



PLANNING COMMISSION

Meeting No. 09-25
Wednesday, July 23, 2025 - 7:00 PM

AGENDA

Jaime Espinosa, Chair

Susan Pitman
Eric Fulton

Shayan Salahuddin
Meng Sun

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at <https://www.rockvillemd.gov>

See page 2 for more information

- 1. Convene**
- 2. Recommendation to Mayor and Council**

Project Plan 2025-00020, a Recommendation to the Mayor and Council of an Amendment to an Approved Project Plan to Permit Conversion of 13,011 Square Feet of Previously Approved Street-level Retail into 13 Residential Units at 198 East Montgomery Avenue.

- 3. Commission Items**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes Approval
 - February 19, 2025
 - April 9, 2025
 - April 23, 2025

- May 14, 2025
 - May 28, 2025
 - June 11, 2025
- E. FYI/Correspondence

4. Adjourn

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov or by regular mail to:

Jaime Espinosa, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

- i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

- i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
- ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak (jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: <https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure>

B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
 - o Wednesdays at 7:00 pm (if no live meeting)
 - o Sundays at 7:00 pm
 - o Mondays, Thursdays and Saturdays at 1:00 pm
 - o Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at:
www.rockvillemd.gov/cpds

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)



PLANNING COMMISSION Meeting Date: July 23, 2025
Agenda Item Type: RECOMMENDATION TO MAYOR AND COUNCIL
Department: CPDS - DEVELOPMENT REVIEW
Responsible Staff: CHRISTOPHER DAVIS

Planning Commission Staff Report



Overview

Case: Project Plan PJT2025-00020 – BLVD Lofts

Location: 198 East Montgomery Avenue

Staff: Chris Davis, Senior Planner
Community Planning and Development Services
240.314.8201
cdavis@rockvillemd.gov

Applicant: Comstock 33 Monroe, LC

Filing Date: January 28, 2024

Planning

Commission

Date: July 23, 2025

Background

Comstock 33 Monroe, LC (the “Applicant”) has filed a Project Plan application to convert 13,011 square feet of existing vacant street-level commercial space into 13 residential dwelling units. In order to allow this project as proposed, an amendment to the Rockville Center Inc. Planned Development (“PD”) is required pursuant to Section 25.14.07 of the Zoning Ordinance. The PD was initially established by the Planning Commission on April 27, 1994, with approval of Preliminary Development Plan PDP94-00001 for Rockville Center Inc., and allowed redevelopment of the former Rockville Mall property into a phased, multiple-building, mixed-use development known as Rockville Center on 5 record lots (originally subdivided as Parcels 2-F, 2-G, 2-H, 2-J and 2-K within the Rockville Town Center subdivision), located at the southwest corner of Rockville Pike (MD 355) and East Middle Lane intersection.

The PD originally established a new five (5)-block mixed use development including office, retail and residential uses totaling approximately 1.4 million square feet. The subject property was specified as Lot 2 that was approved for approximately 500,000 square feet of office and retail uses. In 2005, the Mayor and Council adopted Resolution No. 10-05 (PDP1994-0001E) which amended the PDP to revise the mix of uses on Lots 2 and 3 to remove the office uses and allow a mix of retail, commercial and residential uses, including 255 residential units on the subject property. In 2014, the Mayor and Council further amended the PD with adoption of Resolution No. 21-14 which increased residential uses on Lot 2, including an increase from 255 to 400 residential units.

PD amendments require the filing of a Project Plan application, and the application may be approved only if the Mayor and Council find that approval of the application will not:

- a. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;
- b. Be in conflict with the Plan;
- c. Overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted Adequate Public Facilities Standards (APFS);
- d. Constitute a violation of any provision of the Zoning Ordinance or other applicable law; or
- e. Adversely affect the natural resources or environment of the City or surrounding areas.

In accordance with Section 25.07.07 of the Zoning Ordinance, the Mayor and Council and Planning Commission were previously briefed on this Project Plan application. The Planning Commission will now consider the request and make a recommendation to the Mayor and Council on the application. At future meetings, the Mayor and Council will hold a public hearing and consider a resolution to amend the PD and approve the Project Plan application. Should the

Mayor and Council ultimately approve the amendment to the PD, and thereby approve the Project Plan, the Planning Commission will consider a site plan for the development project.

Site Description

Location:	198 East Montgomery Avenue
Planning Area:	Planning Area 1 – Town Center
Land Use Designation:	CRM - Commercial Residential Mix
Zoning District: (Mixed-Use)	PD-RCI (Planned Development – Rockville Center, Inc.) with MXTD Transit District) Equivalent Zone
Existing Use: dwelling	Mixed-Use Building (including 22,200sf of commercial space and 400 units)
Proposed Use: dwelling	Mixed-Use Building (including 8,000sf of commercial space and 413 units)
Site Area:	1.41 acres (61,469 square feet)
Building Height:	173 feet

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	PD-MC (Planned Development – Metro Center)	O (Office)	Commercial
East	PD-RCI (Planned Development – Rockville Center, Inc.)	OCRM (Office Commercial Residential Mix)	Commercial
South	PD-RCI (Planned Development – Rockville Center, Inc.)	OCRM (Office Commercial Residential Mix)	Commercial
West	PD-RCI (Planned Development – Rockville Center, Inc.)	CRM (Commercial Residential Mix)	Residential/Commercial

The Project Plan site is identified as Parcel 2-L of the Rockville Town Center and is approximately 1.41 acres (61,469 square feet). The property is generally square in shape and is bounded by East Middle Lane to the north, Monroe Street to the east, East Montgomery Avenue to the south, and Helen Heneghan Way to the west. The site is relatively flat, with a slightly downward slope from East Montgomery Avenue towards East Middle Lane. The property is improved with an 18-story mixed-use building with commercial spaces concentrated on the ground floor and residential uses on the remaining floors above. At the street level, the building is surrounded by expanded sidewalks, street trees, and furniture to enhance the pedestrian realm around the building. The property is within the PD-RCI (Planned Development – Rockville Center, Inc.) Zone, and has an equivalent zone of MXTD (Mixed-Use Transit District), and is subject to the Rockville Center, Inc. PD governing documents.

Project Description

The Applicant proposes to convert 13,011 square feet of existing vacant street-level commercial space into 13 residential dwelling units, known as the BLVD Lofts. The dwelling units will be designed as two-level lofts and will include (1) 1-bedroom unit, (11) 2-bedroom units, and (1) 3-bedroom units. Most of the proposed dwelling units will be located along East Middle Lane with several others located on Helen Heneghan Way and Monroe Street.

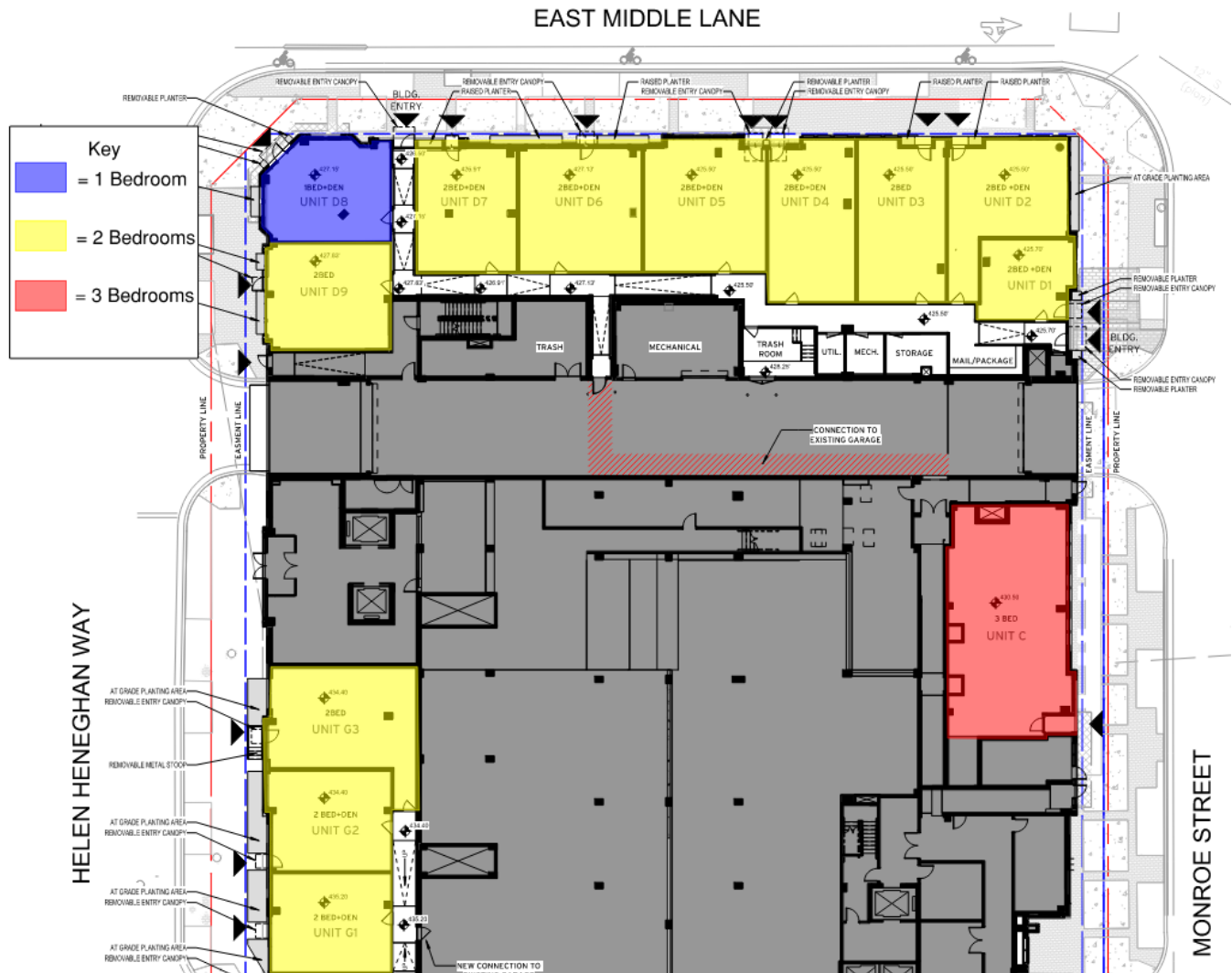


Figure 1: Site/interior floor plan depicting the proposed unit bedroom types. (Plan provided by applicant, markup by staff)

According to the Applicant, the 6,500 square feet of existing commercial space along East Montgomery Avenue will remain as approved for retail use. The 17 parking spaces required for the proposed residential units will be provided within the existing on-site non-reserved structured parking garage. The Applicant is not proposing any MPDUs for the proposed 13 converted units as the existing building currently provides MPDUs for 32% of the building's total units. The subject project has been reviewed and found to be in compliance with all necessary code requirements, as further detailed in the "Findings" section of this report.

The new residential uses will have access to several amenities. According to the Applicant, a mail and package room will be provided within the lobby of the building for the benefit of future residents near the Monroe Street entrance. Additionally, the Applicant has indicated that residents of the proposed BLVD Lofts will also have access to the existing residential amenities in other areas of the building including an upper-level clubroom, open courtyard with pool, outdoor dining and gathering spaces, fitness center, business center and co-working spaces and a secure

bicycle room with maintenance and repair facilities. The façades of the residential units will utilize materials and details that will communicate an urban frontage that will include two-story window walls. Most of the units will have direct access to the adjacent sidewalks of the building.

Project Analysis

Master Plan

The project is located within Planning Area 1 (Town Center) of the City of Rockville's Comprehensive Plan, Rockville 2040 ("Plan"), and the Land Use designation applied to the site is CRM (Commercial Residential Mix). The CRM designation focuses on, "retaining and introducing commercial uses in specific locations mixed with multiple unit residential and/or residential attached types. The mix can be horizontal, with stand-alone commercial next to apartment buildings on a site; or the mix can be vertical, with commercial on the ground floor and apartments above." Additional details on compliance with the Plan and other requirements are provided in the "Findings" section of this report.

Public Notification and Engagement

Notifications of the Project Plan application were made consistent with City Code requirements. The Applicant held a virtual pre-application area meeting on December 9, 2021. The Applicant also held a virtual post-application area meeting on February 25, 2025.

As of the date of this report, staff has received 4 emails from members of the public providing comments of support and opposition on the proposed project (See "Public Testimony" attachment). Additional public engagement opportunities will be scheduled later as described in the 'Next Steps' section of the staff report.

Boards and Commission Review

In accordance with Section 25.07.07.6 of the Zoning Ordinance, the Planning Commission was briefed on this project at their March 12, 2025 meeting, and the Mayor and Council were briefed on April 7, 2025. At the briefings, the Planning Commission and Mayor and Council asked questions and offered suggestions concerning the development proposal.

Both the Commission and the Mayor and Council's feedback was generally positive on the project, but both bodies did express a desire to see some form of landscape buffer or physical transition from the private front entries of the residential units to the public sidewalks abutting the building to enhance privacy for the units. The Applicant has responded to these comments by updating their plans with additional elements to distinguish and buffer the front entries of the units from the sidewalk, including the addition of entry shade canopies and planter boxes for additional landscaping. The Mayor and Council also inquired about the history of MPDUs with this project, and the Applicant responded that while no new MPDUs were proposed with this

amendment, the building would continue to provide 32% of its units as MPDUs, exceeding the 15% requirements, as was established in previous approvals.

Next Steps

Following the Commission's review, the Project Plan application will be scheduled for a public hearing by the Mayor and Council. Upon hearing information and feedback from the public hearing, the Mayor and Council will render a final decision on the proposed Project Plan as an amendment to the Planned Development via adoption of a resolution, incorporating the findings as required by Section 25.07.01.b.2 of the Zoning Ordinance. If the application is approved, the Mayor and Council will establish a period within which construction of the approved Project Plan must commence. Following Project Plan approval, the Applicant must obtain approval of a Level 2 Site Plan.

