



October 22, 2021

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VIA U.S. MAIL

Re: 16160/16200 Frederick Road and Parcel P170 - Notice of Virtual Public Meeting for Project Plan Application PJT2021-00013 for Redevelopment of 16160/16200 Frederick Road and Parcel P170

Dear Property Owner or Resident:

Please be advised that EYA Development, LLC (“Applicant”) has submitted application PJT2021-00013 (the “Project Plan Application”) with the City of Rockville (the “City”) seeking approval of a Project Plan for 16160/16200 Frederick Road and Parcel P170 (collectively, the “Property”). The Property, as shown on the enclosed cover sheet and project plan composite sheet with vicinity map (printed double-sided front to back), has a tract area of approximately 20.35 acres. The Property is located on the west side of Frederick Road, approximately 800 feet south of the intersection of Frederick Road and Shady Grove Road.

16160/16200 Frederick Road is currently improved with the King Buick/GMC/Mitsubishi automobile dealership and service facility, located within unincorporated Montgomery County, and zoned GR (General Retail)-1.5 H-45. This portion of the Property is the subject of an approved petition to annex it into the City and rezone it to the City’s MXCD (Mixed-Use Corridor District) zone (ANX2020-00146). Parcel P170 is presently unimproved, located within the City, and zoned MXCD.

As shown on the enclosed composite plan sheet, the Project Plan Application includes redeveloping the Property with a maximum of 370 dwelling units (up to 252 townhouses and up to 118 two-over-two multi-family units), including in excess of 15% (or 15.7% or 58 units) Moderately Priced Dwelling Units, with a maximum building height of 55 feet, as well as public streets, private alleys, open spaces, a community amenity building with pool, and other features (collectively, the “Project”). It is anticipated that the Project Plan Application will be approved before the end of 2021, with construction expected to begin in 2022 and completed in phases over several years.

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BALTIMORE, MD • EASTON, MD • FREDERICK, MD • RICHMOND, VA • TYSONS CORNER, VA • WASHINGTON, D.C.

In compliance with the City's Zoning Ordinance, the Applicant is providing the following notification:

**Notice of Virtual Public Meeting on the
Application before the Mayor and Council of Rockville**

**Date: Monday, November 8, 2021
Time: 7:00 p.m.**

Viewing the Mayor and Council Public Meeting

The virtual Public Meeting can be viewed on Rockville 11, which is channel 11 on county cable, or livestreamed at www.rockvillemd.gov/rockville11. It will also be available for viewing a day after the meeting, at www.rockvillemd.gov/videoondemand.

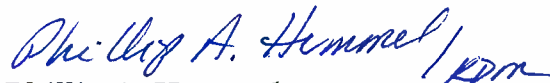
Should you have any questions prior to the Mayor and Council virtual Public Meeting, please contact Sachin Kalbag, Principal Planner with the City of Rockville, at (240) 314-8223 or skalbag@rockvillemd.gov.

Very truly yours,

MILES & STOCKBRIDGE P.C.



Barbara A. Sears



Phillip A. Hummel

Enclosures:

- Project Plan Cover Sheet and Project Plan Composite Plan Sheet with Vicinity Map (printed double-sided back to front)
- A copy of "A Citizen's Guide to Development Review in Rockville"

cc: James Wasilak, City of Rockville
John Foreman, City of Rockville
Sachin Kalbag, City of Rockville
Bob Youngentob, EYA
Jason Sereno, EYA