

RST Development Overview

October 2024

RST Development: Overview

- RST is a private, multi-generational, family-owned real estate development company that owns and operates approximately 6,000 apartments (affordable and market-rate) throughout the Mid-Atlantic and Southeast
- Since its founding in 1996, RST has developed approximately 25,000 units, including ground-up construction, acquisitions and renovations
- As long-term owners and operators, RST works closely with all stakeholders to deliver innovative and sustainable projects with a focus on livability and community connections for its residents and other community members
- Triangle Construction, a wholly-owned subsidiary, is the General Contractor for RST construction projects

RST's Mission: To create strong, inclusive communities through exceptional living experiences!

Projects: Main Street – Rockville, MD



- Main Street – created on the founding principles of affordability, inclusivity, and sustainability – is a vibrant community for continued learning, social engagement, and health and wellness
- Seventy-five percent (75%) of the 70 units in the community are affordable – serving households earning 30%, 50%, and 60% of the Area Median Income (AMI) – and 25% of the units are specifically designated for individuals with varying special needs
- The ground floor of Main Street is home to a 10,000 square foot community center that includes a fitness center, teaching kitchen, great room and a yoga / all-purpose studio
- Main Street operates a coffee shop – Soulfull Café – which provides employment training and opportunities for adults with varying disabilities
- Together with professional partners, Main Street offers a robust calendar of daily, weekly, and monthly classes, programs, events, and community engagement opportunities
- Main Street’s offerings are open to residents and non-residents who join as members



Main Street’s Mission: To Create dynamic opportunities through affordable, inclusive housing and community engagement so people of all abilities can live their best lives

