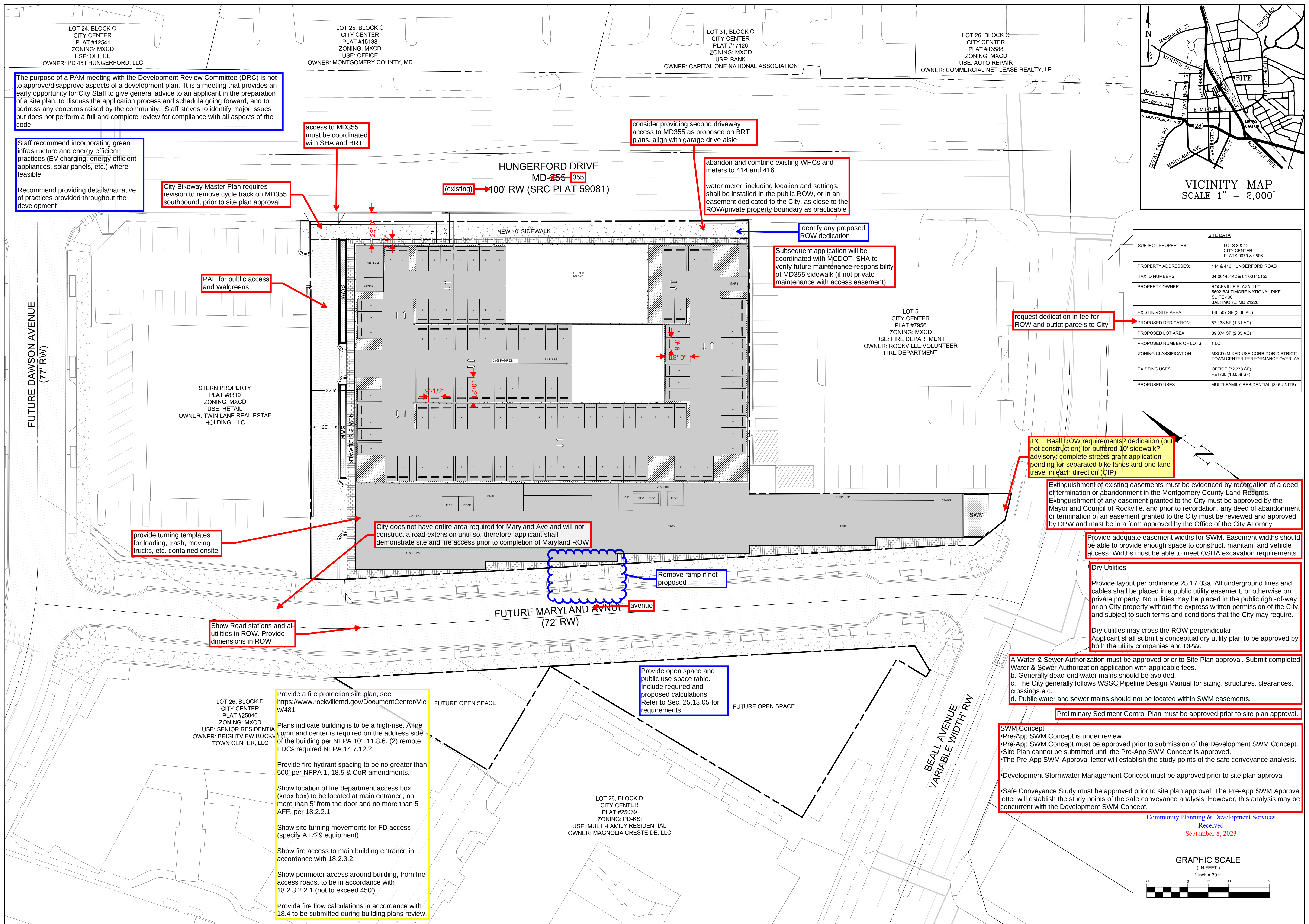
1. The applicant is required to provide 15% of the total units as MPDU.
2. Residential units constructed on this site must comply with the standards and requirements of the Rockville Moderately Priced Dwelling Unit Chapter 13.5 of the Rockville City Code.
3. Staff want the applicant to identify the location of MPDU units, which must be distributed throughout the building in all sections and levels of the building, so as not to concentrate all MPDUs in one section(s) of the building.
4. The MPDUs should be indistinguishable from the market rate units.
5. The MPDUs must be income tiered at three income bands—50%, 60% and 80% of AMI.
6. The applicant must provide the list of all the MPDU units and site plan.
7. The staff would like to propose that the applicant must designate a few ADA/UFAS (accessible) units within the MPDU.
8. Before applying of any building permits, an MPDU Rental Offering Agreement must be executed and MPDU Declaration of Covenants and Restrictions must be recorded in a form approved by the Mayor and Council and the Office of the City Attorney.

