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City of Rockville

July 2, 2025

Mr. Rick Bierbower
Comstock 33 Monroe, L.L.C.
1900 Reston Metro Plaza, 10th Floor
Reston, Virginia 20190

SUBJECT: 198 E Montgomery Avenue – BLVD Lofts (Ansel Building) – Water and Sewer Authorization, Capacity, and Service; PJT2025-00020, WSA2025-00003

Dear Mr. Bierbower:

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 198 E. Montgomery Avenue, Parcel 2-L of the Rockville Town Center subdivision within the Rock Creek sewershed. The existing building is currently served by a 16-inch City water main and a 12-inch sewer main located in the E. Middle Lane Right-of-Way (ROW) and by a 16-inch sewer main located in the Monroe Street ROW as shown on the attached exhibit dated July 1, 2025. The existing building connections are an existing metered eight-inch water connection and a six-inch sewer connection located in the E. Middle Lane ROW and two 10-inch sewer connections located in the Monroe Street ROW.

DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses on Parcel 2-L:

- Existing Use:
  - High-Rise Apartment – 400 dwelling units – 60,000 gallons per day (gpd).
  - Retail – 22,200 square feet (sq. ft.) – 1,532 gpd.

  Total = 61,532 gpd.

- Proposed Use:
  - High-Rise Apartment – 413 dwelling units – 61,950 gpd.
  - Restaurant – 8,000 sq. ft. or approximately 210 seats – 7,308 gpd.

  Total = 69,258 gpd.

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According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the E. Middle Lane and Monroe Street ROW, are proposed as follows:

- **Water** – The project proposes to continue to use the existing connection to the existing 16-inch water main in the E. Middle Lane ROW.
- **Sewer** – The project proposes to continue to use the existing connections to the existing 12-inch and 16-inch sewer mains in the E. Middle Lane and Monroe Street ROW, respectively.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The water and sewer systems' hydraulic capacity are deemed adequate because the development only proposes a change of use to an existing building or portion thereof and does not increase the net wastewater flow greater than 10,000 gpd. This Water and Sewer Authorization is affiliated with the Rockville Town Center Planned Development, last amended by PJT2014-00003 and its corresponding WSA case, WSA2015-00002, which established an overall capacity for the five block planned development that also includes 255 Rockville Pike on Parcel 2-F, Regal Row on Parcel 2-G, BLVD 44 and the Cambria Suites Hotel on Parcel 2-M and 41 Maryland Avenue on Parcel 2-H.

CONDITIONS OF APPROVAL

The following list of conditions must be addressed for the Department of Public Works (DPW) to authorize building connections to the City's water and sewer systems and/or issue city permits. The City Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** – There are no conditions for the adequacy of the water system for water mains, fire hydrants or water service connections.

- **Sewer Service Conditions** – There are no conditions for the adequacy of the sewer system for sewer mains or sewer service connections.

- **General Conditions** – The Applicant must confirm that the size of existing water and sewer connections are acceptable to the Inspection Services Division (ISD). Reuse of existing water and/or sewer house connections shall comply with the requirements of DPW's reuse policy. If the existing service connections are not acceptable, the material, condition, and location of the new connections must be in compliance with applicable section of the Code and must be approved and permitted by ISD and DPW. A separate water service connection and water meter shall be provided for all residential portions of mixed-use structures. There are no conditions for off-site easements or Capital Contribution charges.

