

Parking Narrative for BLVD Lofts Project

January 2025

Project Plan Amendment Commercial Conversion to Residential 13 Additional Residential Units

The BLVD Lofts Project proposes the conversion of street level commercial space into 13 residential units with 6,500 sf of commercial space remaining in the Building located on Parcel 2-L, generally addressed under prior entitlements as 198 East Montgomery Avenue. It is part of the former Duball Rockville Project (now owned by Comstock so will be referred to going forward in this narrative as the “Comstock Rockville Project”) that encompassed a two block/two building project of mixed use buildings with street level commercial, a hotel, and multi-family dwelling units, within a larger 5-block comprehensively approved PDP-RCI, as amended. This Parking Narrative demonstrates there is sufficient parking provided for the uses, including the proposed conversion from commercial to residential, within the Comstock Rockville Project Building 2 (BLVD Ansel Building), and across both Comstock Rockville Project’s two buildings. It demonstrates that the total parking within the 5-block PDP/Project Plan is sufficient for all uses within the PDP/Project Plan at peak parking demand. In fact, parking will remain at a surplus for the 5-block PDP/Project Plan area after completion of Building 2 BLVD Lofts Project.

It is noted that in accordance with the Governing Documents of PD-RCI, the Comstock Rockville Project satisfied the obligation of replacing a total of 361 former surface parking spaces from the land redeveloped as the Comstock Rockville Project by incorporating 200 additional spaces in Building 2 and 161 additional spaces in Building 1. These additional parking spaces are available to the general public, including the patrons of the Block G Regal Row Retail Pavilion, on the same first come, first serve basis as the former surface parking lot.

The Mayor and Council approved in 1994 a 40% parking waiver for commercial uses from standard code parking within the PDP/Project Plan area. In the 2014 Project Plan PJT2014-0003, the Mayor and Council approved a 15% parking waiver for residential uses in Building 2.

In calculating parking requirements for Building 2 and the BLVD Lofts Project, the 15% parking waiver is applied to the Residential Multi-family dwelling units. No parking waiver is applied to the proposed Institutional Use Housing for Seniors dwelling units. The 40% parking waiver for commercial uses is applied to the street level commercial. The peak parking demand period is identified utilizing the Zoning Code Chapter 25.16.03.h.6 *Reductions for Shared Uses* Shared Parking Time of Day formula. This calculation demonstrates that the 603 total number of spaces required at the peak parking demand period is provided in Building 2 after the BLVD Lofts conversion.

Building 2’s parking for residential uses will not be gated nor reserved exclusively for those residents. Residential and commercial parking in Building 2 will continue to be non-exclusive, open, and available to all users. Residents will have gate access cards providing 24-

hour access to the parking facility. The general public and patrons of the commercial spaces will have access to the Building 2 parking facility to the extent parking spaces are available just like any other standard parking garage in the City. Building 1's parking facility entrance is immediately across Helen Heneghan Way from Building 2's parking facility entrance and is likewise available for public parking.

The total combined parking within the 5 block PDP/Project Plan area as currently constructed is 1667 spaces:

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-L/ 198 E Montgomery	603
Block 3/ Parcel 2-M/ 196 E Montgomery	590
Block 4/ Parcel 2-H/ 41 Maryland Avenue	39
Block 5/ Parcel 2-G/ 199 E Montgomery	<u>-0-</u>
Total Parking in PDP	1667 spaces

The total combined parking within the Comstock Rockville Project is 1193 space (590 + 603).

The following parking table calculates in detail the parking required for the uses within the Comstock Rockville Project, the application of parking waivers, and the flexible standards for shared uses under Chapter 25.16.03.h.6. The first chart is for Building 2 with the proposed residential conversion from commercial. The chart show the total number of units or gross square footage, the parking ratio from the zoning ordinance, the calculated code spaces, the number of spaces after application of the approved parking waiver. Following, is a Time of Day calculation with the total number of spaces during the peak parking period for the Comstock Rockville Project and the overall PDP.

Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue**Includes Proposed 13 additional residential units and 6500 sf commercial space**

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
<u>Residential Use (2) (4)</u>						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR)	69	1.50 per unit	104		89	80.1
Subtotal – Residential	263		298		254	229
<u>Institutional Use</u>						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal – Institutional	150		50	50		50
<u>Commercial Use (3)</u>						
Restaurant Space – General	6,500					
Patron Area	1,083	1 per 50 sf	170		13	13
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93
Employees	16	1 per 2 empl	8		5	5
Outdoor Space	1500	1 per 80	18.75		12	12
Subtotal – Commercial use	8,000	gsf (indoor+outdoor)	203.89		124	124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project			200		200	200
Total Parcel 2-L Required Parking ((229 + 50 + 124 = 403) + 200)						603
Total Parking Provided on 2-L (FN6)						603

Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
<u>Residential Use (2) (4)</u>						
Residences (studio)	25	1.00 per unit	25		25	25
Residences (1 BR)	180	1.00 per unit	180		180	180
Residences (2 BR)	58	1.50 per unit	87		87	87
Subtotal – Residential	263		292		292	292
<u>Commercial Use (3)</u>						
Hotel – Guest rooms	140	0.33/guestroom	46.67		28	28
Hotel – employees	18	1 per 2 empl	9		5.4	5.4
Hotel – meeting space	1910	1 per 400 sf	4.78		2.87	2.87
Hotel – Accessory Rest/Lounge	1145					
Patron Area (50%)	573	1 per 200 sf	2.86		1.72	1.72
Lounge Empl	Included above					
Office	2142	1 per 300 sf	7.14		4.28	1
Retail Establishments	2406	1 per 200 sf	12.03		7.2	6.5
Restaurant Space – General	11160					
Patron Area	5890	1 per 50 sf	117.8		70.7	70.7
Employees	25	1 per 2 empl	12.5		7.5	7.5
Outdoor Space	1700	1 per 80	21.25		12.75	12.75
Subtotal – Commercial			234		140	137
Replacement of Existing Parcel 2-M surface pkg for PDP uses incl In Project			161		161	161
Total Parcel 2-M Required Parking (292 + 137 + 161 = 590)						590
Total Parking Provided on Parcel 2-M						590