Findings

In accordance with Section 25.14.07.e.2, any proposal to amend the Planned Development Governing Documents must comply and be processed in accordance with the requirements for a Project Plan as set forth in Article 7. Pursuant to Section 25.07.01.b.2, a Project Plan may be approved only if the Mayor and Council find that the approval of the application will not:

(i) *Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project:*

The Applicant's proposed design seeks to produce additional housing units within the envelope of the existing building by utilizing existing ground-floor commercial space that has been vacant since 2021. The proposed conversion into 13 residential units would mostly involve interior alterations to the building and minor modifications to the building's exterior façade. These improvements will add new housing options to Town Center to assist in supporting the surrounding business district and will enhance the safety of the surrounding area by adding use and activity to the street-level of the building. The project will be required to abide by all applicable building and construction requirements to ensure public health and safety are maintained during and after the construction phase of the project. Therefore, the proposed conversion is not anticipated to adversely affect the health or safety of persons residing or working in the neighborhood of the project.

(ii) *The Project Plan will not be in conflict with the Plan.*

The project is not in conflict with the Rockville 2040 Comprehensive Plan. This project falls within Planning Area 1 of the Plan. On January 27, 2025, the Rockville Mayor and Council adopted the 2025 *Rockville Town Center Master Plan* as an amendment to the Comprehensive Plan, originally adopted in August 2021. Adoption of this updated plan repeals and replaces the Planning Area 1 chapter of the Plan and the 2001 *Town Center*

Master Plan. With the exception of several specific properties, the 2025 *Town Center Master Plan* (TCMP) retains the existing land use policy established in the Plan for most properties in the Town Center. The 2025 Plan does not provide specific recommendations for the subject property. However, staff finds the following compatibilities outlined in the *Town Center Master Plan*:

- Goal 1, Land Use: “Target appropriate areas for higher density residential developments to reach 3,000 new residential units by 2040. Provide a variety of development types to adapt to marketplace demands and to address missing middle housing” (page 41). In response to changing market demands, the Applicant is proposing additional residential units in Town Center where additional residential density is encouraged by the TCMP.
- Action 1.1, Land Use: “There should be no requirement for ground floor retail, although street-facing, active ground floor uses, including residential or quasi-retail uses should be encouraged” (page 42). The Applicant is proposing a conversion from vacant ground floor retail space to residences as anticipated and encouraged by the TCMP.
- Housing Chapter: “The city encourages the development of a wide variety of unit types - this refers to different housing typologies (such as townhomes and multifamily apartment buildings) but also provides a mix of units within those typologies (studios, 1-bedroom units, 2-bedroom units, etc.). The city encourages unit mixes in development projects to contain the full range of unit types that the market can support of different sizes and layouts to accommodate the greatest variety of households” (page 60). The Applicant proposes 13 new residential units within the existing building that will include 1, 2 and 3-bedroom units to appeal to a variety of family sizes.
- Policy 12.1, Sustainability: “Encourage the adaptive reuse of buildings and coordinate with property owners to increase efficiency within existing buildings” (page 91). The Applicant proposes to adaptively reuse a ground-floor commercial space that has been vacant since 2021 by converting such space into 13 residential units, that will allow the property owner to more efficiently use such space within the existing building, consistent with this policy.

(iii) *Overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted Adequate Public Facilities Standards;*

The Project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.

Schools

The property is served by the Richard Montgomery Cluster Area (Beall Elementary School, Julius West Middle School, and Richard Montgomery High School), and is located within a Infill School Impact Area. Using the corresponding Montgomery County FY2025-20230 Student Generation Rates, the proposed development will generate the following number of students:

- 1 student at the elementary school grade level;
- 0 students at the middle school grade level; and,
- 0 students at the high school grade level

The current school test standards of the APFS utilize a seat deficit and capacity percentage calculation to determine adequacy. The maximum permitted capacity level is 120% and no more than a 110-seat capacity deficit in elementary schools and 180-seat capacity deficit in middle schools. The proposed development meets these standards at all three grade levels as shown in the table below.

School Test: Seat Deficit \geq 110 Seats (Elem.) or \geq 180 (Middle) and Percent Utilization $>120\%$ (Elem., Middle, and HS) = Moratorium						
School Type (Richard Montgomery Cluster)	Projected 2029-30 Enrollment	Students Generated by Proposed Development	100% MCPS Program Capacity 2029-30	Enrollment Including Proposed Development	School Percent Utilization in 2029-2030	School Percent Utilization in 2029-30 with Proposed Development
Beall ES	440	1	663	441	66.4%	66.5%
Julius West MS	1,404	0	1,432	1,404	98.0%	98.0%
Richard Montgomery HS	2,604	0	2,236	2,604	116.5%	116.5%

Traffic and Transportation

With no changes proposed to the existing and built transportation and access infrastructure, and considering the proposed changes are resulting in fewer AM and PM vehicle trips, the approval of the proposed plan will have no impact to the existing and planned transportation infrastructure serving the site.

Access and Circulation:

1. Passenger Vehicle:

The development vehicular access will be provided to East Middle Lane to the north and East Montgomery Avenue to the south via existing service and parking

driveways on Monroe Street and Helen Heneghan Way. These roadways are classified as Business District roadways, and as such existing buffered sidewalks are provided along the site frontage on East Middle Lane, Monroe Street, Helen Heneghan Way and East Montgomery Avenue. Truck (loading and trash) access to the site will continue to be along the service driveway, with an entrance on Helen Heneghan Way and exiting onto Monroe Street. The loading area will accommodate head-in and head-out turning maneuvers without impacting the public right-of-way. The property is located within the designated Rockville Metrorail Transit Oriented Area, as defined by the CTR guidelines.

2. *Pedestrian Access:*

No changes to existing pedestrian access to existing sidewalks are proposed.

3. *Transit Access:*

The Rockville Metrorail/ MARC commuter train and Amtrack reginal train station, is located approximately 0.2 miles from the site. The WMATA Metrorail Red Line runs from the Shady Grove station in Rockville to Glenmont in Silver Spring by way of downtown Washington, DC. There are two (2) bus stops near the site, located on East Middle Lane at its intersection with Monroe Street. The bus stop serves one (1) WMATA bus route (T2) and three (3) Montgomery County Ride-On Bus routes (45, 55, 301).

Trip Generation

Using the approved trip generation rates outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, the proposed changes in use will generate 28 fewer trips in the morning peak hour (18 fewer inbound & 10 fewer outbound) and 64 fewer trips in the afternoon peak hour (32 fewer inbound & 32 fewer outbound)..

Water and Sewer

In a letter dated July 2, 2025 (see “Water and Sewer Authorization Letter” attachment) the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City’s water and sanitary sewer systems. The Water and Sewer Authorization Approval Letter lists project specific conditions of approval.

(iv) Constitute a violation of any provision of the Zoning Ordinance or the applicable law;

Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds that the development proposal is consistent with the Zoning Ordinance requirements. The project complies with the applicable development standards and design regulations of the governing PD-RCI documents and the equivalent MXTD zone. The scope of the project is focused toward interior alterations to transform the existing vacant ground-floor retail space into 13 new residential units; exterior modifications will be limited to minor façade updates to create new residential frontages. In addition to

authorizing the change in uses on the site, the project also meets the corresponding parking requirements for both automobiles and bicycle vehicles for the change in use. Beyond the proposed project scope, the overall building and site will continue to comply with the requirements as established by the PD-RCI governing documents and the equivalent MXTD zone as was approved with the previous Project Plan PJT2014-00003. As previously mentioned, the 2014 Project Plan approval designated the site to provide 32% of its units as MPDUs, exceeding the 15% minimum required. Under the current proposal, the site will continue to exceed the minimum requirements and no additional MPDUs are required with the current proposal.

No changes to bicycle access are proposed, and the project will meet the bicycle parking requirements required under City Code as noted later in this report. The existing access points along the Monroe Street frontage, allow for easy access to bicycle lanes along East Middle Lane and the signed shared roadway along Monroe Street which connect the site to an existing network of bike lanes and signed shared roadways near the site and provide access to Rockville Metrorail station (Red Line). A bi-directional Shared Use Path is also planned by the city along the Monroe Street frontage as part of the Fleet Street and Monroe Street Complete Streets project.

Pedestrian elements within the right-of-way shall be fully accessible and comply with the criteria for accessible routes in the 2010 ADA Standards for Accessible Design. Where the running slope of a sidewalk exceeds 1:20, such sidewalk or portion thereof shall comply with the requirements for ramps found in §405 of the 2010 ADA Standards for Accessible Design. Conformance with other requirements, including but not limited to other zoning requirements, city codes, and the building code, will be confirmed through the site plan, permit review, or other applicable process.

(v) *Adversely affect the natural resources or environment of the City or surrounding areas.*

Stormwater Management

Stormwater Management (SWM) for this project will be provided by a monetary contribution in lieu of providing water quality volume, channel protection volume and water quantity management for the minimal new and replaced impervious areas associated with retrofitting the existing building.

Forestry

Forest Conservation

The subject property is subject to an existing forest conservation plan under FTP2006-00019. That plan met the required forest conservation requirements for the entirety of the subject property. There are no anticipated changes to the existing forest conservation plan, which will remain in effect.

Significant Trees

The NRI/FSD (see “Approved NRI Plan” attachment), 2025-22-NRI, that was approved by CPDS on March 3rd, 2025, identified nineteen (19) street trees on the subject property. These trees are not proposed for removal and will be preserved throughout the project.

Street Trees and Lot Trees

The proposed application does not involve subdivision, and as a result the subdivision regulations are not applicable. However, street trees were previously provided in association with the development of the property and are in existence on the subject property. This was confirmed through a recent NRI/FSD.

Historic Resources

The property is not within a historic district and has no potential historic resources on site.

Recommendation

Staff recommends that the Planning Commission forward to the Mayor and Council a recommendation to approve Project Plan application PJT2025-00020, a proposed amendment to the Rockville Center Inc. PD initially approved with Preliminary Development Plan PDP94-00001, as amended and the subsequent Project Plan PJT2014-00003, subject to the findings and conditions identified in this report.

The Planning Commission must review the Project Plan application and provide an opportunity for public comment. After its review, the Commission shall prepare and transmit its comments and recommendation on the application to the Mayor and Council.

Conditions

Staff recommends approval of the application subject to the following conditions, to be incorporated into a Resolution for Mayor and Council consideration:

Planning and Zoning

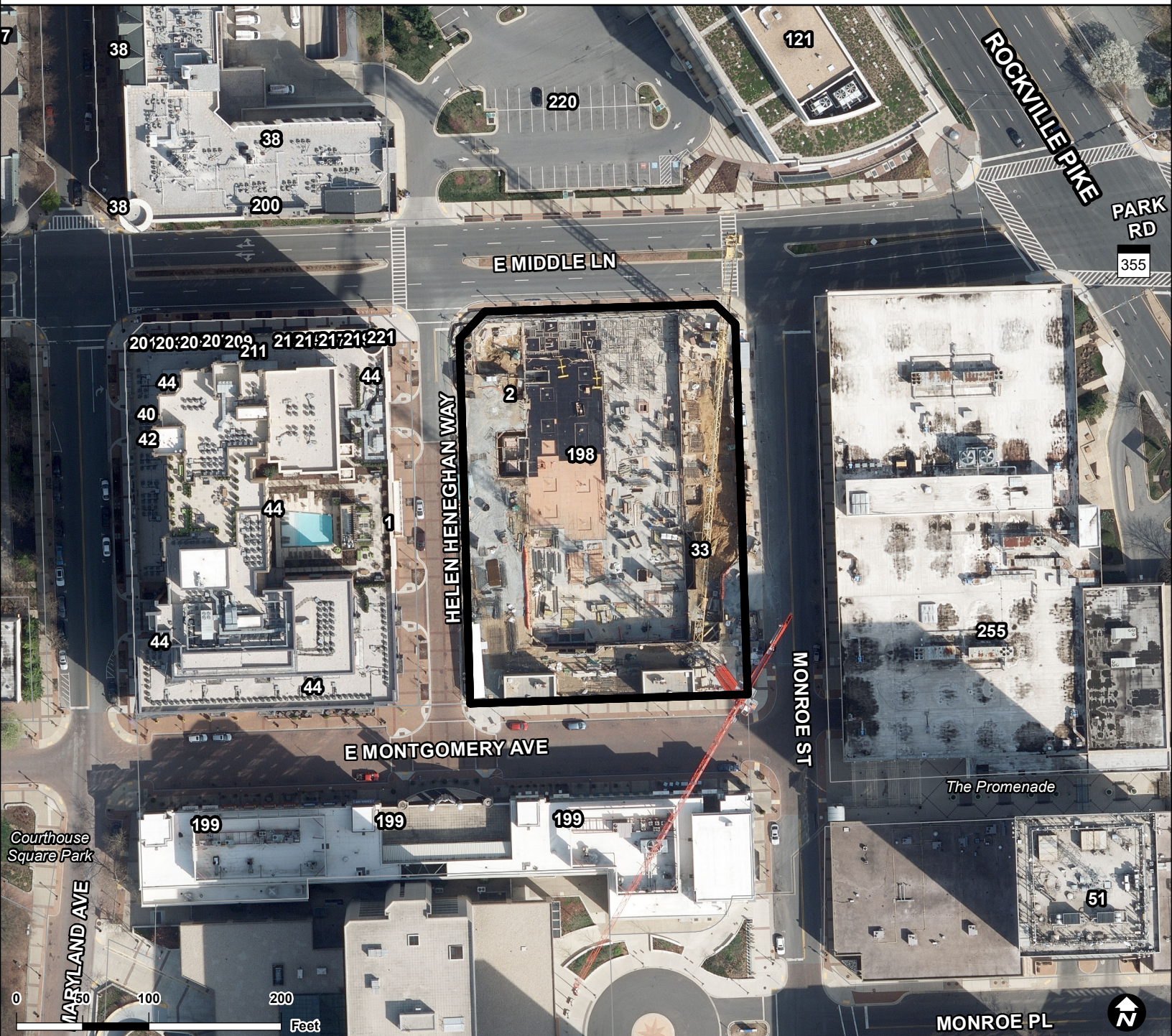
1. The proposed development will be designed and constructed in a manner consistent with the concept design, graphic conceptual representation, and all associated development tables included in the project plan set.