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Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

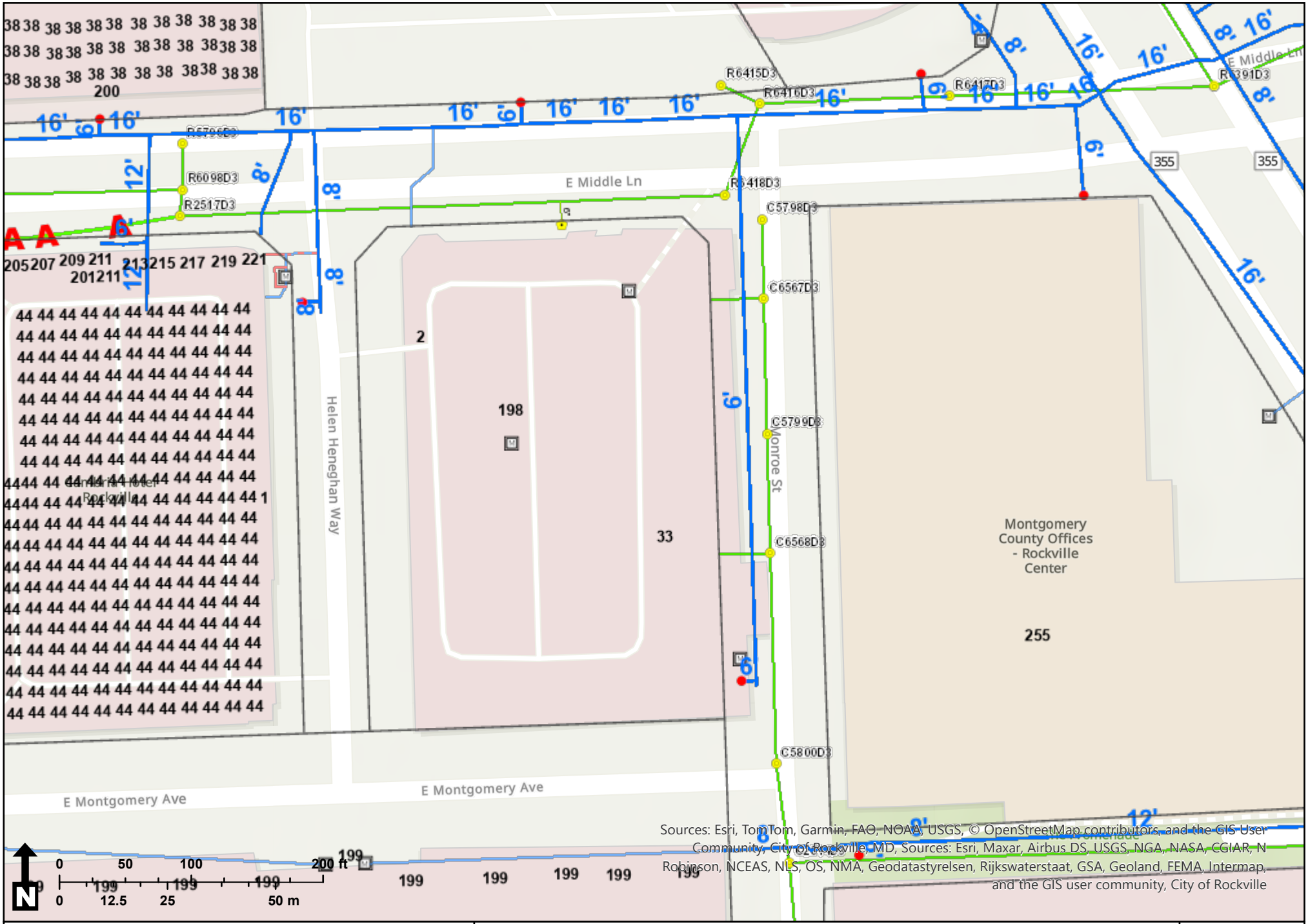
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: 198 E. Montgomery Avenue – BLVD Lofts – WSA Exhibit, dated July 1, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Chris Davis, Senior Planner
Kina Campbell, Chief of Inspection Services
Nancy Regelin, Shulman Rogers
Kyle Hughes, Macris, Hendricks & Glascock, P.A.
Permit plan, PJT2025-00020, WSA2025-00003
Day file



City of Rockville
Rise Together

This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.

198 E Montgomery Ave

DATE: July 1, 2025

AUTHOR: SKM