## **RPD Comments**

### **Parks**

1. The City recommends that the two parcels, labeled as “future open space” on the site, be dedicated to the City for park land. Further coordination with the Applicant will be necessary for the dedication, design, and improvements of this space. At this time, the City’s Parks and Recreation Department is interested in utilizing this space for a dog park with two separate areas serving small and large dogs.
2. Publicly Accessible Art in Private Development Ordinance will apply to this project. Link to ordinance, manual, and application: [Publicly Accessible Art | Rockville, MD - Official Website \(rockvillemd.gov\)](#)

**Note: At the time of the next submittal, the applicant will need to provide a point-by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.**





**UNIT AREAS:** RENTAL UNIT AREAS ARE CALCULATED FROM EXTERIOR FACE OF SHEATHING ON EXTERIOR WALLS, CENTERLINE OF DEMISING WALLS, AND CORRIDOR FACE OF CORRIDOR WALLS.

**PROGRAM AREA GSF:** PROGRAM AREA GSF DOES NOT INCLUDE EXTERIOR SPACES; GSF INCLUDES RESIDENTIAL, RETAIL AND LOADING AREAS.

**RESIDENTIAL BUILDING EFFICIENCY:** RETAIL, PARKING, EXTERNAL LOADING, NON-RESIDENTIAL LOADING AND ANY OTHER NON-RESIDENTIAL AREAS, ARE EXCLUDED FROM THE RESIDENTIAL EFFICIENCY CALCULATIONS.

**RESIDENTIAL NET SQUARE FOOTAGE (NSF)** IS AREA OF RESIDENTIAL UNITS.

| UNIT TYPE SUMMARY |          |          |         |         |         |         |         |         |         |         |            |            |
|-------------------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|------------|------------|
|                   |          | FLOORS   |         |         |         |         |         |         |         |         |            |            |
|                   |          | TARGET % | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | LEVEL 7 | LEVEL 8 | TOTAL AREA |            |
| UNIT TYPE         | SUBTOTAL | %        | 2       | 3       | 4       | 5       | 5       | 5       | 5       | 0       |            |            |
| 100% NSF          | 40.6 SF  | 29       | 9.0%    | 5%      |         |         |         |         |         |         | 15,678 SF  |            |
| 100% NSF          | 183      | 163      | 56.8%   | 55%     | 3       | 30      | 30      | 30      | 30      | 30      | 133,524 SF |            |
| 100% NSF          | 29.9 SF  | 21       | 6.5%    | 10%     | 0       | 6       | 3       | 3       | 3       | 0       | 18,908 SF  |            |
| 100% NSF          | 10.4 SF  | 73       | 22.7%   | 20%     | 1       | 11      | 13      | 12      | 12      | 12      | 77,466 SF  |            |
| 100% NSF          | 63.8 SF  | 16       | 5.0%    | 5%      | 0       | 2       | 2       | 3       | 3       | 3       | 20,220 SF  |            |
| 100% NSF          | 25.4 SF  | 322      | 100.0%  |         | 6       | 52      | 52      | 53      | 53      | 53      | 0          | 265,790 SF |

| PARKING |        |
|---------|--------|
| LEVEL   | SPACES |
| P3      | 136    |
| P2      | 145    |
| P1      | 136    |
| TOTAL   | 417    |