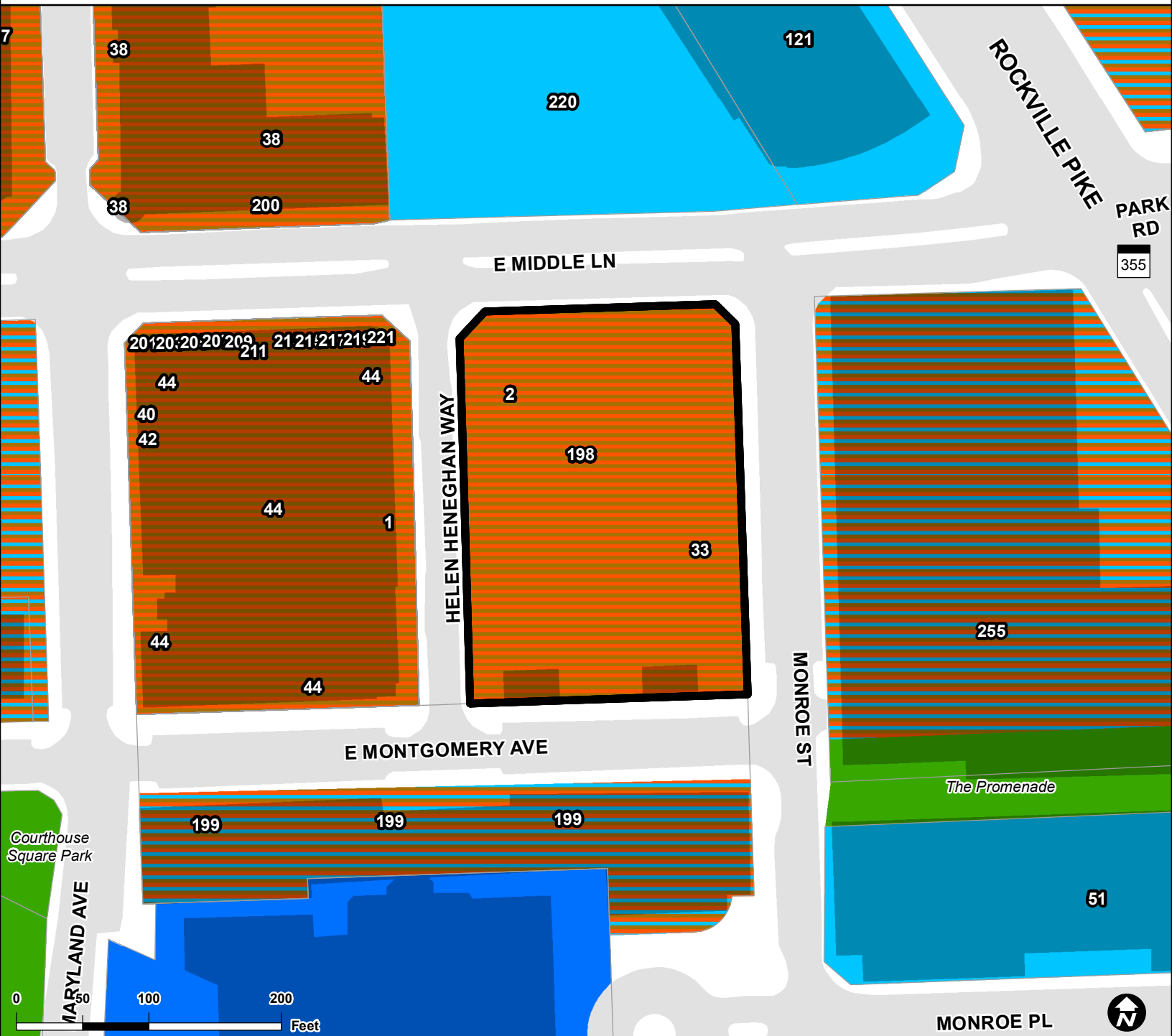
DPW – Engineering

2. The applicant shall comply with the conditions of DPW’s Water & Sewer Authorization Approval Letter dated July 2, 2025.

Attachments

Attachment #1 - Aerial Map, Attachment #2 - Land Use Map, Attachment #3 - Zoning Map, Attachment #4 - Project Plan Documents, Attachment #5 - Project Plan Application, Attachment #6 - Statement of Justification, Attachment #7- Parking Narrative, Attachment #8 - Public Testimony, Attachment #9 - Water and Sewer Authorization Letter, Attachment #10 - Approved NRI Plan



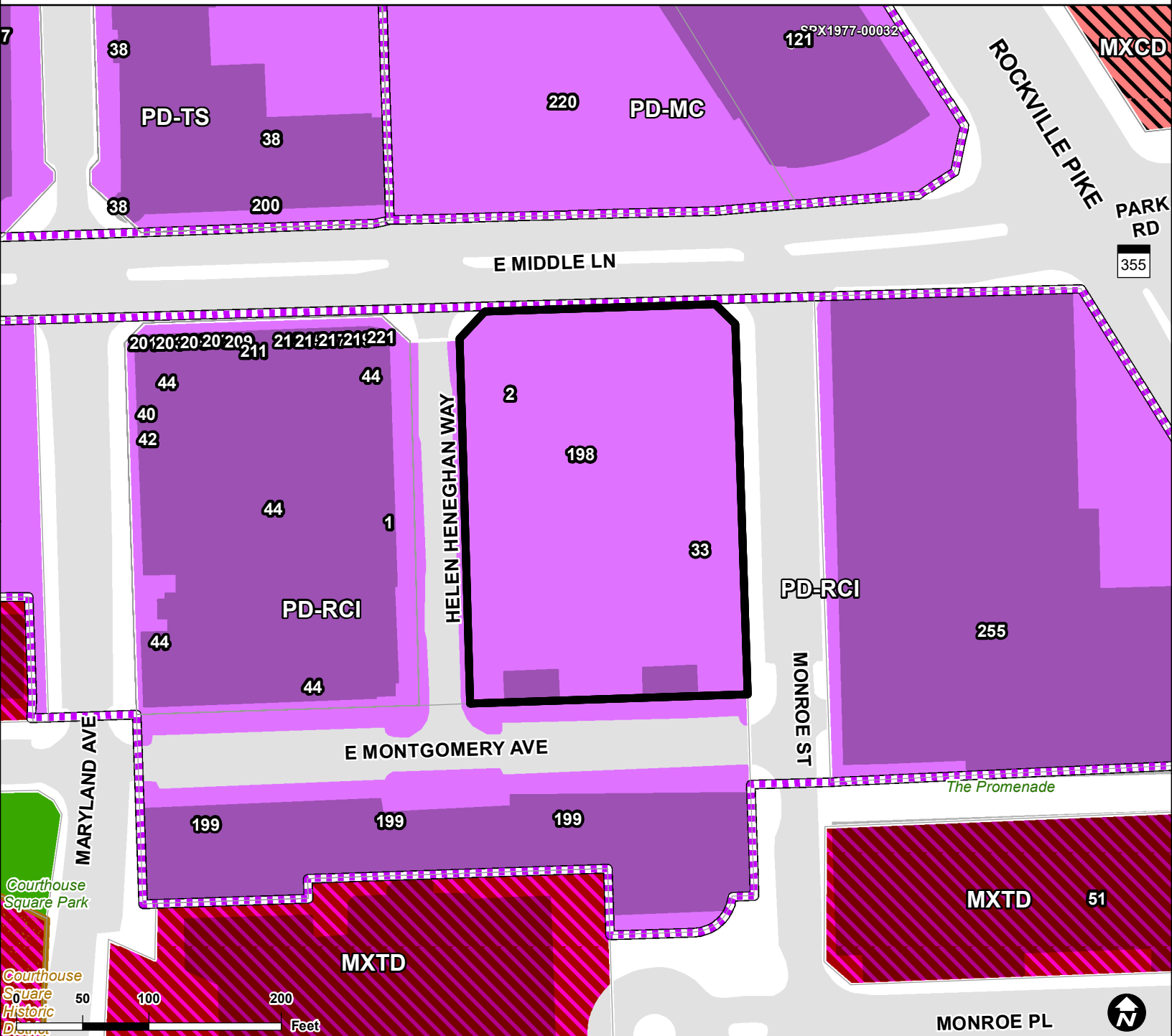


Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office

- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional

- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- Potential Future Park Asterisk



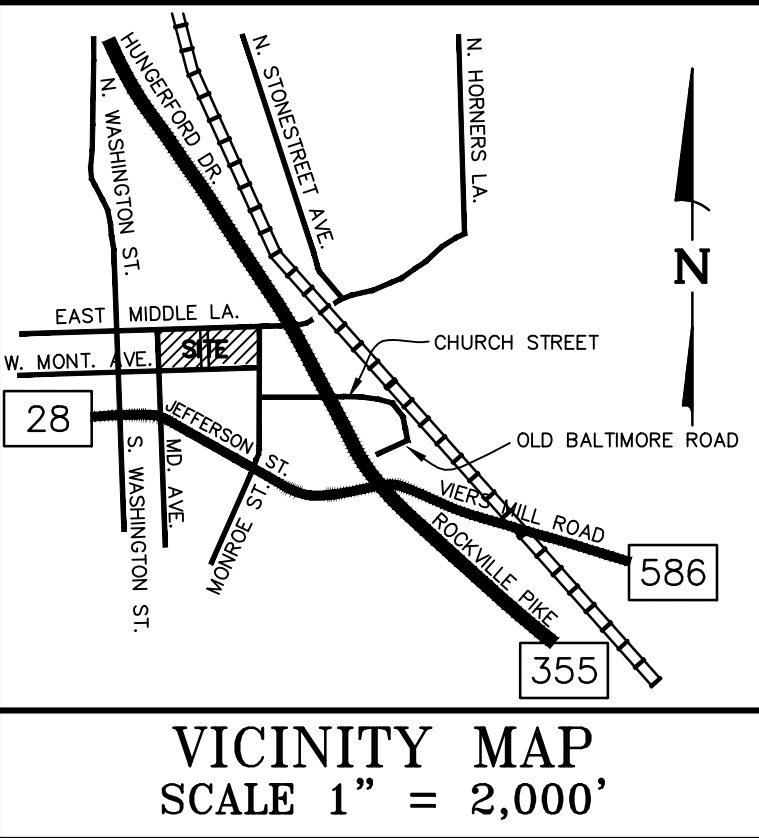
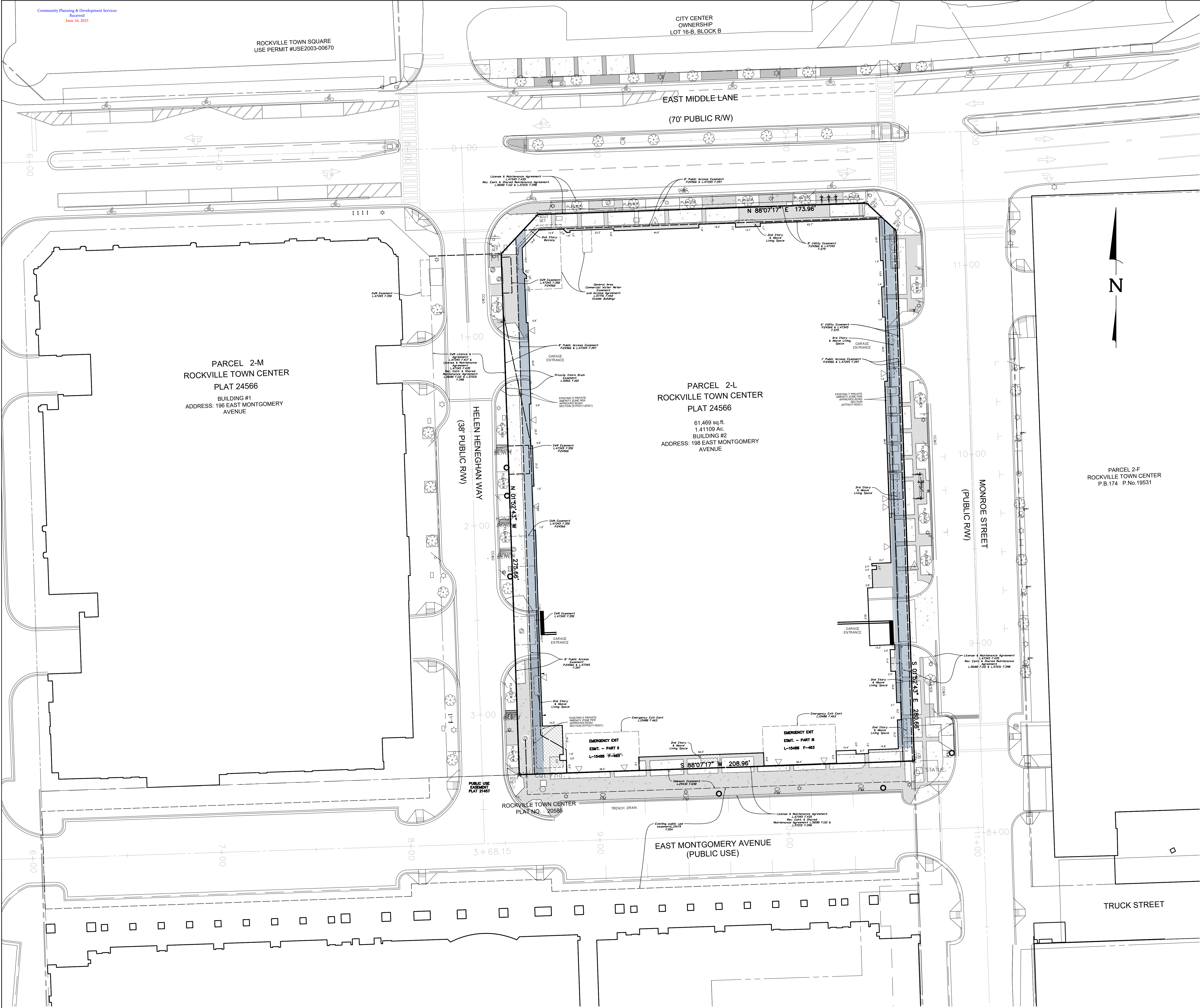
Zoning Overlays

