



January 12, 2022

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VIA U.S. MAIL

Re: Notice of Virtual Public Hearing for Level 2 Site Plan Application STP2022-00433: 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 STP2022-00433 (the “Site Plan Application”) with the City of Rockville (the “City”) seeking approval of a Level 2 Site Plan for 16160/16200 Frederick Road and Parcel P170 (collectively, the “Property”). The Property, as shown on the enclosed cover sheet and site plan composite sheet with vicinity map (printed double-sided front to back), has a site 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. This portion of the Property was the subject of a recently approved petition for annexation into the City from unincorporated Montgomery County (ANX2020-00146) with rezoning from GR-1.5 H-45’ to MXCD (Mixed-Use Corridor District). Parcel P170 is presently unimproved, located within the City, and also zoned MXCD.

The Site Plan Application implements Project Plan Application PJT2021-00013, which was approved by the Mayor and Council on November 8, 2021. As shown on the enclosed composite plan sheet, the Site 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 construction will begin in 2022 and completed in phases over several years.

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BALTIMORE, MD • EASTON, MD • FREDERICK, MD • TOWSON, MD • 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 Hearing on the
Application before the Rockville Planning Commission**

Date: Wednesday, January 26, 2022

Time: 7:00 p.m.

Event: Planning Commission Meeting #02-2022: January 26, 2022 7:00pm
Event address for attendees: <https://rockvillemd.webex.com/rockvillemd/onstage/g.php?MTID=e9a27f4b751831424b0d3208174716c78>
Event number: 2631 192 1326
Event password: PC022022
Audio conference: To receive a call back, provide your phone number when you join the event, or call the number below and enter the access code.
United States Toll
+1-408-418-9388
[Show all global call-in numbers](#)
Access code: 2631 192 1326

Should you have any questions prior to the Planning Commission virtual Public Hearing, 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.



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Phillip A. Hummel

Enclosures:

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

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