

PJT2025-00020 198 E Montgomery Ave Project Plan Amendment

BLVD Lofts Briefing

Applicant: Comstock 33 Monroe, LC

Project Team

Comstock - Owner

Shulman Rogers - Legal

Torti Gallas + -Architects

Macris Hendricks –Civil

Gorove Slade - Traffic

Project Location

Block 2

Planned Development

PD-RCI



Community Goals and Solution that Adds Value

- Rockville Town Center Master Plan ***VISION FOR TOWN CENTER***

Rockville Town Center will continue to grow as a vibrant, multicultural, diverse, and inclusive community that celebrates a high quality of life and sense of place. A neighborhood at its core, Town Center will be a hub within the region for sustainable, walkable, transit-oriented living.

- 2019 Urban Land Institute Technical Assistance Report:
Rockville Town Center: Strengthening Its Vitality
- Goal Add Housing - Well-located Unique Apartments for a broader range of household types and sizes that add to the sense of place

Change the
View into
Town Center
via East Middle
Lane
From This



To This:

Illustrative
Residential
Elevation
Middle Lane



Change the
View into Town
Center from
Metro via
Promenade Park

From This on
Monroe Street



To This:
Illustrative
Residential
Loft Unit
Monroe St



RETAIL C PERSPECTIVE LOOKING NORTHWEST

Change a
Visitor's View
from Cambria
Suites Lobby
at Helen
Henaghan
Way
From This



To This:
Illustrative
Residential
Loft Units
Helen
Heneghan
Way

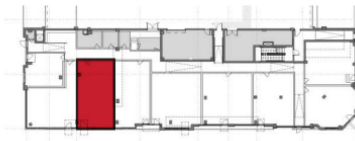


RETAIL G PERSPECTIVE LOOKING SOUTHEAST

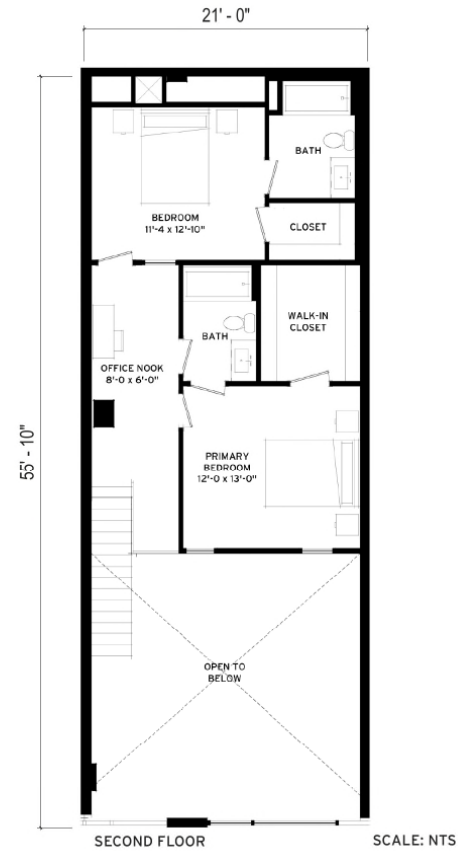
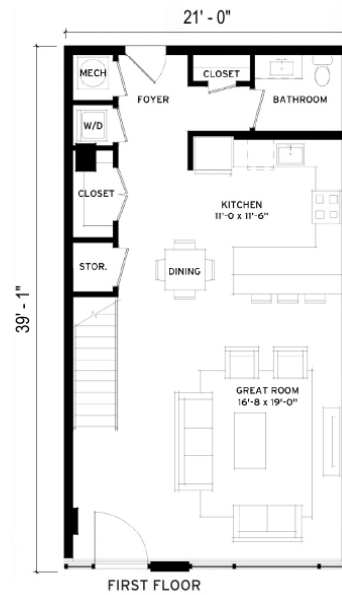
Proposed Residential Loft Conversion



Illustrative Residential Loft Unit Middle Lane



RETAIL A - LOCATOR KEY PLAN



UNIT A3
2BED
TOTAL UNIT SF: 1,543

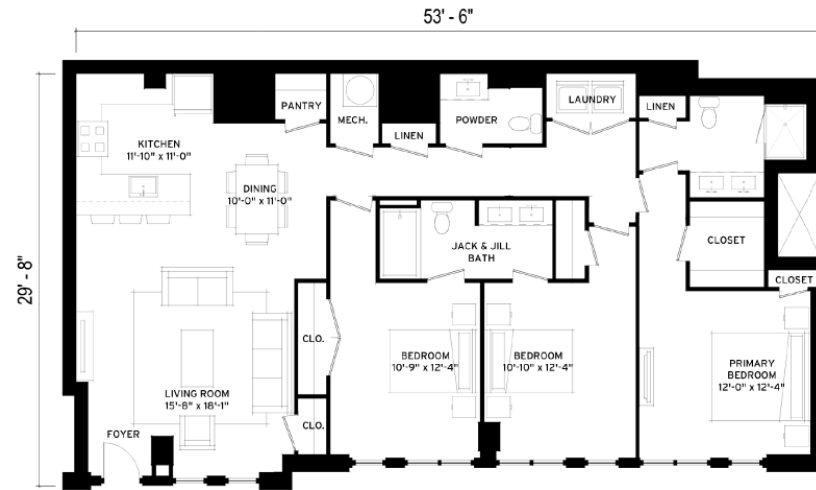


Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

Illustrative Residential Loft Unit Monroe St



SINGLE FLOOR UNIT - 14FT CEILINGS

SCALE: NTS

Existing Approvals vs. Proposed

Existing Approvals	Proposed
Project Plan PJT2014-003/ Site Plan STP2017-00321	Project Plan PJT2025-00020/ Site Plan STP2025-
Building Construction complete 2022	First Floor Conversion complete 2027
400 apartments of which 150 are age-restricted for seniors inclusive of 112 affordable units (28% affordable)	413 apartments of which 150 are age-restricted for seniors inclusive of 112 affordable units (27% affordable)
19,000+/- sf commercial – vacant since construction	6,500 +/- sf commercial - leased
603 parking spaces	603 parking spaces
139 spaces for commercial spaces	124 spaces for commercial space
200 public parking spaces	200 public parking spaces
264 residential parking spaces	279 residential parking spaces

Process and Timeline

- Project Plan Amendment
 - Project Plan Amendment Filing January 2025
 - Site Plan Filing February 2025
 - Post-Application Community Meeting February 25, 2025
 - DRC – Prelim Staff Comments February 27, 2025
 - Planning Commission Briefing March 12, 2025
 - Mayor & Council Briefing **April 7, 2025**
 - City Staff Review Spring 2025
 - Planning Commission Public Hearing Spring 2025
with PJT Recommendation to Council
 - Mayor & Council Public Hearing **Summer 2025**
with Action
- Site Plan Approval **Late Summer 2025**
- Permitting and Construction Fall 2025/Early 2026
- Occupancy **Early Spring 2026**