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- * Special Exceptions

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial



MHG

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com

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Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35188 Exp. Date: 01/05/2028

COMSTOCK 33 MONROE, LLC

1900 RESTON METRO PLZ
10TH FLOOR
RESTON, VA 20190

CONTACT: RICK BIERBOWER
PHONE: 703-230-1164
EMAIL: rbierbower@comstock.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSC 218E07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PARCEL 2-L
ROCKVILLE
TOWN CENTER**

PROJ. MGR KJH
DRAWN BY KJH
SCALE 1"= 20'
DATE 12/26/2024

**EXISTING
CONDITIONS**

PJT2025-00020

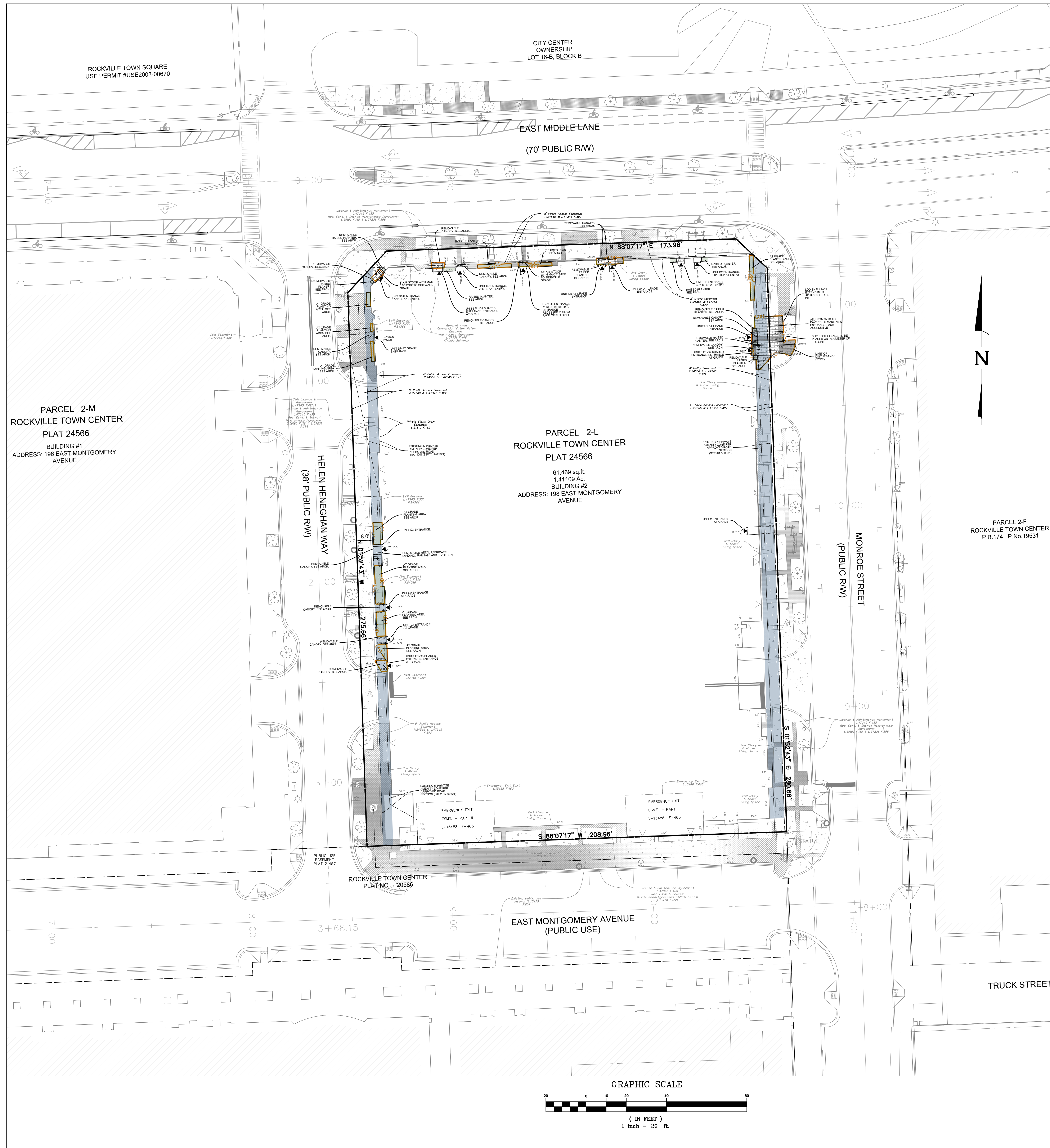
PJ0.01
PROJECT NO. 93.395.77

GENERAL NOTES

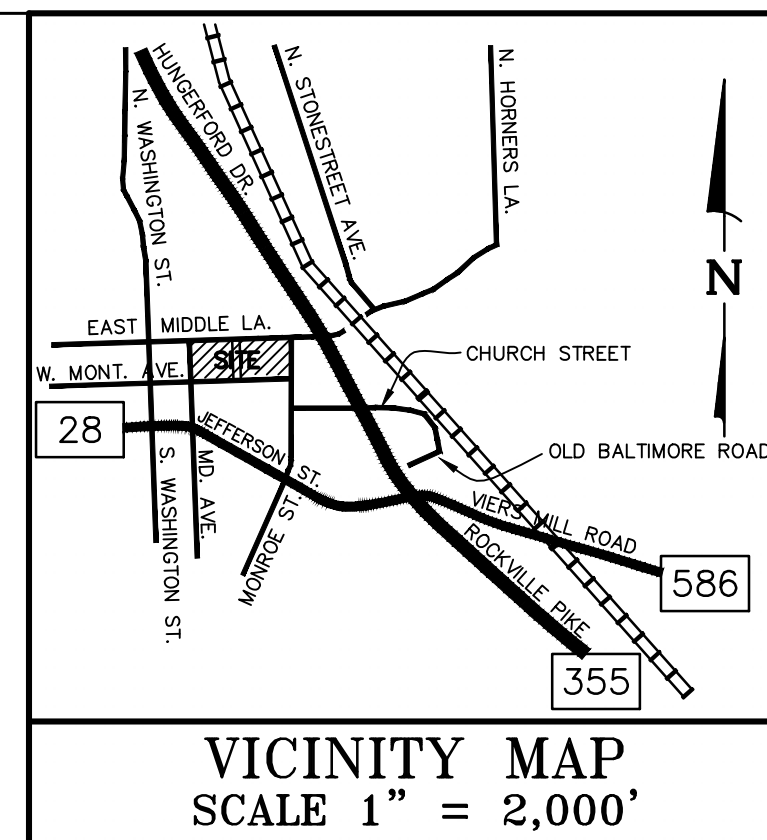
Property is zoned PD-R(C) (Planned Development Rockville Center, Inc.).

- Horizontal Datum is based on the Maryland Coordinate System NAD 83 (1991). Datum as projected by NGS. Stations used are B0553 with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. 1011 with coordinates of North 160,993.024 meters and East 392,989.07 meters. The combined scale factor is 0.999940295. This survey meets the positional tolerance as specified by Title 19, Subtitle 13, Chapter 6, Sections 10 and 12 of the Minimum Standards of Practice for Land Surveyors.
- The property is located in Flood Hazard Zone X, areas determined to be outside the 0.2% annual chance floodplain as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Number 2451003340 effective date: September 29, 2006.
- Acceptable field practices and methods were used in the compilation of this survey. The survey was performed by MHG on September 24, 2018 and updated November 16, 2018 and is within the Maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey.
- The locations of existing underground utilities are shown in their approximate locations as per available records. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
- The Property address is 198 East Montgomery Avenue, Rockville, MD.

This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L and revise the parking calculations.



Community Planning & Development Services
Revised
June 16, 2025



MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com
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Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/196 East Montgomery Avenue
Includes Proposed 13 additional residential units and 6500 of commercial space

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No. PARKING WVR	40% COMM WVR or 15% RES WVR (FNU)	PEAK TIME DEMAND # SPACES
Residential Use (214)						
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
Institutional Use						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal - Institutional	150		50	50		50
Commercial Use (3)						
Restaurant Space - General	6,500					
Patron Area	1,024	1 per 50 sf	20.48		13	13
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93
Employees	20	1 per 2 empl	10		6	6
Outdoor Space	1,500	1 per 80	18.75		12	12
Subtotal - Commercial use	8,000	gcf (indoor/outdoor)	203.89		124	124
Replacement of Existing Parcel						
2-K surface pkg for PDF uses incl In Project			200		200	200
Total Parcel 2-L Required Parking						
(1229 + 50 + 124 + 403) = 2000						
Total Parking Provided on 2-L (FNU)						
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 (FNU)	PEAK TIME DEMAND # SPACES
Residential Use (214)						
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
Commercial Use (3)						
Hotel - Guest rooms	140	0.33/guestroom	46.67		28	28
Hotel - employees	38	1 per 2 empl	19		5.4	5.4
Hotel - meeting space	1930	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	2405	1 per 200 sf	12.03		7.2	6.5
Restaurant Space - General	11150					
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 PDF uses incl In Project			161		161	161
Total Parcel 2-M Required Parking						
(232 + 137 + 161 + 590)						
Total Parking Provided on Parcel 2-M						
590						

Notes

- Time of Day Demand spaces required during the peak weekday evening period per City Code 25.15.03.4.6 after application of 40% parking waiver on non-residential uses per PD1594-0001 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.
- Retail includes all retail, commercial, and service uses permitted in PD194-001 and the equivalent MXD 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.
- Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.
- Vollet parking for the Hotel guest at the option of the Hotel operator.
- Vollet parking permitted for additional 133 cars per approved USE2006-00699.

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, 255 Rockville Pike provides balance Retail Pavilion PDF parking

Use	Table 1+2 Bldg 1+2	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
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 Comstock Project Provided							
2-M		590	590	590	590	590	590
2-L		603	603	603	603	603	603
Surplus Parking		+515	+28	+94	+465	+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 + Comstock Project with Addl 13 DU

Use	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
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						
2-M	1667	1667	1667	1667	1667	1667
2-L	603	603	603	603	603	603
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. 201 Surplus Spaces within PDP upon completion BLVD Lofts Project Bldg 2.

PARKING SUMMARY BY BLOCK

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-L/ 196 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	-0-
Total Parking in PDP	1667 spaces

Preliminary Development Plan (PDP) Amendment Hotel APPROVED PD194-0001E			PDP Amendment Phase 2 Additional Residential PJT2014-00003 APPROVED 2013			PDP Amendment Retail to Residential Conversion - Ansel Adams		
Total	2-J now 2-M	2-K now 2-L	Total	2-J now 2-M	2-K now 2-L	Total	2-J now 2-M	2-K now 2-L
485 Dwelling Units	263 Dwelling Units	222 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units	676 Dwelling Units	263 Dwelling Units	413 Dwelling Units
Hotel with 100 am & pm trips reserved			Hotel 140 Guest Rooms Per STP2012-0105	140 Guest Rooms		Hotel 140 Guest Rooms Per STP2012-0105	140 Guest Rooms	
Hotel per USA2006-0699A								
45,300 Commercial gsf	23,100 gsf Commercial	22,200 gsf Commercial	45,300 gsf Commercial	23,100 gsf Commercial	22,200 gsf Commercial	29,789 gsf Commercial	23,100 gsf Commercial	6,500 gsf Commercial
1155 Parking	590 spaces	566 spaces	1,248 spaces min	590 spaces	658 spaces	1193 spaces min	590 spaces	603 Spaces*
Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED			Site Plan STP2017-00321 Amendment APPROVED Phase 2 Residential			*See parking tables		
Total	2-J now 2-M	2-K now 2-L	Total	2-J now 2-M	2-K now 2-L			
485 Dwelling Units	263 Dwelling Units	222 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units			
140 Guest Room Hotel	140 Guest Rooms		140 Guest Rooms	140 Guest Rooms				
45,300 gsf Commercial	Hotel Restaurant 1,145 sf	22,200 gsf	45,300 gsf Commercial	22,745 gsf Commercial	22,200 gsf Commercial			
	Hotel Meeting 1,910							
	Hotel Lobby 3,300+							
	Retail 6,150 sf							
	Rest 7,900 sf							
	Total 23,045+							
Parking 2-J/ 2-K	420 spaces	366 spaces	Parking 2-L/ 2-M	420 spaces	403 spaces			
Parking Retail Pavilion	161 spaces replacement	200 spaces replacement	Parking Retail Pavilion	161 spaces replacement	200 spaces replacement			
Total Parking 1,155 spaces	590 spaces	566 spaces	Total Parking 1,248 spaces	590 spaces	603 spaces			

This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L and revise the parking calculations.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35188 Exp. Date: 01/05/2028

COMSTOCK 33 MONROE, LLC

1900 RESTON METRO PLZ
10TH FLOOR
RESTON, VA 20190

CONTACT: RICK BIERBOWER
PHONE: 703-230-1164
EMAIL: rbierbower@comstock.com

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GR342 W58C 218NE07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

PROJ. MGR KJH

DRAWN BY KJH

SCALE 1"= 20'

DATE 12/26/2024

PROJECT PLAN

PJT2025-00020

PJ2.01

PROJECT NO. 93.395.77



A1 Retail Conversion - Overall View Ground Floor
1/16" = 1'-0"

NOTE:
1. SCREENED PORTIONS OF PLAN ARE NOTE IN THE SCOPE OF THE PROPOSED CONVERSION OF RETAIL TO RESIDENTIAL
2. PROPOSED BUILDING AND UNIT ENTRIES ARE MARKED WITH A BLACK ARROW - ▲