**CITY OF ROCKVILLE, ZONING ORDINANCE/**  
**ARTICLE 16, PARKING & LOADING, SECTIONS 16.03 NUMBER OF SPACES REQUIRED:**  
**REQUIRED PARKING SPACES CALCULATION PER RESIDENTIAL DWELLING, MULTIPLE UNIT:**

|                                             |     |                         |                   |
|---------------------------------------------|-----|-------------------------|-------------------|
| • FOR 0 BEDROOMS [STUDIO UNIT]              | 1   | 25 STUDIOS              | = 25 SPACES       |
| • FOR 1 BEDROOM                             | 1   | 183 1BRs                | = 183 SPACES      |
| • FOR 2 OR MORE BEDROOMS [1BRD & 2BR UNITS] | 1.5 | 21 BRDs + 73 2BRs       | = 141 SPACES      |
| • FOR 2 OR MORE BEDROOMS [2BRD UNITS]       | 1.5 | 16 2BRDs                | = 24 SPACES       |
|                                             |     | <b>TOTAL REQUIRED =</b> | <b>373 SPACES</b> |

REQUIRED BIKES PARKING CALCULATION PER RESIDENTIAL, DWELLING, MULTIPLE UNIT  
1 PER 3 UNITS = 318 / 3 = 106 TOTAL 106 BIKES PARKING

Short-term: 1 per 50  
Long-term: 1 per 3

Add short-term and identify location in

plan. Revise  
long-term calculation.

Refer to Sec.  
25.16.09 for bicycle  
parking standards

HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

03 24 23 

**PROFESSIONAL SEAL**  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
 REVISIONED BY ME AND THAT I AM A DULY LICENSED ARCHITECT  
 UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER  
 \_\_\_\_\_ EXPIRATION DATE: 12/31/20\_\_\_\_

© 2023 WDG PROJECT NO:  
WA22003

UNIT MATRIX / AREA  
TABULATION

SCALE:

**A0121**

| PARKING |        |
|---------|--------|
| LEVEL   | SPACES |
| P3      | 136    |
| P2      | 145    |
| P1      | 136    |
| TOTAL   | 417    |

-  ELEV
-  ELEV CONTROL RM
-  PARKING
-  STAIRS
-  VESTIBULE
-  WATER ROOM

TEU

TEU

TEU

TE

HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

03.24.23

**PROFESSIONAL SEAL**  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT  
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. \_\_\_\_\_  
xxx. EXPIRATION DATE: xx-xx-xxxx.

