



Rockville
Site Plan - Level I & II

Submitted by:
Black Team

Online Request #: 2882328

Project #: 2026-101-STP

Location: **1455 RESEARCH BLVD**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Christopher** Last Name: **Spahr** Suffix:

Business Name: **Pulte Home Company, LLC**

Mailing Address: **9302 Route 29, Suite 1000**

City: **Fairfax** State: **VA** Zip: **22031**

Property Owner's Contact Information

Title: First Name: **Rubenstein** Last Name: Suffix:
Partners

Business Name: **Research Plaza Acquisitions, LLC**

Mailing Address: **2929 Arch St, 28th Fl**

City: **Philadelphia** State: **PA** Zip: **19104**

Architect's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **MD** Zip:



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Engineer's Contact Information

Title: First Name: Randall Last Name: Rentfro Suffix:
Business Name: Rodgers Consulting, Inc.
Mailing Address: 19847 Century Blvd
City: Germantown State: MD Zip: 20874

Attorney's Contact Information

Title: First Name: Patricia Last Name: Harris Suffix:
Business Name: Lerch Early Brewer
Mailing Address: 7600 Wisconsin Avenue, Suite 700
City: Bethesda State: MD Zip: 20814

Application Questionnaire (* denotes required question)

Site Plan - Level I & II

Project Name	<u>1455 Research Boulevard</u>
# Dwelling Units Total: *	<u>151 or greater (4 points)</u>
Parking Spaces: * (Enter N/A if parking remains unchanged)	<u>444</u>
Accessible Parking Spaces: * (Enter N/A if parking remains unchanged)	<u>8</u>
Bicycle Parking - # of Long Term: *	<u>24</u>
Bicycle Parking - # of Short Term: *	<u>2</u>
Tract size - Acres: *	<u>5.1 or greater (4 points)</u>



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Square Footage of Non-Residential Space: *

5,000 or fewer square feet (1 point)

Residential Area Impact: *

Up to 10% residential development in a residential zone within 1/4 mile of the project (1 point)

Traffic Impact - Net new peak hour trips: *

75-149 trips (3 points)

Project Number:

Date of Action:

Action Taken:

(Approved or Denied)

Acknowledgment: *

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Project Description *

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Redevelopment of existing mixed use employment property into a 206 unit residential development

Do you have any more approvals?

Level of Review and Project Impact

Points Total: *

13

The total of the points determine the level of notification and the approving authority. Use this [link](#) to sum your points.



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Proposed *

Townhouse, Multi-Family, Other Attached
Residential, MPDU

Existing Site Use *

(to include office, industrial, residential, commercial, medical
etc.)

Existing Office Building

Previous Approvals (if any)**Square footage****Square footage****Square Footage****Description****Square Footage****Number of Units****Number of Units****Number of Units**

78

Number of Units

72

Number of Units

56



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Number of Units

Number of Units

31

Provide Details on Type of Retail Proposed

Provide Details of Office Proposed (Medical, Research, etc.).

Documents Uploaded

The following documents are attached to the Application.

Approved Pre-Application Stormwater Management Concept Letter

1455 research blvd stp swm concept approval ltr - smc2025-00004.pdf

Detailed Site Development Plan

1455 research blvd stp site plan.pdf

Letter of Authorization

1455 research blvd stp owner authorization letter.pdf

Other Files

1455 research blvd stp nri-fsd approval - 2025-21-nri.pdf

1455 research blvd stp pam2025-00157 drc comment response letter.pdf

1455 research blvd stp pam2025-00157 drc comment responses.pdf

1455 research blvd stp site plan application and checklist.pdf

1455 research blvd stp transmittal.pdf

Project Narrative

1455 research blvd stp statement of justification.pdf



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Transportation Scoping Intake Form

**1455 research blvd stp transportation
statement.pdf**

**1455 research blvd stp transportation statement
technical attachments.pdf**

Water and Sewer Authorization

**1455 research blvd water and sewer
authorization application - signed.pdf**



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