A6 Retail Conversion - Overall View Mezzanine L2
1/16" = 1'-0"

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

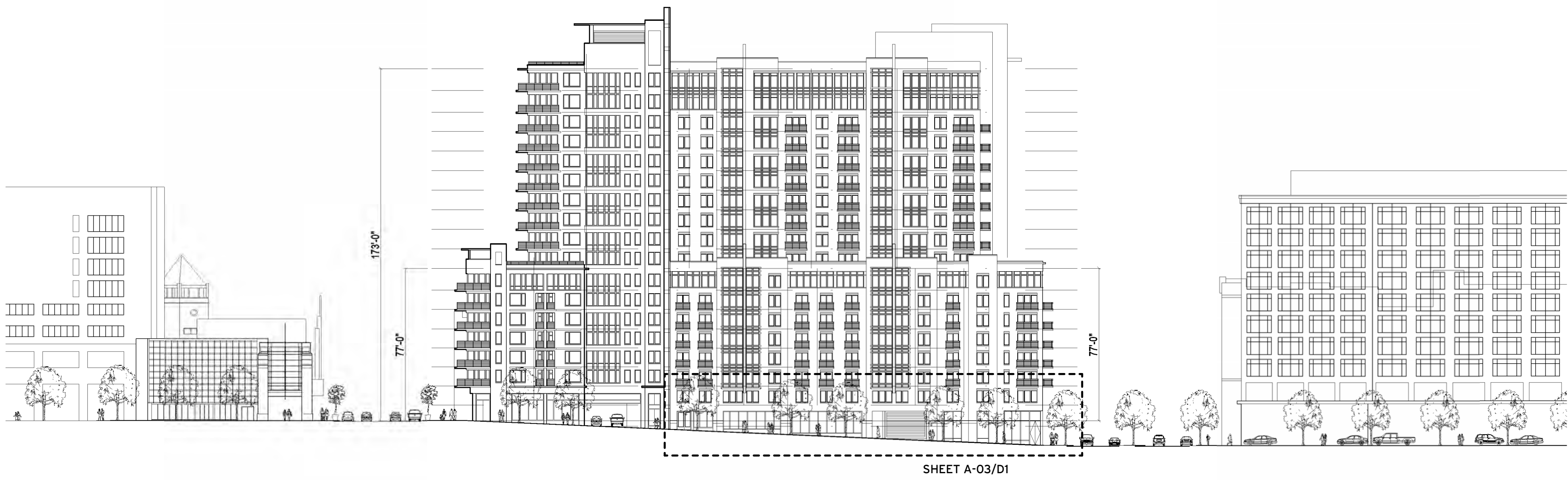
Issue
NO. DATE

Revisions
NO. DATE

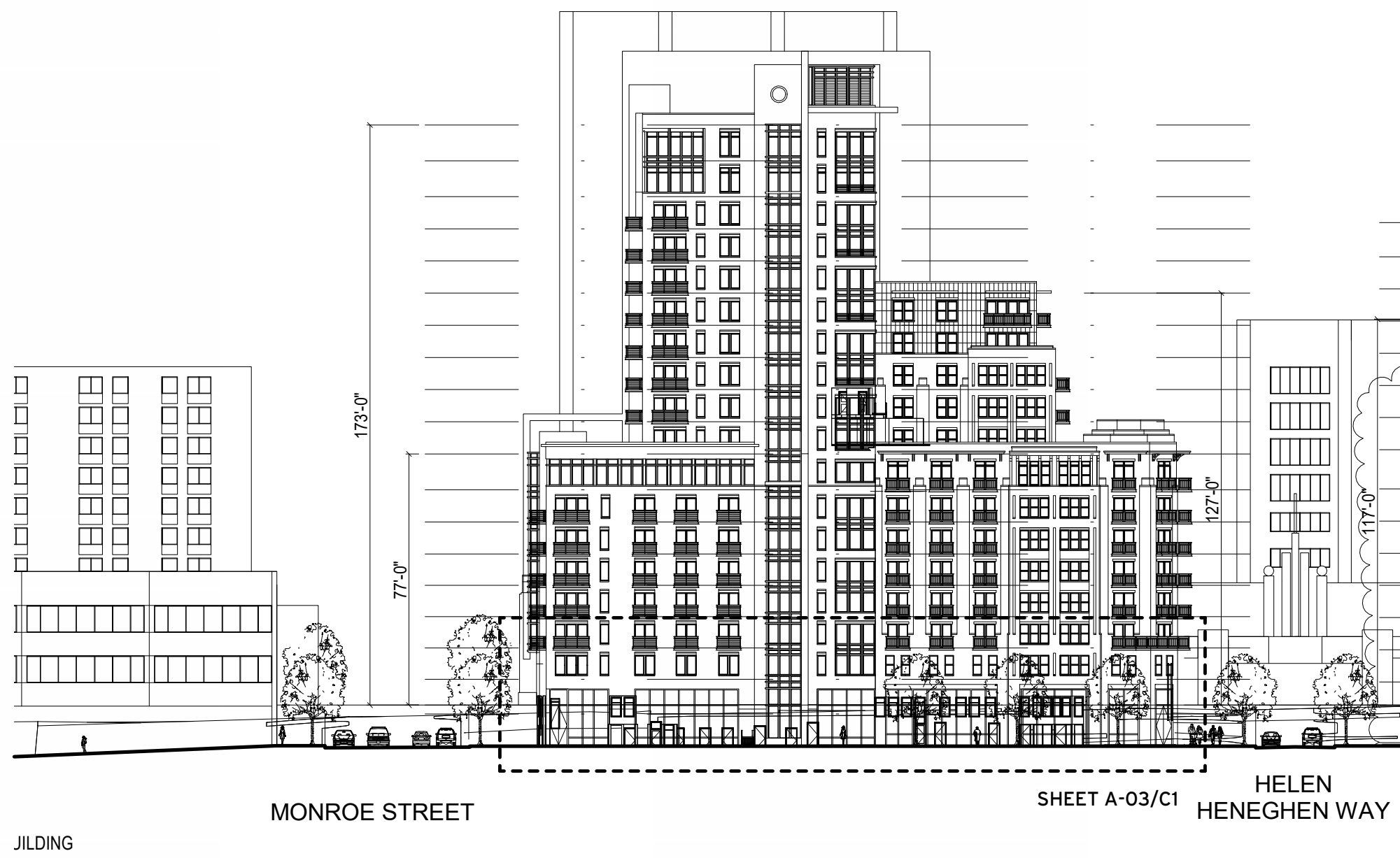
Floor Plans

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
1/16" = 1'-0"
APPROVED
JOB NO.
23338.BAC
DRAWING NO.
A-01

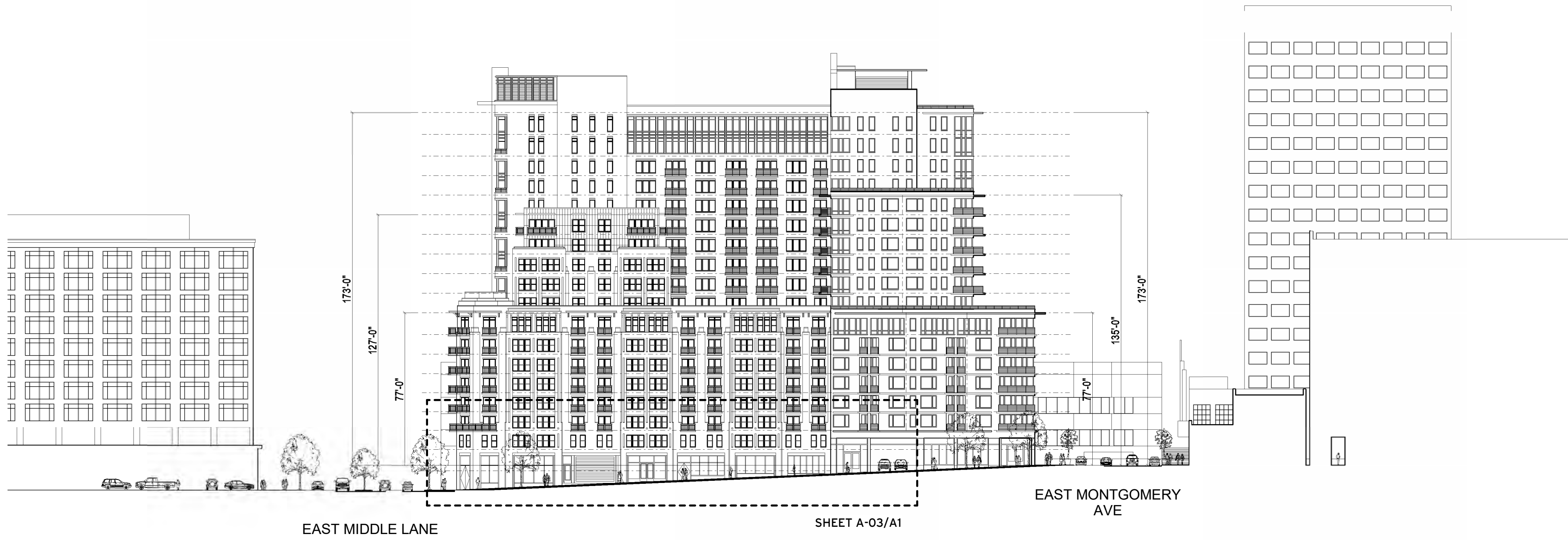
SITE PLAN RESUBMISSION - MAY 19, 2025



E1 EAST ELEVATION (MONROE STREET)
1" = 40'-0"



C1 NORTH ELEVATION (EAST MIDDLE LANE)
1" = 40'-0"



A1 WEST ELEVATION (HELEN HENEGHAN WAY)
1" = 40'-0"

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

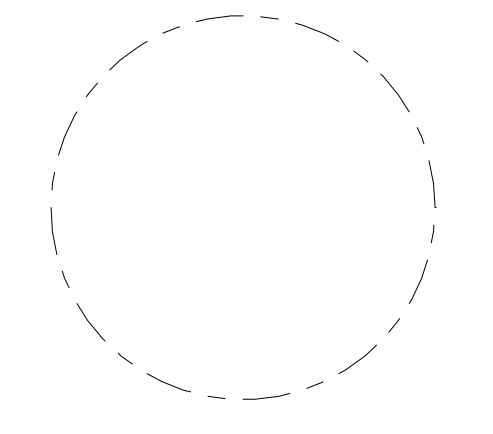
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



Elevations Key

PRINCIPAL IN CHARGE J.J.	
PROJECT ARCHITECT S.A.	
DRAWN D.O., J.C.	
DATE May 19, 2025	APPROVED
SCALE: 1" = 40'-0"	JOB NO. 23338.BAC
DRAWING NO. A-02	

BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION

OWNER:
COMSTOCK 33 Monroe, L C



A-03

NOTE:
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL DETAILS
ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL BUILDING DESIGN

**TORTI
GALLAS +
PARTNERS**
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C



RETAIL D-F PERSPECTIVE LOOKING SOUTHWEST



RETAIL D-F PERSPECTIVE LOOKING SOUTHEAST



RETAIL C PERSPECTIVE LOOKING NORTHWEST

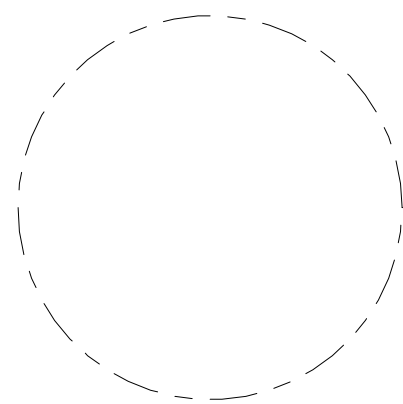


RETAIL G PERSPECTIVE LOOKING SOUTHEAST

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Perspective
Views**

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
APPROVED
JOB NO.
23338.BAC

DRAWING NO.
A-04

SITE PLAN RESUBMISSION - MAY 19, 2025

HINKLEY.&R.

HINKLEY LIGHTING, INC.
52005 P.O. BOX 440000
DALLAS, TEXAS 75244-0000
HINKLEY@HINKLEY.COM 1-800-838-8800



GLACIER 2830BZ	
BRONZE	
WIDTH	4.6"
HEIGHT	16.5"
WEIGHT	5.0 LBS
MATERIAL	ALUMINUM
GLASS	CLEAR BEZEL
BACKPLATE WIDTH	4.6"
BACKPLATE HEIGHT	4.6"
SOCKET	10W LED (3000K)
LED INFO:	
LUMENS	800
COLOR TEMP.	2700K
CRI	91
BEAM SPREAD	1.1 X 1.0W
BEAM SPREAD	1.1 X 1.0W
NOTES	LED COMPONENTS CARRY A 5-YEAR LIMITED WARRANTY
EXTENSION	
TYPE	4.6"
CERTIFICATION	C-UL8 WET RATED
VOLTAGE	120V
LED	4000000000000000

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLOR AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR "LIFE AGLOW."

lifeA.GLOW®

FLEX-BAR [OPEN]

STANDARD SPECIFICATIONS

ROOSING

The modern design is a new pre-hanging assembly with the diffuser held gently by formed ribs. The mounting system allows the user to adjust the parts that are needed and the overall look. The mounting system is not recommended for installation along coastal areas. Contact factory for further details.

DIFFUSER

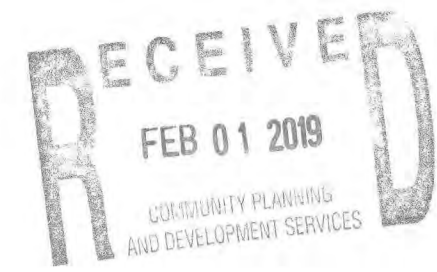
A simple white UV stabilized acrylic panel provides an understated elegance to this sleek design.