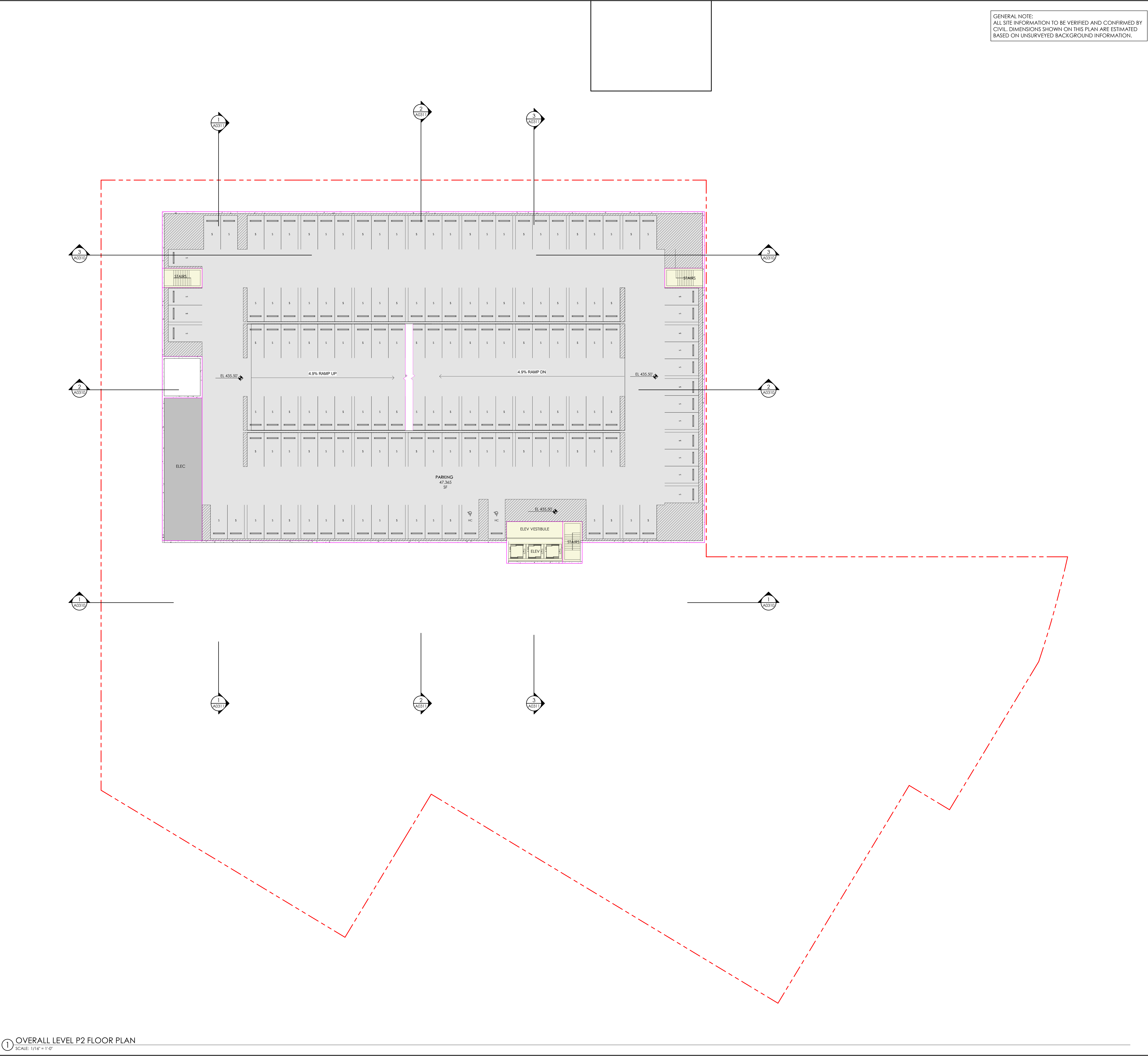
© 2023 WDG PROJECT NO: WA22003

OVERALL LEVEL P3  
FLOOR PLAN

0' 4' 8' 16' 32'

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

# A0200



GENERAL NOTE:  
ALL SITE INFORMATION TO BE VERIFIED AND CONFIRMED BY  
CIVIL. DIMENSIONS SHOWN ON THIS PLAN ARE ESTIMATED  
BASED ON UNSURVEYED BACKGROUND INFORMATION.

| PARKING |        |
|---------|--------|
| LEVEL   | SPACES |
| P3      | 136    |
| P2      | 145    |
| P1      | 136    |
| TOTAL   | 417    |

**WDG**  
WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE, NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202.857.6300  
www.wdgarch.com

TEL \_\_\_\_\_  
TEL \_\_\_\_\_  
TEL \_\_\_\_\_  
TEL \_\_\_\_\_  
TEL \_\_\_\_\_

**HUNGERFORD PLAZA**  
HUNGERFORD, ROCKVILLE, MD

|          |    |
|----------|----|
| 03.24.23 | AS |
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |

PROFESSIONAL SEAL  
"I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 14010. EXPIRATION DATE: 06/30/2024."

