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**MAIN STREET
50 MONROE PLACE, ROCKVILLE, MARYLAND
PROJECT DESCRIPTION AND SCOPE OF WORK
PRE-APPLICATION MEETING APPLICATION**

We are submitting this Pre-Application Meeting application on behalf of RST Development, LLC and Main Street Connect, Inc. (collectively, the "Applicant"), in connection with a forthcoming Level 2 Site Plan application to accommodate the development of 50 Monroe Place in Rockville, Maryland (the "Property"). RST Development, LLC is the contract purchaser of the Property and is proposing to develop the site with a mixed-use, predominantly residential project offering mixed-income rental housing, coffee shop, and charitable and philanthropic institution use (the "Project").

I. Property Description & Existing Conditions

The Property is prominently located along Monroe Place between Monroe Street and Rockville Pike, just 500 feet from the Rockville Metrorail Station. The site is bounded by Monroe Place to the north, the existing Town Center Apartments to the west, the Americana Centre condominiums to the east, and James Monroe Park, a City Park, to the south. The Property has a net lot area of approximately 0.46 acres (or 19,841 square feet) and is zoned MXTD ("Mixed Use Transit District").

The Property is currently improved with a surface parking lot that is falling into disrepair and has become an eyesore in the community. There is no known stormwater management on-site. As such, the Project provides an important opportunity to substantially improve the existing conditions of the Property.

II. Project Description

The Applicant proposes to develop the vacant site with a 7-story mixed-use, predominately residential, building. The building will have a maximum height of 65 feet along Monroe Place and will step-back to a maximum overall height of 76 feet (significantly less than what is allowed by the Property's zoning). The Project will accommodate approximately 70 multi-family dwelling units, coffee shop use, and a limited amount of charitable and philanthropic use on the second floor. As will be discussed in greater detail below, the Project provides an important opportunity to develop much needed housing for persons with disabilities and desired affordable housing, in close proximity to the Rockville Metro Station.

An essential component of this Project is the partnership with Main Street. Main Street's mission is to *meet the urgency for special needs housing with affordable, community-centered living that promotes inclusion, independence, and quality of life*. Main Street has conducted interviews with families of adults with special needs in the larger DC Metropolitan Area. These interviews have highlighted the pressing need for additional housing options to address the myriad of challenges that adults with disabilities face including, financial strains, lack of meaningful employment, social isolation, regression of learned skills and stress on aging caretakers and other family members. The Project offers a solution to these challenges by providing an inclusive, residential community that welcomes persons with disabilities. Importantly, the Project will provide an affordable residential option for adults with disabilities who desire independent living and community engagement.

The Project will provide a mix of efficiency, one-, two- and three-bedroom units. A minimum of 25% of the total number of units will be devoted to serving adults with developmental disabilities. Affordable housing also is an important component of this Project and Main Street's mission. As such, 90% of the units will be affordable to households earning 60% or less of the Area Medium Income (AMI). The Project will both create an inclusionary environment for members of the community with special needs and also provide economic diversity at this prominent location.

The Project will include highly programmed amenity space, intended for use by building residents as well as other members of the community. One of the main goals of this space is to link those with special needs to the greater community through various therapeutic, educational and social activities provided both on-site and organized to occur throughout the area. Amenities that are currently being contemplated for this space include communal gathering areas; a fitness facility; a yoga studio/ meditation room; art walls; a large teaching and eat-in kitchen with an adjoining "great" room; and a learning lab.

The Project also proposes a small restaurant space, which the Applicant intends to be operated as a coffee shop. This space has been strategically located along Monroe Place, to activate and enliven the street. The coffee shop will serve as a gathering space for the community and also is intended to provide employment opportunities for the residents with disabilities. The ground floor of the coffee shop will be open to the mezzanine level above, which is connected by a catwalk to the Charitable and Philanthropic Institution use proposed on a portion of the second floor. The Charitable and Philanthropic Institution use will operate as a "shared office space" that will house Main Street's offices and is also intended to be a potential hub for small to medium sized non-profit entities that serve the special needs community as well as other small, startup nonprofit entities.

The Project will provide a minimum of 15 percent open space (or approximately 3,000 square feet), of which 10 percent (or approximately 300 square feet) will be designated as public use space. The current Project design contemplates several outdoor spaces, including space in

the front of the building and in the rear of the building, potentially connecting to the adjoining public park. The proposed building has been setback 20' at the ground level from the adjacent James Monroe Park to provide an appropriate transition between the proposed development and existing open space. The open space design is still conceptual at this time and will be finalized in connection with the Site Plan application.

The Project will provide sufficient parking on-site to accommodate the proposed development. Specifically, the Project will provide 43 parking spaces in one level of underground parking. Given the Property's close proximity to the Rockville Metro Station, the Applicant anticipates that a large percentage of residents will use Metro. As such, pursuant to Section 2.16.03.h of the Zoning Ordinance, the Applicant is seeking approval of a parking waiver.

Vehicular access will continue to be provided off of Monroe Place. The Applicant is proposing two vehicular access points from Monroe Place in order to accommodate resident pick-up/drop-off, loading on-site, and access for emergency response vehicles, as well as entry to the below-grade parking.