Projects: Main Street – Rockville, MD

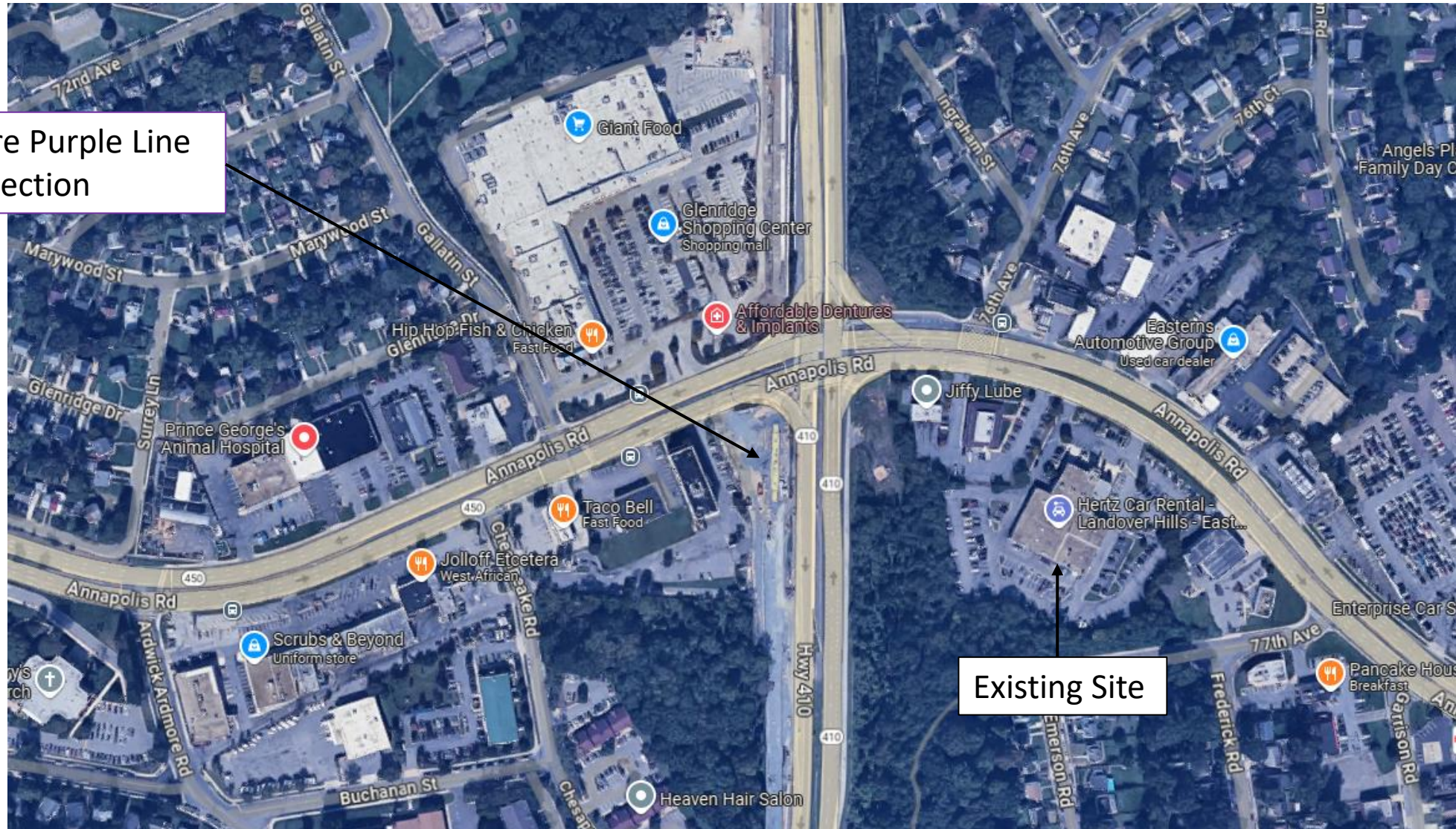


- Flats at College Park is a 317-unit, affordable apartment community currently under construction
- 317 affordable apartment units ranging from 50% - 80% AMI and averaging to 60% AMI
- Average Unit Size: 1,121 SF
- Flats at College Park will offer residents a full suite of offerings and amenities, including:
 - 360 space parking garage
 - Clubhouse / game room
 - Bike storage area
 - Outdoor pool
 - Two courtyards – playground, grilling stations, lounge seating areas, fire pits
 - Fully equipped fitness center
 - Multi-purpose room
 - Business Center
 - Dog park
 - Green roof with passive seating area
- Flats at College Park will also include a ~3,000 SF commercial space designated for a non-profit use