© 2023 WDG PROJECT NO: WA22003

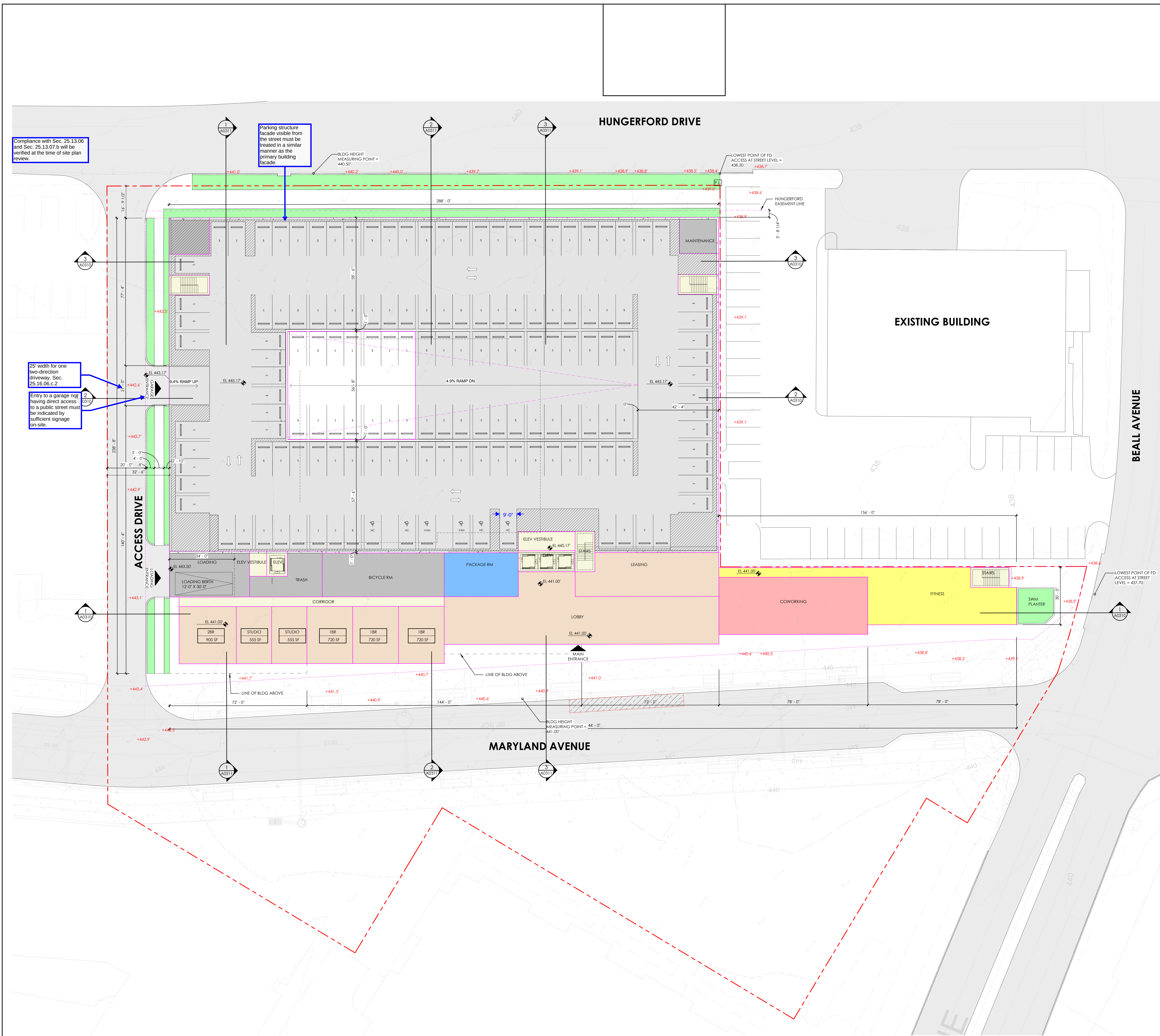
OVERALL LEVEL P2 FLOOR PLAN

0' 4' 8' 16' 32'  
SCALE: 1/16" = 1'-0"

**A0201**

① OVERALL LEVEL P2 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Community Planning & Development Services  
Received  
September 12, 2023



| PARKING |        |
|---------|--------|
| LEVEL   | SPACES |
| P3      | 136    |
| P2      | 145    |
| P1      | 136    |
| TOTAL   | 417    |

WDG

WDG INTERIORS, PLLC  
1025 CONNECTICUT AVENUE, NW  
SUITE 300  
WASHINGTON DC 20006  
TEL 202.857.6300  
www.wdgarch.com

TEL

TEL

TEL

TEL

HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

03.24.23

PROFESSIONAL SEAL

WDG PROJECT NO:  
WAZ2003

OVERALL LEVEL P1 /  
LEVEL 1 FLOOR PLAN

0' 4' 8' 16' 32'

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

A0202

Community Planning & Development Services  
Received  
September 12, 2023

Area Name

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

**A0203**



**A0204**



**A0205**



TE

If a local map amendment is proposed to allow an increase in height, further coordination and assessment of the request will be necessary.



HUNGERFORD PLAZA  
HUNGERFORD, ROCKVILLE, MD

[illegible]

© 2023 WDG PROJECT NO: WA22003

OVERALL BUILDING  
SECTIONS

Page 10 of 10

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

**A0310**

TE

HUNGERFORD, ROCKVILLE, MD

[illegible]

© 2023 WDG PROJECT NO: WA22003

0' 4' 8' 16' 32'

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

**A0311**



Community Planning & Development Services  
Received  
September 12, 2023