

July 31, 2025

VIA Email

Mr. James Wasilak
Chief of Zoning
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: City of Rockville Comprehensive Map Amendment (the “CMA”); Shellhorn Rockville LLC’s written comments regarding 1460 and 1488 Rockville Pike

Dear Mr. Wasilak:

On behalf of Shellhorn Rockville LLC, an affiliate of Quantum Companies (“Quantum”), the owner of the shopping center (1488 Rockville Pike) and neighboring auto repair facility (1460 Rockville Pike) located approximately 1/10th of a mile to the north of the intersection of Rockville Pike and Congressional Lane (the “Property”) in the South Pike area, please accept these written comments to the City of Rockville’s (the “City”) recommended rezoning of properties in the vicinity of Twinbrook Metro Station.

By way of background, the Property is improved with approximately 29,874 square feet of retail uses and ancillary surface parking spaces and is located approximately 0.40 miles to the northwest of the Twinbrook Metro Station entrance. An aerial image showing the Property’s proximity to Twinbrook Metro Station is attached as Exhibit “A”. The Property is presently zoned MXCD and located immediately to the south of the Twinbrook Quarter mixed-use redevelopment. In this respect, the Property is appropriately positioned for redevelopment with additional density, height and a mix of uses. To this end, we respectfully request that the City rezone additional properties in the South Pike area to further the approved Rockville 2040: Comprehensive Plan Update (the “Comprehensive Plan”) recommendations, including to “continue to develop the Twinbrook Metro Station area and the south Rockville Pike area as a major activity and growth center.” *See* page 32, land use element.

Quantum supports the City’s recommendations to rezone many of the properties to the south of the Property, on the east side of Rockville Pike, to a new MXTD-235 Zone. However, Quantum respectfully requests that the City also recommend that the Property and surrounding sites to the north and west that are within ¾ mile of Twinbrook Metro Station be rezoned to the MXTD-200 Zone. These properties are transit-oriented with strong pedestrian access to both the Twinbrook Metro Station and planned BRT on Rockville Pike. Many of these properties are developed with low-rise commercial buildings and an abundance of surface parking, which do not represent their highest and best use.

The CMA designates areas to the south of the Property for MXTD-255 zoning based upon a framework developed as part of Rockville Town Center Plan (the “Town Center Plan”). The Town Center Plan designated properties as MD-355 Corridor Character Areas (MXTD-255 zoning), Core Character Areas (MXTD-200 zoning), and Edge Character Areas (MXTD-85 zoning). Significantly, properties evaluated as part of the Town Center Plan that are more than 0.80 miles from the Rockville Metro Station were designated as Core Character Areas and recommended for rezoning to MXTD-200 as part of the CMA. Map 19 from the Town Center Plan is attached as Exhibit “B” for context. In this respect, the City should use the same methodology in the South Pike area to recommend properties that are located within ¾ mile of Twinbrook Metro Station, but outside the limits of properties recommended for MXTD-255 zoning, be rezoned to MXTD-200 through the CMA.

Quantum’s request that the City expand the limits of properties recommended for rezoning is consistent with the Comprehensive Plan’s recognition that “thousands of people walk or bike from Twinbrook Metro Station to residences, offices and shops,” and “the land use plan provides flexibility for the future, allowing a mix of high intensity office, residential, and commercial uses through the Office Commercial Residential Mix (OCRM) land use designation for the majority of land in the south Pike area.” See page 32, land use element. As a result, we respectfully request that the City expand on its initial recommendations for the South Pike area in the CMA to include additional properties to the north and west, which will ensure that market-responsive zoning is in place for the continued revitalization of this important section of Rockville Pike.

We thank you for the opportunity to provide these comments on the CMA and look forward to continuing to work with staff and other interested stakeholders to achieve the Comprehensive Plan’s vision along this important corridor in the City.

Very truly yours,

A handwritten signature in cursive script that reads "Matthew Gordon".

Matthew Gordon

cc: Ms. Holly Simmons
Mr. Alex Forbes
Mr. David Sullivan

Exhibit “B”

Map 19: Town Center Character Areas