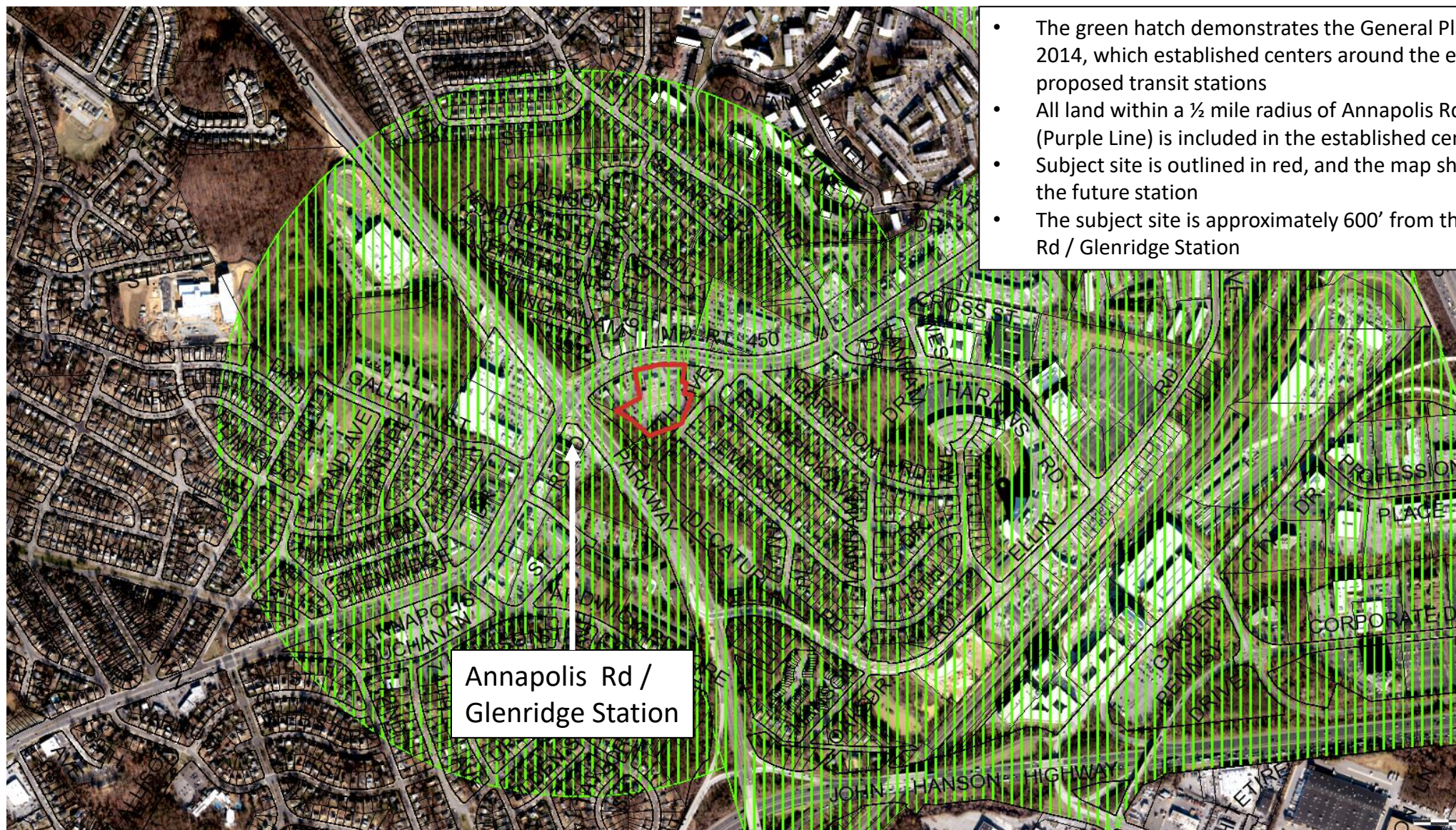
7591 Annapolis Rd: Aerial View

Future Purple Line
Connection



Existing Site

7591 Annapolis Rd: Master Plan Overview

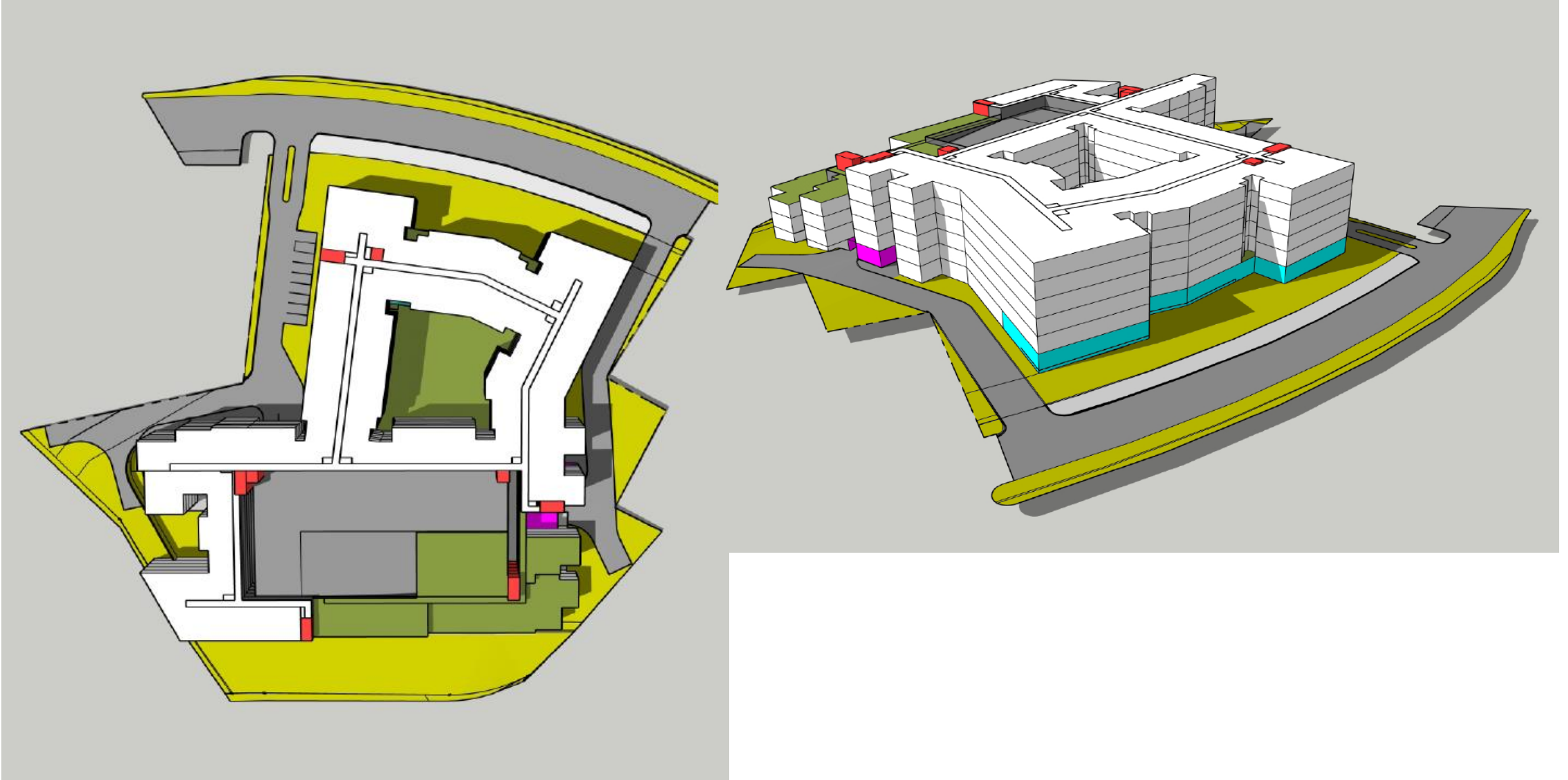


- The green hatch demonstrates the General Plan adopted in 2014, which established centers around the existing and proposed transit stations