LED PERFORMANCE - 3000K STANDARD

120/270° 3000K 90° 30° 15° 0° 15° 30° 45° 60° 75° 90° 105° 120° 135° 150° 165° 180° 195° 210° 225° 240° 255° 270° 285° 300° 315° 330° 345° 360° 375° 390° 405° 420° 435° 450° 465° 480° 495° 510° 525° 540° 555° 570° 585° 600° 615° 630° 645° 660° 675° 690° 705° 720° 735° 750° 765° 780° 795° 810° 825° 840° 855° 870° 885° 900° 915° 930° 945° 960° 975° 990° 1005° 1020° 1035° 1050° 1065° 1080° 1095° 1110° 1125° 1140° 1155° 1170° 1185° 1200° 1215° 1230° 1245° 1260° 1275° 1290° 1305° 1320° 1335° 1350° 1365° 1380° 1395° 1410° 1425° 1440° 1455° 1470° 1485° 1500° 1515° 1530° 1545° 1560° 1575° 1590° 1605° 1620° 1635° 1650° 1665° 1680° 1695° 1710° 1725° 1740° 1755° 1770° 1785° 1800° 1815° 1830° 1845° 1860° 1875° 1890° 1905° 1920° 1935° 1950° 1965° 1980° 1995° 2010° 2025° 2040° 2055° 2070° 2085° 2100° 2115° 2130° 2145° 2160° 2175° 2190° 2205° 2220° 2235° 2250° 2265° 2280° 2295° 2310° 2325° 2340° 2355° 2370° 2385° 2400° 2415° 2430° 2445° 2460° 2475° 2490° 2505° 2520° 2535° 2550° 2565° 2580° 2595° 2610° 2625° 2640° 2655° 2670° 2685° 2700° 2715° 2730° 2745° 2760° 2775° 2790° 2805° 2820° 2835° 2850° 2865° 2880° 2895° 2910° 2925° 2940° 2955° 2970° 2985° 3000° 3015° 3030° 3045° 3060° 3075° 3090° 3105° 3120° 3135° 3150° 3165° 3180° 3195° 3210° 3225° 3240° 3255° 3270° 3285° 3300° 3315° 3330° 3345° 3360° 3375° 3390° 3405° 3420° 3435° 3450° 3465° 3480° 3495° 3510° 3525° 3540° 3555° 3570° 3585° 3600° 3615° 3630° 3645° 3660° 3675° 3690° 3705° 3720° 3735° 3750° 3765° 3780° 3795° 3810° 3825° 3840° 3855° 3870° 3885° 3900° 3915° 3930° 3945° 3960° 3975° 3990° 4005° 4020° 4035° 4050° 4065° 4080° 4095° 4110° 4125° 4140° 4155° 4170° 4185° 4200° 4215° 4230° 4245° 4260° 4275° 4290° 4305° 4320° 4335° 4350° 4365° 4380° 4395° 4410° 4425° 4440° 4455° 4470° 4485° 4500° 4515° 4530° 4545° 4560° 4575° 4590° 4605° 4620° 4635° 4650° 4665° 4680° 4695° 4710° 4725° 4740° 4755° 4770° 4785° 4800° 4815° 4830° 4845° 4860° 4875° 4890° 4905° 4920° 4935° 4950° 4965° 4980° 4995° 5010° 5025° 5040° 5055° 5070° 5085° 5100° 5115° 5130° 5145° 5160° 5175° 5190° 5205° 5220° 5235° 5250° 5265° 5280° 5295° 5310° 5325° 5340° 5355° 5370° 5385° 5400° 5415° 5430° 5445° 5460° 5475° 5490° 5505° 5520° 5535° 5550° 5565° 5580° 5595° 5610° 5625° 5640° 5655° 5670° 5685° 5700° 5715° 5730° 5745° 5760° 5775° 5790° 5805° 5820° 5835° 5850° 5865° 5880° 5895° 5910° 5925° 5940° 5955° 5970° 5985° 6000° 6015° 6030° 6045° 6060° 6075° 6090° 6105° 6120° 6135° 6150° 6165° 6180° 6195° 6210° 6225° 6240° 6255° 6270° 6285° 6300° 6315° 6330° 6345° 6360° 6375° 6390° 6405° 6420° 6435° 6450° 6465° 6480° 6495° 6510° 6525° 6540° 6555° 6570° 6585° 6600° 6615° 6630° 6645° 6660° 6675° 6690° 6705° 6720° 6735° 6750° 6765° 6780° 6795° 6810° 6825° 6840° 6855° 6870° 6885° 6900° 6915° 6930° 6945° 6960° 6975° 6990° 7005° 7020° 7035° 7050° 7065° 7080° 7095° 7110° 7125° 7140° 7155° 7170° 7185° 7200° 7215° 7230° 7245° 7260° 7275° 7290° 7305° 7320° 7335° 7350° 7365° 7380° 7395° 7410° 7425° 7440° 7455° 7470° 7485° 7500° 7515° 7530° 7545° 7560° 7575° 7590° 7605° 7620° 7635° 7650° 7665° 7680° 7695° 7710° 7725° 7740° 7755° 7770° 7785° 7800° 7815° 7830° 7845° 7860° 7875° 7890° 7905° 7920° 7935° 7950° 7965° 7980° 7995° 8010° 8025° 8040° 8055° 8070° 8085° 8100° 8115° 8130° 8145° 8160° 8175° 8190° 8205° 8220° 8235° 8250° 8265° 8280° 8295° 8310° 8325° 8340° 8355° 8370° 8385° 8400° 8415° 8430° 8445° 8460° 8475° 8490° 8505° 8520° 8535° 8550° 8565° 8580° 8595° 8610° 8625° 8640° 8655° 8670° 8685° 8700° 8715° 8730° 8745° 8760° 8775° 8790° 8805° 8820° 8835° 8850° 8865° 8880° 8895° 8910° 8925° 8940° 8955° 8970° 8985° 9000° 9015° 9030° 9045° 9060° 9075° 9090° 9105° 9120° 9135° 9150° 9165° 9180° 9195° 9210° 9225° 9240° 9255° 9270° 9285° 9300° 9315° 9330° 9345° 9360° 9375° 9390° 9405° 9420° 9435° 9450° 9465° 9480° 9495° 9510° 9525° 9540° 9555° 9570° 9585° 9600° 9615° 9630° 9645° 9660° 9675° 9690° 9705° 9720° 9735° 9750° 9765° 9780° 9795° 9810° 9825° 9840° 9855° 9870° 9885° 9900° 9915° 9930° 9945° 9960° 9975° 9990° 10005° 10020° 10035° 10050° 10065° 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DUBALL ROCKVILLE, LLC SITE PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER SITE DEVELOPMENT PLAN AMENDMENT #STP2017-00321

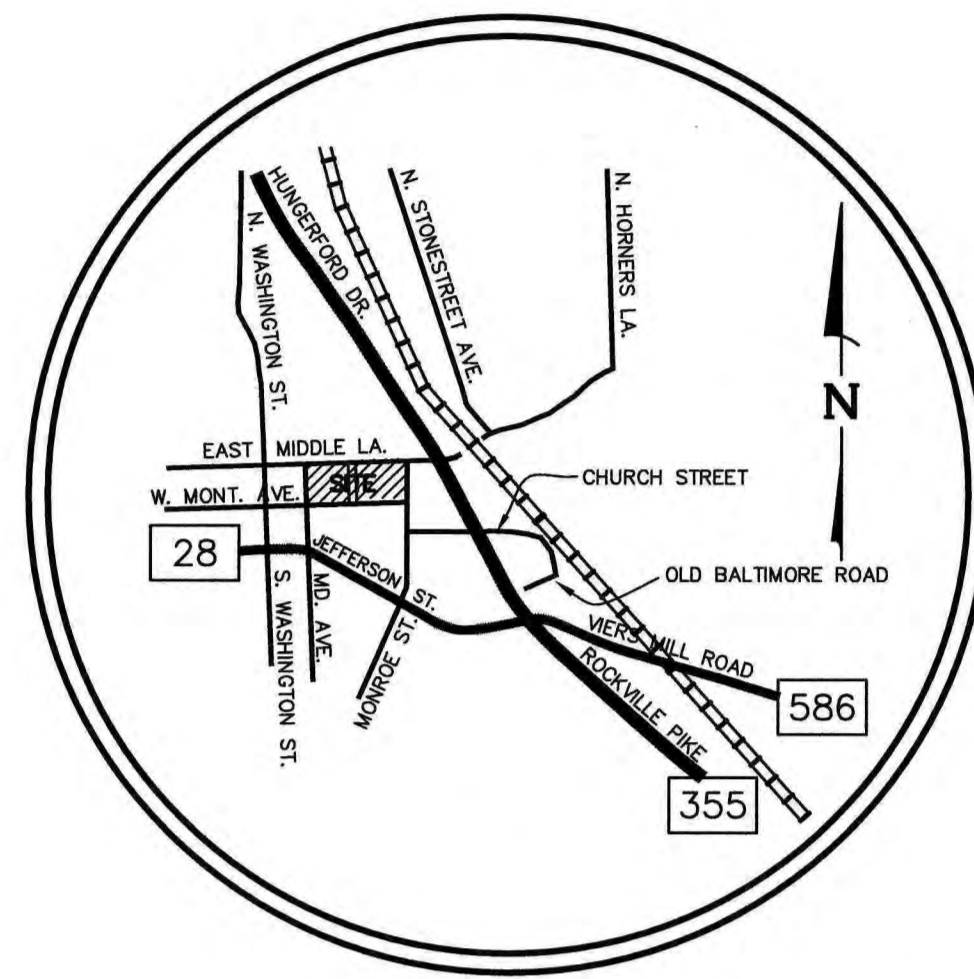
2025-00503



SHEET INDEX

- * SP-1: Cover Sheet
- * SP-2: Approval Sheet
- * SP-3: Use Permit Site Development Plan
- * SP-4: Fire Protection Site Plan
- * SP-5: On-Site Signing and Pavement Marking Plan
- * EX-1: Street Cross Section Exhibit
- * EX-2: Street Cross Section Exhibit
- * EX-3: Phase I - Development Exhibit
- * A01: Garage Level 4 Floor Plan
- * A02: Garage Level 3 Floor Plan
- * A03: Garage Level 2 Floor Plan
- * A04: Garage Level 1 Floor Plan
- * A05: 1st Floor Plan
- * A06: 2nd Floor Plan
- * A07: 3rd Floor Plan
- * A08: 4th Floor Plan
- * A09: 5th - 6th Floor Plan
- * A10: 7th Floor Plan
- * A11: 8th Floor Plan
- * A12: 9th Floor Plan
- * A13: 10th - 12th Floor Plan
- * A14: 13th Floor Plan
- * A15: 14th Floor Plan
- * A16: 15th Floor Plan
- * A17: 16th Floor Plan
- * A18: Penthouse/17th Floor Plan
- * A19: Roof/18th Floor Plan
- * A20: Penthouse Floor Plan
- * A21: Building Sections
- * A22: Building Sections
- * A30: Building Elevations
- * A31: Building Elevations
- * A32: Building Elevations

* INDICATES SHEETS INCLUDED IN THIS SITE PLAN AMENDMENT



VICINITY MAP
SCALE 1" = 2,000'

SITE PLAN NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records.
- The boundary is from deeds and plans of record.
- Development of this project must be in conformance with the previously approved Preliminary Development Plan PDP1994-0001E as amended by PIT 2014-00003.
- This plan is an amendment to Site Plan STP2012-00105 as amended by STP2016-00279.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NFISD) was approved on 2-8-07 Re: FTPO2006-00019
- Forest conservation was previously approved for this site under a Forest Conservation Plan (FCP) approved on 1-23-95 which was part of the original PDP1994-0001 application submitted for the entire 11.23 acre Rockville Center Project. A supplemental FCP for this development was approved under FCP2006-00015.
- Stormwater Management has been provided for this site as follows: Quantity - Regional Participation fee paid WVR95-2001 and WVR95-2002. Quality - Two stormceptors were provided with previous development. SWM Concept Plan was approved under SMP2007-00008. The project was approved by letter dated March 4, 2011 to proceed under the SWM Ordinance in effect prior to June 7, 2010 in accordance with Section 19-36 of the Rockville City Code.
- Do not use the Site Plan/Use Permit Plans for site construction. Refer to approved construction documents for construction details.
- All construction must meet the requirements of the City's construction codes, fire code, life safety code, state accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).
- All traffic control devices, including signs and pavement markings, shall be in conformance with the latest edition of the "Manual On Uniform Traffic Control Devices" (MUTCD) and the Maryland Standard Sign Book.
- The proposed site development will be implemented in accordance with these Site Development Plans prepared by Macris, Hendricks & Glascock, P.A. and Building Plans prepared by Torti Gallas & Partners.

