



**622 North Washington Street**  
**Pre-Application – Project Description and Scope of Work**  
**Site Plan Application (Level 2)**

**I. Brief Description of Applications and Development Proposal**

On behalf of the Applicant, Toll Mid-Atlantic LB Company Inc., the contract purchaser of the property located at 622 North Washington Street (the “Property”), this project description and scope of work is submitted in connection with a forthcoming Level 2 Site Plan application to redevelop the Property from existing office townhouse condominiums to residential condominiums.

**II. Project Description**

A. Property – 622 North Washington Street is located on the west side of North Washington Street at the convergence of North Washington Street and Hungerford Drive. The Property contains 94,670 square feet (2.17 acres) of gross tract area and is comprised of Parcel N 547 (the western parcel) and Parcel N 548 (the eastern parcel), as reflected on Plat No. 11941. The Property is currently improved with 25,281 square feet of townhouse-styled office units constructed in 1979, located on Parcel N 548, surrounded by a surface parking lot. Parcel N 547 is vacant and used for parking and is currently fenced off from Parcel N 547. The offices are located in two rows of townhouse type units with the eastern row setback from North Washington Street with surface parking and a drive aisle located between the units and the front Property line. The existing entrance to the Property is located along the northern Property line.

B. Zoning - The Property is zoned MXNC.

C. Proposed Use – The Applicant is proposing the development of 48 two-over-two ownership units (condominiums) on the Property, in three rows of eight structures, running parallel to North Washington Street (the “Project”). Each townhouse-type structure will contain two units, with one unit occupying floors 1 and 2, and the second unit occupying floors 3 and 4, with a maximum height of +/- 46 feet. The Applicant requests flexibility to provide either a flat roof or a gable roof (the height of the structure with a gable roof will be approximately 52 feet). Each unit will be provided two parking spaces – one space within the garage and one within the driveway outside the garage. Seven additional guest parking spaces will be provided on site, parallel to the northern property line. The Project is designed in accordance with the Zoning Ordinance design provisions with the most eastern row located approximately +/- 46 feet (varies) from the eastern property line and framing North Washington Street, with lead sidewalks to each front entrance. Approximately 15,000 square feet of public use space will be located between the second and third row of structures, for use by both the public at large and the residents of the community. A sidewalk with wayfinding will lead from North Washington Street to the public use space. A 7.5 foot wide landscaped buffer will be provided along the western Property line

that will supplement the existing landscaping in this area and provide a visual barrier between the residential structures and Ivy League Way, a private street. Access to the Property is proposed in approximately the same location as the existing entrance, along the northern Property line.

D. Surrounding Area – The Property is surrounded by a variety of land uses and zoning. Immediately to the south of the Property is the MXNC zoned post office site; to the west are single family R-60 zoned properties, with a RMD-25 multi-family condominium community located to the northwest; to the north is a MXCD zoned commercial building; and to the east, across Hungerford Drive are a variety of commercial properties, all located within the MXCD zone. The two-over-two residential project provides an appropriate transition from the more intensive land uses located on Hungerford Drive to the lesser intensive residential uses west of the Property.

E. Trip Generation – With 48 dwelling units, the proposed use will generate 70 percent less AM and PM peak hour trips (i.e. 40 fewer AM trips and 40 fewer PM trips) than the existing commercial development. ‘

F. Civil Engineering

1. Stormwater management – A preliminary stormwater management concept plan is submitted simultaneously with the PAM application.
2. NRI/FSD – The NRI/FSD is submitted to Forestry simultaneously with the PAM application.

### **III. City of Rockville 2040 Comprehensive Master Plan**

The Property is located in the northern portion of Planning Area 1, Rockville Town Center, and is designated OCRM (office, commercial and residential mix) on the Land Use Policy Map. There is no specific project designation for the Property, although it is located adjacent to Project P7 which calls for “MDOT SHA to study potential solutions to improving the intersection of North Washington Street and Hungerford Drive that increase safety and mobility for all modes.” The Plan reaffirms the MXNC zoning for the Property.

The Project will further a number of the Comprehensive Plan’s overall goals and objectives, related particularly to housing and transportation, as follows:

- Foster sufficient market rate housing (page 193)
- Promote diversity in the supply of housing (page 198)
- Promote walking, rolling and bicycle modes (page 56)
- Maximize the use and value of transit assets and services (page 63)

### **IV. Compliance with the Mixed Use Neighborhood Commercial Development Standards**

The project complies with the development standards set forth in Section 25.13.05, as described below.

A. Subsection 25.13.05b(1)

The Project complies with the applicable development standards for the MXNC Zone set forth in Section 25.13.05.b:

	<b>Required/Permitted</b>	<b>Proposed</b>
Maximum Height (in feet)	Allows up to 65' with 15% open area	+/- 46' (+/- 52' if gable roof)
Total Open Area Required	15% (14,201 SF)	25,958 SF
Public Use Space Required w/in Open Area	10% (9,468 SF)	16,336 SF
Minimum width at frontline	10'	>10'
Setbacks Abutting Public Right-of-Way	None, 10' min. if provided	>10'
Side Setback Abutting Residential	25' or height of building, whichever is greater	N/A
Side Setback Abutting Non-Residential Land	None; 10' min. if provided	>10'
Rear Setback Abutting Residential	25' or height of building, whichever is greater	N/A
Rear Setback Abutting Non-Residential Land	None; 10' min. if provided	N/A

The Project complies with the Zoning Code's layback requirements pursuant to Section 25.13.05.2.(e) that requires that the structures cannot penetrate the 30 degree layback slope line, beginning at the property line of the residential property located on the west side of Ivy League Lane.

B. Subsection 25.13.06 - Additional Design Guidelines

The Project will comply with the additional design guidelines of sub-section 25.13.06. Detailed information regarding compliance will be provided with the Site Plan application.

**V. Adequate Public Facilities**

The Applicant's preliminary analysis indicates that there are adequate public facilities with respect to transportation, schools, fire and rescue, and water and sewer to accommodate the proposed Project. Based on the Montgomery County student generation rates, the Project will generate four elementary school students (Beal Elementary), two middle school student (Julius West Middle), and two high school students (Richard Montgomery).

## **VI. Community Outreach**

The Applicant held a Pre-Application Meeting (“PAM”) on September 26, 2023. The meeting minutes are included in this filing.