- All land within a ½ mile radius of Annapolis Rd/Glenridge Station (Purple Line) is included in the established centers
- Subject site is outlined in red, and the map shows its relation to the future station
- The subject site is approximately 600' from the future Annapolis Rd / Glenridge Station

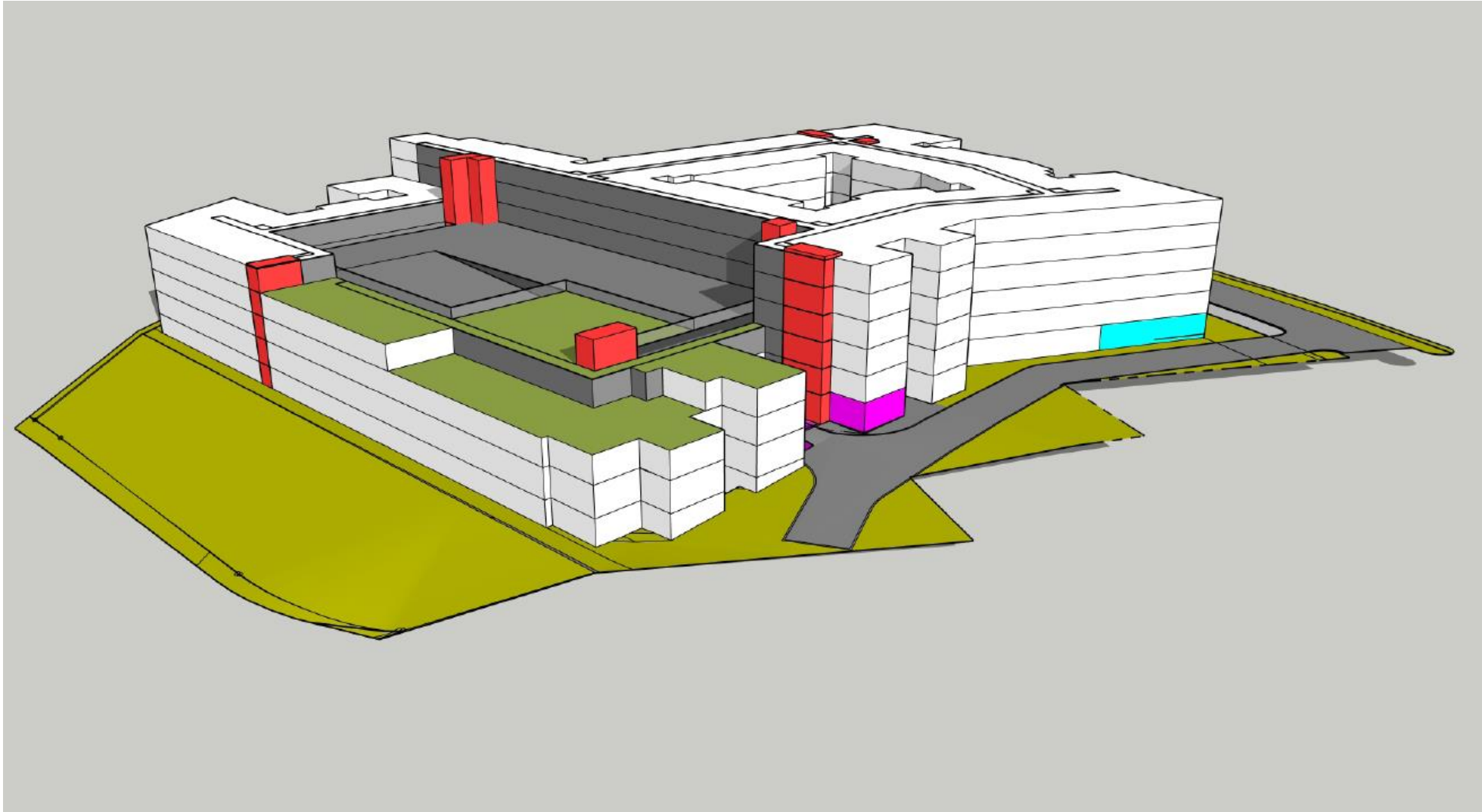
7591 Annapolis Rd: Development Fact Sheet

