

PJT2025-00020 198 E Montgomery Ave Project Plan Amendment

Applicant: Comstock 33 Monroe, LC

Project Team

Comstock - Owner

Shulman Rogers - Legal

Torti Gallas + -Architects

Macris Hendricks –Civil

Gorove Slade - Traffic

Existing View
Middle Lane
Ground Floor
Retail

Conversion to
Residential
Loft
Apartments



Illustrative
Middle Lane
from 355





Illustrative Monroe Street 3-Bedroom



BLVD Lofts Lobby on Monroe Street



Illustrative Looking West along Middle Lane



Illustrative Middle Lane

Illustrative
Middle Lane at
Helen Heneghan Way



Illustrative Helen Heneghan Way at Middle Lane





Illustrative Helen Heneghan Way



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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 135 affordable units (33.75% affordable)	413 apartments of which 150 are age-restricted for seniors inclusive of 135 affordable units (32.68% 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

Residential
Floor Plan

Conversion
Units
in white