DESIGN TEAM:

OWNER:
Duball Rockville, LLC
C/O Duball, LLC
11710 Plaza America Drive
Reston, VA 20190
Phone: 703-234-5633

DEVELOPER:
Duball Rockville, LLC
C/O Duball, LLC
11710 Plaza America Drive
Reston, VA 20190
Phone: 703-234-5633

ARCHITECT:
Torti Gallas & Partners, Inc.
1300 Spring Street, 4th Floor
Silver Spring, MD 20910
Phone: 301-588-4800

CIVIL ENGINEER:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

LANDSCAPE ARCHITECT:
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22315
Phone: 703-548-5010

ATTORNEY:
Shulman, Rogers, Gandal, Pordy & Ecker, PA
12505 Park Potomac Ave., 6th floor
Potomac, MD 20854
Phone: 301-230-5224

BLOCKS 1 AND 5 EXISTING USES				
Commercial Use Blocks 1 & 5	SF	Parking Requirement	# of Rad Spaces	# of w/ 40% rad
Block 1/ Parcel 2-F				
Office	137,954 sf	1 per 300 sf	460	276
Deli Restaurant - Transit:	1720 sf	1 per 5 emp	1	1
51 Monroe St.:	138	138	138	138
Block 5/ Parcel 2-G				
Theatre	2495 seats	1 per 4 seats	624	274
Theatre employees	30 emp	1 per 3 emp	15	9
Office	25,844 sf	1 per 300 sf	87	52
Retail	700 sf	1 per 200 sf	4	3
Restaurant	6435 patron area	1 per 50 sf patron	129	78
Restaurant employees	20	1 per 2 emp	10	6
Restaurant Outdoor seating	2400 sf	1 per 80 sf	30	18
Total			1478	955

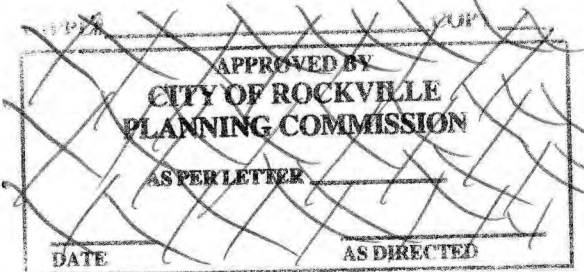
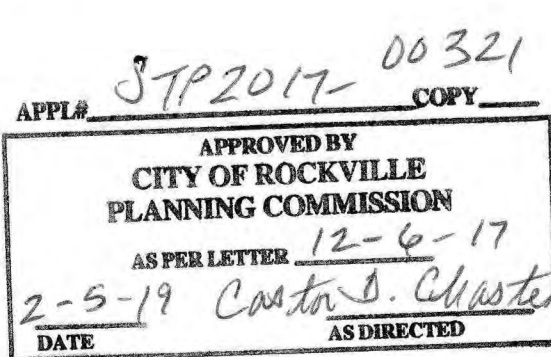


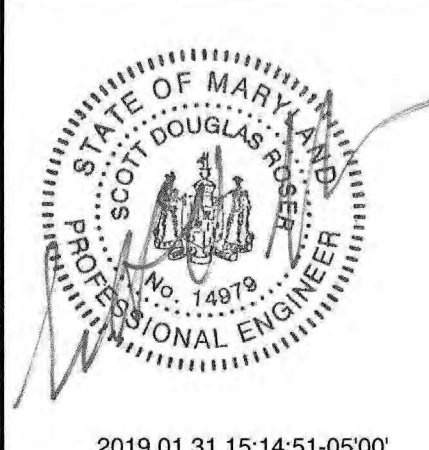
Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (2) (4)						
Residences (Studio/1 BR)	198194	1.00 per unit	198194		164165	147.5
Residences (2 BR)	5769	1.50 per unit	86104		7889	80.1
Subtotal - Residential	250263		279298		237254	224
Institutional Use						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal - Institutional	150		50	50		50
Commercial Use (3)						
Retail Establishments	5,2000	1 per 200 sf	260		360	36.0
Restaurant Space - General	17,000	6.500				
Patron Area	1,024	8500	1 per 50 sf		20.48	102.19
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93
Employees	30	1 per 2 empl	15		9	9
Outdoor Seating	1500	1 per 50	30		12	12
Subtotal - Commercial Use	22,200	gdf 8,000 gdf	230.89		330.124	339.124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project						
			200		200	200
Total Parcel 2-L Required Parking (214 + 50 + 139 + 200 = 603)						
						603
Total Parking Provided on 2-L (FNI)						
						603
Handicap Parking:						
Required H/C Parking Spaces:			2% of 603 = 12 Spaces			
Required Van Accessible H/C Parking Spaces:			1/8 = 2 Spaces			
Provided:			16 of which 4 are Van Accessible			

Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/198 East Montgomery						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (2) (4)						
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
Commercial Use (3)						
Hotel - Guest rooms	140	0.33/guestroom	46.67		28	28
Hotel - employees	38	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
Handicap Parking:						
Required H/C Parking Spaces:			2% of 590 = 12 Spaces			
Required Van Accessible H/C Parking Spaces:			1/4 = 4 Spaces			
Provided:			13 of which 4 are Van Accessible			

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

- Notes
- Time of Day Demand spaces required during the peak weekday evening period per City Code
 - 25.16.03.16 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 PIT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.
 - 15% of total number of dwelling units to be MPDs of which 50% are to be priority marketed to seniors aged 55 years and older without limitations as to household composition.
 - Retail includes all retail, commercial, and service uses permitted in PDPA 001 and the equivalent MDT zone. 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. On Parcel 2-L, the final mix and allocation of square footage between retail and restaurant uses shall be subject to available parking.
 - 50% of the MPDs will be one-bedroom and studio units marketed to persons aged 55 and older per the provisions in PDPA 001 Resolution 10-05. The remaining MPDU mix (50%) anticipated to be generally comparable to the market rate unit mix. On Parcel 2-L, the unit mix of MPDs shall be as set forth in Condition #9 of STP2017-00321.
 - Valet parking for the Hotel guest at the option of the Hotel operator.
 - Valet parking permitted for additional 133 cars per approved USE2006-00699.

BIKE PARKING TABULATIONS			
198 East Montgomery Avenue		198 East Montgomery Avenue	
Residential	263 Units	SHORT TERM	LONG TERM
Hotel	140 Units	150 UNITS = 6	150 UNITS = 6
Office	2,142 S.F.	240 UNITS = 7	240 UNITS = 14
Retail	2,406 S.F.	240K S.F. = 2	210K S.F. = 2
Restaurant	11,160 S.F.	210K S.F. = 1	210K S.F. = 1
		210K S.F. = 5	210K S.F. = 2
REQUIRED	21 SPACES	117 SPACES	REQUIRED
PROVIDED	22 SPACES	117 SPACES	PROVIDED



REVISIONS	
NO.	DATE
11-6-07	ORIGINAL APPROVAL USE2006-00699
4-30-09	ORIGINAL APPROVAL USE2006-00699A
10-6-11	AMENDMENT SDP2012-00105
12-9-15	AMENDMENT STP2016-00279
10-24-17	AMENDMENT STP2017-00321
1-31-19	SIGNATURE SET

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 14976, Expiration Date: 07/20/2020

Table 3 Time of Day Calculation Only Duball Rockville Project, With Additional 178 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 1.1	Base	Weekday	Weekend	Weekend	Nighttime
Residential	237+292	530	318 328	437 492	464 437	521 492
Institutional	50	50	25	50	50	15
Office	5	5	5	5	5	1
Retail	8+16 8	24 8	32 4	22 8	24 8	17 8
Restaurants	91+1234	2145	107 8	2145	2145	214 5
Hotel	38	38	27	38	27	38
Retail Pavilion and Theatre	200+161	361	181	361	361	361
Total Pkg Required			675	1143	1141	1167
Duball Proj Provided			678	1165	1099	1128
2-M			590	590	590	590
2-L			603	603	603	603
Surplus Parking			+515	+28	+44	+58

Table 4 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU						
Use	Base	Weekday	Weekend	Weekend	Weekend	Nighttime
Office	333	333	35	35	21	21
Retail	24 11	13	22	48	24	3
Restaurants	917 305	159 153	317 305	317 305	317 305	34 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	530 540	318 328	437 492	464 437	521 492	530 540
Institutional	50	25	50	50	15	3
Total Pkg Required	3167	1461	1224	1224	1224	1224
Duball Proj Provided	1667	1667	1667	1667	1667	1667
Total PDP Parking Provided						
Surplus Parking						

Highest Parking Required at Weekend Evening totaling 1167 spaces within the Duball Rockville Project, Parking Provided on Duball Rockville Project is 1193. Hotel valet parking included at option of Hotel operator per USE2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage and/or 41 Maryland Avenue. see Overall PDP Time of Day Table.

Table 5 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU						
Use	Base	Weekday	Weekend	Weekend	Weekend	Nighttime
Office	333	333	35	35	21	21
Retail	24 11	13	22	48	24	3
Restaurants	917 305	159 153	317 305	317 305	317 305	34 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	530 540	318 328	437 492	464 437	521 492	530 540
Institutional	50	25	50	50	15	3
Total Pkg Required	3167	1461	1224	1224	1224	1224
Duball Proj Provided	1667	1667	1667	1667	1667	1667
Total PDP Parking Provided						
Surplus Parking						

Highest Parking Required at Weekend Evening totaling 1167 spaces within the PDP, 1667 spaces provided within the PDP, 206 Surplus Spaces within PDP upon completion Duball Project Bldg 2.

PARKING SUMMARY BY BLOCK	
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	0
Total Parking in PDP	1,667 spaces

This Amendment is to add 178 D.U. to Building #2 per PIT2014-00003 and the revise the parking calculations.

2025-00503
SITE PLAN AMENDMENT #STP2017-00321

SP-1

SITE DEVELOPMENT PLAN - COVER SHEET
Comstock 33 Monroe, LLC DUBALL-ROCKVILLE

ROCKVILLE TOWN CENTER
PARCELS 2-L & 2-M

4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND



Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr. KDJ	Design KDJ
Date 1-31-19	Scale NONE
Project No. 1996.395.25	Sheet 1 of 1



Application for

Project Plan Application/Amendment

PJT

10/23

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application:

☐ Project Plan

☒ Amendment of PDP94-001E/PJT2014-00003

☐ Project Plan Amendment (major)

☐ Project Plan Amendment (minor)

Please Fully Complete

Property Address information 198 E. Montgomery Avenue/Middle Lane, Monroe St, Helen Henneghan Way frontages

Subdivision Rockville Town Center Lot (S) Parcel 2-L/Commercial Condo Unit Block

Zoning PD-RCI Tax Account (S) 03828968 , ,

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Comstock 33 Monroe, LC, 1900 Reston Metro Plaza, 10th Floor, Reston, VA 20190

Rick Bierbower, 703-230-1164, rbierbower@comstock.com

Property Owner same

Architect Torti Gallas + Partners, 1923 Vermont Avenue, NW, 2nd floor, Washington, DC 20001

David Otieno, AIA AICP, 301-588-4800 x1151, dotieno@tortigallas.com

Engineer Macris Hendricks, 9220 Wightman Road #120, Montgomery Village, MD 20886

Kyle Hughes, 240-732-3046, khughes@mhgpa.com

Attorney Shulman Rogers, 12505 Park Potomac Ave #600, Potomac, MD 20854

Nancy Regelin, 301-230-5224, nregelin@shulmanrogers.com

Project Name BLVD Lofts

Project Description Conversion of street level commercial space fronting Middle Lane, Monroe Street and Helen Henneghan Way to 13 loft residential dwelling units

STAFF USE ONLY

Application Acceptance:

Application # PJT2025-00020

Application Intake:

Date Received January 28, 2025

Reviewed by

Application Information:**Level of review and project impact:**

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 1.41 acres, # Dwelling Units Total 13 Square Footage of Non-Residential _____
 Residential Area Impact <35 % net new added reduction in commercial
 Traffic/ Impact/trips net loss -62PM

Proposed Development:

Retail no new Sq. Footage Detached Unit _____ Parking Spaces 17 in existing garage
 Office _____ Sq. Footage Duplex _____ Handicapped _____
 Restaurant no new Sq. Footage Townhouse _____ # of Long Term +1
 Other _____ Sq. Footage Attached _____ # of Short Term existing
 Multi-Family 13
 Live _____
 MPDU zero

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Mixed Use - Multi-family high-rise
residential (BLVD Ansel), Institutional - Senior Affordable Independent dwelling units (HOC Residences on the Lane), Street level Commercial

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	2
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	no net new
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	0 Net Reduction
Points Total*					6
The total of the points determine the level of notification and the approving authority .					

Based on The Impact Total Your Project will be:

- ☒ Project Plan Amendment of PDP94-001E /PJT2014-0003 PD-RCI
☐ Project Plan Amendment (major)
☐ Project Plan Amendment (Minor)

Waiver of Equivalent Zone Development Standards

The Approving Authority for a Project Plan being reviewed with a floating zone map amendment application may waive one (1) or more of the development standards of the designated equivalent zone.

Are you applying for a waiver of equivalent zone development standards?

- ☐ Yes (If yes, continue below) ☒ No (If no, continue to next section "Previous Approvals")

Such waiver request must provide a statement of justification demonstrating good cause for waiving the equivalent zone development standards based on the following criteria:

1. Whether the waiver of the development standard of the equivalent zone permits the application to meet the intent of the Plan
2. Whether the waiver of the development standard results in development that is compatible with development on adjacent properties;
3. Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
4. Such other factors as the Approving Authority reasonably deems appropriate.

Previous Approvals: (if any)

Application Number	Date	Action Taken
PDP1994-001-001E	1994	Approval Original Planned Development
PJT2014-0003	2014	Approval 15% Resi Parking Waiver

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.

Comstock 33 Monroe, LC By:

Please sign and date

By: *CH2 Asset management, LLC, its Authorized Agent*

Name:
Date:



Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Meeting Number PAM2022-00133 and Documentation (Development Review Committee Mtg. notes)
- ☐ Proposed Area Meeting Date _____ including location WEBEX
proposed 2/4/25
- ☒ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)
- ☒ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☒ Conceptual Building Elevations & Floor Plan (3 copies)
- ☒ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- n/a ☐ Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11"). Existing building, interior space conversion
- n/a ☐ Preliminary Forest Conservation Plan (FCP) Existing building, Approved FTP2006-00019
- n/a ☐ Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials) If required, will be submitted with Site Plan application
- ☒ Water and Sewer Authorization Application
- ☒ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
 - Comprehensive Master Plan and other plan regulations
 - Master Plan other Plans and Regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscape, Screening and Lighting Manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
- ☐ Additional information as requested by staff
- ☒ Electronic Version of all materials (pdf format acceptable)
- n/a ☐ Fire protection site plan Per Fire Marshal office at pre-DRC Meeting
- ☐ Statement addressing criteria for waiver of equivalent zone development standards (if applicable)

Comments on Submittal: (For Staff Use Only)

UPDATED
STATEMENT OF JUSTIFICATION
Combined Project Plan Amendment PJT2025-00020/ Site Plan STP2025-00503
BLVD Lofts - Retail Conversion to Residential
Updated June 2025

I. INTRODUCTION

Comstock 33 Monroe, LC (“**Applicant**”), owner of the first floor commercial condominium unit fronting on Monroe Street, East Middle Lane, and Helen Heneghan Way, located within the building that also includes the BLVD Ansel apartments and the HOC senior affordable units known as the Residences on the Lane, submits these Project Plan Amendment and Site Plan Applications with a request to be reviewed concurrently pursuant to Section 25.07.07.22 and 25.07.01, 25.07.07, 25.07.05 of the Rockville Zoning Ordinance for its proposed “**BLVD Lofts**” residential project converting approximately 13,011 square feet of vacant street level commercial space to thirteen (13) dwelling units.