Total Parking Provided Both Parcels (590+603)	1,193
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Notes

1. Time of Day Demand spaces required during the peak weekday evening period per City Code 25.16.03.h.6 after application of 40% parking waiver on non-residential uses per PDP1994-0001 and

15% parking waiver for residential uses on Parcel 2-L per PJT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.

- 2. Retail includes all retail, commercial, and service uses permitted in PDP94-001 and the equivalent MXTD zone. On Parcel 2-L, parking for the 6500 sf is estimated based on restaurant with bar parking standards, which is also sufficient for all other commercial uses that are still reserved as allowable uses. Final mix and allocation of square footage between retail and restaurant uses on Parcel 2-L shall be subject to available parking. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total.*
- 3. Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.*
- 4. Valet parking for the Hotel guest at the option of the Hotel operator.*
- 5. Valet parking permitted for additional 133 cars per approved USE2006-00699.*

Time of Day Parking Calculations to determine Peak Parking Demand

The Time of Day parking calculation in the first Table below focuses on just the two Comstock Rockville Project blocks and the 361 spaces for the Block 5 Retail Pavilion/ Regal Theatre. It applies the time of day formulas for each use category for weekdays, weekends and nights from Chapter 25.16.03.h.6 *Reductions for Shared Uses*. The calculation confirms: 1) that the on-site parking supply is sufficient for the parking required for all uses for Building 1 and Building 2 within the Comstock Rockville Project, as well as 2) parking for the Block 5 Retail Pavilion up to the replacement of the 361 space surface parking lot.

The Time of Day parking calculation in the second Table below focuses on all uses on all 5 blocks of the PDP/Project Plan area approved as of the date of this Parking Narrative. It applies the time of day formulas for each use category for weekdays, weekends and nights from Chapter 25.16.03.h.6 *Reductions for Shared Uses*. The calculation in Table 1.5 focuses on overall parking within the PDP project area, and 1) confirms that the Project Plan meets the required test that the total parking supply remains sufficient for the parking requirement for all uses within the PDP project area when the Comstock Rockville Project is amended, and further, 2) demonstrates that at the peak time of day there is actually a surplus of several hundred parking spaces over code required parking for the uses within the PDP area.

Note: Should the use on 255 Rockville Pike on Parcel 2-F be amended, that applicant can update the overall parking calculations for the PDP based on its entitlements and parking waivers and/or Chapter 16 Code revisions.

Table 3 Time of Day Calculation Only Comstock Rockville Project, With Additional 13 DU,
Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional
and Commercial Parking in Bldg 2,
361 spaces provided at peak times for Retail Pavilion PDP Uses in Duball Garages 1 & 2
255 Rockville Pike provides balance Retail Pavilion PDP parking

Use	Table 1	Base	Weekday	Weekday	Weekend	Weekend	Nighttime
	Bldg 1+2		Daytime	Evening	Daytime	Evening	
Residential	292+254	546	328	492	437	492	546
Institutional	50	50	25	50	50	15	3
Office	5	5	5	1	1	1	1
Retail	8	8	4	8	8	6	1
Restaurants	91+124	215	108	215	215	215	22
Hotel	38	38	27	38	27	38	27
Retail Pavilion and Theatre	200+161	361	181	361	361	361	4
Total Pkg Required			678	1165	1099	1128	604
Comstock Project Provided			1193	1193	1193	1193	1193
2-M			590	590	590	590	590
2-L			603	603	603	603	603
Surplus Parking			+515	+28	+94	+65	+589

Highest Parking Required at Weekend Evening totaling 1165 spaces within the Comstock Rockville Project; Parking Provided on Comstock Rockville Project is 1193. Surplus Parking even at Peak Demand Period. Hotel valet parking can be instituted at option of Hotel operator per USA2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage, see Overall PDP Time of Day Table.

Table 4 **Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 13 DU**

Use	Base	Weekday	Weekday	Weekend	Weekend	Nighttime
		Daytime	Evening	Daytime	Evening	
Office	333	333	35	35	21	21
Retail	11	13	22	48	24	3
Restaurants	305	153	305	305	305	31
Theatre	383	153	383	307	383	38
51 Monroe St.	138	138	138	14	7	7
Deli	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	546	328	492	437	492	546
Institutional	50	25	50	50	15	3
Total Pkg Required		1171	1464	1224	1286	676
Total PDP Parking Provided		1667	1667	1667	1667	1667
Surplus Parking		+496	+203	+443	+381	+991

Highest Parking Required at Weekday Evening totaling 1464 spaces within the PDP; 1667 spaces provided within the PDP; 203 Surplus Spaces within PDP upon completion BLVD Lofts Project Bldg 2.

The foregoing parking calculations do not include on-street parking spaces on East Montgomery Avenue, Maryland Avenue, Monroe Street or Helen Heneghan Way around the Comstock Rockville Project that provide an additional 70 convenient short term parking spaces to the general public doing business within the PDP and town center. Within two blocks of the Comstock Rockville Project, there are over 3000 additional parking spaces in garages and lots open to the general public.