Existing Description	Existing Detail	Status	Proposed Description	Proposed Detail	Status
Existing # of Dwelling Units	None	Permitted	Proposed # of Dwelling Units	300 units (max)	Proposed
Existing Building SF	28,379 SF	Permitted	Proposed Building SF	375,000 SF	Proposed
Existing # of Stories	2 in front 1 in back	Permitted	Proposed # of Stories	3-7 Stories (back to front)	Proposed
Existing Building Height	20-30'	Permitted	Proposed Building Height	75'(max)	Proposed
Existing Building Depth	190'	Permitted	Proposed Building Depth	388'	Proposed
Current Zone	NAC	Existing	Proposed Zone	NAC-PD	Proposed

7591 Annapolis Rd: Concept Plan



7591 Annapolis Rd: Concept Plan / Massing Exhibit



7591 Annapolis Rd: Timeline & Procedure

**Figure 27-3602(a): Planned Development (PD)
Zoning Map Amendment Procedure (Illustrative)**

↓	27-3401	Pre-Application Conference	Required
↓	27-3402	Pre-Application Neighborhood Meeting	Required
↓	27-3403	Application Submittal	To Planning Director, proposed PD Basic Plan and PD Conditions of Approval required
↓	27-3404	Determination of Completeness	Planning Director makes determination
↓	27-3406	Staff Review and Action	Planning Director prepares Technical Staff Report
↓	27-3407	Scheduling Public Hearing and Public Notice	Review Board/ZHE (Clerk of the District Council) schedule their hearings, provide notice
↓	27-3408	Review and Recommendation by Advisory Board or Officer	Planning Board hearing, recommendation; ZHE hearing, recommendation
↓	27-3409	Review and Decision by Decision-Making Body or Officer	District Council holds hearing, makes decision (conditions allowed)
→	27-3416	Notification	Clerk of the Council notifies

Figure 24-3402(e)(1): Preliminary Plan of Major Subdivision Procedure (Illustrative)

↓	24-3302	Pre-Application Conference	Required. Conservation subdivision requires subdivision sketch plan
↓	24-3303	Pre-Application Neighborhood Meeting	Required
↓	24-3304	Application Submittal	To Planning Director; Additional Requirements for conservation and zero lot line subdivision
↓	24-3305	Determination of Completeness	Planning Director makes determination
↓	24-3307	Staff Review and Action	Planning Director prepares staff report
↓	24-3308	Scheduling Public Hearing and Public Notice	Required
↓	24-3310	Review and Decision by Decision-Making Body	Planning Board holds hearing, makes decision (conditions allowed)
→	24-3312	Notification to Applicant	Planning Director notifies applicant

7591 Annapolis Rd: Timeline & Procedure

**Figure 27-3605(d): Detailed Site Plan
Procedure (Illustrative)**

↓	27-3401	Pre-Application Conference	Required
↓	27-3402	Pre-Application Neighborhood Meeting	Required
↓	27-3403	Application Submittal	To Planning Director
↓	27-3404	Determination of Completeness	Planning Director makes determination
↓	27-3406	Staff Review and Action	Planning Director prepares Technical Staff Report
↓	27-3407	Scheduling Public Hearing and Public Notice	Planning Board schedules hearing, provides notice
↓	27-3409	Review and Decision by Decision-Making Body or Official	Planning Board holds hearing, makes decision (conditions allowed)
↓	27-3416	Notification	Planning Board notifies
↓	27-3417	Appeal	Optional (to District Council)
→		Election	Optional. District Council may elect to review Planning Board's decision