II. PROPERTY

- A. **Property Identification.** The subject property is part of a commercial condominium unit known as the Commercial Unit, Rockville Town Center Phase II Master Condominium per Declaration recorded in Book 57231 at page 421 (“**Property**”), established on Parcel 2-L, Rockville Town Center subdivision per Plat 24566 (“**Land**” or “**Parcel 2-L**”), along with two multi-family condominium units and a parking unit (collectively, the “**Building**”). The Commercial Unit contains approximately 19,600 square feet of space with address of 198 East Montgomery Avenue. The Property that is the subject of this application is only the commercial spaces that front on Monroe Street, East Middle Lane, and Helen Heneghan Way totaling approximately 13,011 square feet. The portion of the Commercial Unit that fronts on East Montgomery Avenue containing approximately 6,500 square feet is not included in this application and will remain as currently approved for commercial uses.

The Property is zoned PD-RCI and lies within the Town Center Planning Area, specifically the Central Town Center and Core Character areas, and the Town Center Performance District overlay zone (existing until adoption of the 2025 Town Center Master Plan).

- B. **Property Location and Characteristics.** The Property is located in Rockville Town Center approximately 270 feet west of Maryland Route 355-Hungerford Drive and bounded by East Middle Lane, Monroe Street and Helen Heneghan. On the Land in the Building with the Property is the BLVD Ansel apartments and HOC’s affordable senior Residences on the Lane community, as well as structured parking. The Land is part of a five block planned development that 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 a surface parking lot at 41 Maryland Avenue on Parcel 2-H.

To the east across Monroe Street, the Property confronts the 255 Rockville Pike office building, mostly vacant, subject to pending Project Plan Amendment for redevelopment as residential in lieu of office. To the south across East Montgomery Avenue, the Property confronts the two-story Regal Row retail/office center and movie theater. To the southeast across the East Montgomery/Monroe Street intersection is the entrance to the pedestrian steps, elevator, and Promenade Park plaza connection to the elevated pedestrian bridge over Rockville Pike to the Rockville Redline Metro Station. To the west across Helen Heneghan Way, the Property confronts the Cambria Suites Hotel entrance and the BLVD Forty-four apartment building with street level retail and restaurants. All of the foregoing confronting properties are zoned PD-RCI and are part of the same comprehensive planned development PDP1994-001 originally approved in 1994.

To the north across East Middle Lane, the Property confronts the office building at 121 Rockville Pike and its adjoining surface parking lot zoned PD-MS. Further to the northwest across Middle Lane is the mixed-use development of Rockville Town Square zoned PD-TS.

The Property is within walking distance of transit along existing sidewalks approximately 820 feet across Rockville Pike to the station entrance of the Rockville Metro Station on the WMATA Redline, and approximately 825 feet across the elevated pedestrian bridge to the station entrance. Bike lanes exist on the south side of East Middle Lane adjacent to the Property through to North Washington Street. A bike lane adjacent to the Property is under City consideration for Monroe Street.

The Building is surrounded by sidewalks, street trees and street lights connected to the established grid of sidewalks and streets throughout Town Center via pedestrian crosswalks at each corner of the Land.

Access to the internal structured parking garage is from both Monroe Street and Helen Heneghan Way for both vehicles and pedestrians. The Building loading dock is headin-headout from Helen Heneghan Way onto Monroe Street.

Per the updated NRIFSD, the Property is within the Rock Creek watershed and drains to the Croydon Park Tributary. The site is not associated with any areas of forest, wetlands, 100-year flood plain, streams, stream buffer, or steep slopes. No rare, threatened, or endangered species were observed on the site. There are no known or recommended historic properties on or adjacent to the site per the Rockville Historic master plan or the Maryland Inventory of Historic Properties. The closest historic assets

to the west and south are the West Montgomery Avenue and Courthouse Square Historic Districts.

- C. **Neighborhood.** The Property lies within Rockville Town Center. It is in the block south of the Rockville Town Square mixed-use residential, retail and institutional/cultural development in the heart of Town Center. Within Rockville Town Square is Rockville Town Center Park with the Music Pavilion, Ice Skating Rink, Public Library as well as the VisArts Gallery, Buchanan Room and Rooftop entertainment venues. A block west of the Property is Courthouse Square Park at the Red Brick Historic Courthouse. The Property is within walking distance of the historic West End residential district to the west of North Washington Street known as the West Montgomery Avenue Historic District and the Courthouse Square Historic District. It is within walking distance of the Lincoln Park/East Rockville residential district to the east at Park Avenue east of the Rockville Metro Station. The Building lies on the main pedestrian spine through Town Center along East Montgomery Avenue connecting the Rockville Metro Station, the District Court, Circuit Court, County offices, Cambria Hotel, and Regal Theatre to Maryland Avenue north through the main retail district of town center.

The Property is within walking distance of Rockville Town Center Park, Courthouse Square Park and James Monroe Park.

The Rockville Volunteer Fire Station No. 3 that includes fire and rescue as well as ambulance, medic equipment, and staff is located two blocks north of the Property at the intersection of Hungerford Drive at Beall Avenue.

The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.

D. **Prior Approvals.**

Site Plan STP2017-00321

Project Plan PJT2014-00003 – add 178 du, 15% reduction required residential parking

Site Plan STP2016-00279, STP2012-00105

Planned Development PDP94-001 through PDP94-001E – density, massing, uses,

40% reduction required commercial parking, traffic mitigation requirements

Use Permit USE2006-00699A

Record Plat 24566 for Parcels 2-M and 2-L, Rockville Town Center

The Project lies within PD-RCI which previously delivered street dedication and construction of the surrounding street grid, traffic mitigation improvements and contributions to City traffic improvements in the surrounding area, construction of stairs and elevator to the elevated Promenade Plaza connection to the Metro station, dedication of and construction of Courthouse Square Park, contributions to improvements at James

Monroe Park, among other improvements and contributions under PDP94-001, as amended.

III. **PROPOSED DEVELOPMENT**

A. Project – BLVD Lofts

The Project proposes:

- i. Conversion of street-level commercial to residential: Conversion of 13,011 sf vacant commercial space fronting on Monroe Street, East Middle Lane, and Helen Heneghan Way;
- ii. Conversion to 13 two-level dwelling units including (1) 1-bedroom, (11) 2-bedroom with direct sidewalk access and private rear corridor ADA access, and (1) 3-bedroom with direct sidewalk access;
- iii. Parking within existing on-site non-reserved structured parking garage, 17 parking spaces for residential after 15% parking reduction per PJT2014-00003 (see Parking Section for calculations and more detail);
- iv. Mail and Package Room in the BLVD Loft lobby accessed from Monroe Street and Helen Heneghan Way. Trash room accessed from the BLVD Loft Lobby.
- v. Access for residents to BLVD Ansel amenity spaces including upper level clubroom, open courtyard with pool, outdoor dining and gathering spaces; fitness center, business center and co-working space; secured bicycle room with bicycle maintenance and repair facilities; structured parking; outdoor sidewalk seating; among others.
- vi. Architectural urban frontages to new units with two-story window walls with entry doors;
- vii. Direct sidewalk entrances with steps, ramps and railings, and for most units, secondary rear corridor access.
- viii. Amenity zone improvements within existing five-foot amenity zones on Monroe Street and Helen Heneghan Way.
- ix. Retention of 6,500 square feet of existing commercial space fronting East Montgomery Avenue, with parking based on restaurant with bar use together with up to 1500 square feet of outdoor seating.

The Project delivers character and architectural interest along the affected building frontages with activated spaces, in lieu of vacant boarded retail spaces that have not leased despite active marketing by two successive owners, since before and after the Building opened in 2021/22.

The Project will complete the finished look of this Building and the blocks fronting Middle Lane, as well as provide another housing type choice attracting residents to Town Center.

For clarity, the prior Site Plan STP2017-00321 reflected 22,200 gsf of ground level commercial space. This Project Plan and Site Plan reflects conversion of 13,011 gsf of

commercial space to dwelling units with 6,500 gsf of commercial space remaining, a combined total of approximately 19,600 gsf of ground floor space for those uses. Please note that the residential conversion area are the retail bays that are proposed to be converted into dwelling units. Since residential is defined by dwelling units and not gsf of the units or accessory spaces, the internal corridors and exits in and through the garage at grade, including some corridors originally created for commercial tenant movements through the garage to the loading area are not included in the 13,011 gsf to be converted. This is the difference in the data table between the 2017 Site Plan gsf of 22,200 gsf commercial and the 2025 PJT/Site Plan gsf of 19,600 gsf (6500 gsf commercial remaining with 13,011 gsf converted to residential dwelling units).

B. Moderately-Priced Dwelling Units

The Project is the addition of thirteen dwelling units by conversion of part of the Commercial Unit in the Master Condominium. The Building currently provides 33.75% affordable units (135 of the 400 existing dwelling units) per MPDU Covenant recorded at Liber 57929 folio 499. The addition of thirteen dwelling units to the Building results in the Building continuing to provide 32.68% affordable units ($135/413 = 32.68\%$). The Building therefore continues to provide affordable units in excess of the minimum 15% of the total units per MPDU Chapter 13.5 Ordinance and Regulations. No additional MPDUs are proposed.

C. Architecture and Urban Design

The project proposes ground-floor loft-style residential units featuring large expanses of windows, similar to the originally proposed commercial storefront windows. The design includes sleek, metal-framed window walls facing the pedestrian zones of the sidewalk and street. The loft residential units have doors that allow for direct access to the sidewalk, contributing to an urban neighborhood character integrated with the overall architecture and is proportionate to the scale of the remaining high-rise structure.

The generous window walls, characterized by fine detailing, offer expansive transparency, enhancing the sense of activity and safety while promoting increased interaction between the public spaces of the sidewalk/street and the private residences. The unique arrangement of door locations, stoops, stairs, and additional features within the building's amenity zone enriches the sensory experience along Monroe Street, East Middle Lane, and Helen Heneghan Way.

The most vibrant and livable streets in great cities blend residential and retail spaces, reflecting the urban evolution over time. The BLVD Lofts will seamlessly integrate an urban residential segment of the street with the fabric of Rockville's dynamic mixed-use business, institutional, entertainment, and residential district. This project will significantly contribute to creating a rich texture of urban nuance as Rockville Town Center continues to evolve.

Along Helen Heneghan Way, the new loft units complement the quiet, secondary thoroughfare and the street's urban feel. The lobby of the residences is situated opposite the active lobby of the Cambria Suites Hotel. Along East Middle Lane, the new loft units face a sidewalk that is buffered from the travel lanes by an established bike lane. Along Monroe Street,

the new loft units will beautifully complement the planned redevelopment of an office building conversion into mid-rise residential building at 255 Rockville Pike now pending project plan amendment approvals. These essential components will come together to create something greater than the sum of its parts, solidifying this block of Monroe as part of a walkable, livable district.

D. Direct Sidewalk Entrances.

Similar to commercial storefronts, the BLVD Lofts residential fronts include direct sidewalk access front entrance doors with swings into the building. On the East Middle Lane frontage the units and the corridor exit door are at grade with the sidewalk or typical one step up to the building face to the unit. Because the Monroe Street façade is articulated with vertical column elements, the original commercial units were set back variable distances from the Building face. Therefore, the entry steps do not encroach on the 8-foot unobstructed pedestrian path on the public sidewalk. This includes the entrance on the chamfered corner unit at the intersection of Helen Heneghan Way at East Middle Lane.

On the Helen Heneghan Way frontage where the floor elevations vary greater from the sidewalk grade, one unit with a 3-foot wide stoop with steps is proposed within the existing 2-foot storefront zone and extend within the existing 5-foot amenity zone. These do not encroach on the 8-foot unobstructed pedestrian path on the sidewalk. On Helen Heneghan Way, this stoop and steps is proposed as a fabricated metal landing, steps and railing. Stoop and stairs installed over the storm drain easement running along the building face will be designed to permit removal for future maintenance.

On the Monroe Street frontage, re-grading near the intersection with Middle Lane will allow the BLVD Loft lobby corridor door to be at grade and ADA accessible. Dwelling units on Monroe Street have at grade entrances.

Units fronting Helen Heneghan Way and Middle Lane have primary ADA access from rear corridors. The direct sidewalk entrance doors for those units are secondary entrances.

E. Offstreet Parking and Loading

The residential BLVD Loft units will have parking within the existing 603 space on-site structured parking garage in the Building. The Code minimum required parking for the thirteen units is 19 spaces (1 space/1-bedroom x 1 + 1.5 spaces/2+ bedrooms x 12 = 19 spaces). After application of the 15% parking waiver under PJT2012-0003, the required parking is 17 spaces (19 spaces less 15% (2.85 spaces) = 17 spaces).

The reduced commercial space of 6,500 square feet in the Building plus up to 1500 square feet of outdoor seating on its East Montgomery Avenue frontage assumes for parking calculation purposes only (while reserving the right to all permitted commercial uses) restaurant with a bar area use that has Code minimum required parking of 204 spaces (1,083 sf space patron area restaurant x 1 space/50 sf patron area + 2,350 sf space bar patron area at 1 space/15 sf patron area + 1500 sf square feet outdoor seating area x 1 space/80 sf patron area + 16 employees at 1 space/2 employees = 204 spaces). After application of the 40% parking waiver

for commercial uses, the required parking for the remaining commercial space is 124 spaces. The final mix and allocation of square footage of the remaining commercial space shall be subject to available parking.

Because the Project is located within a mixed-use development connected to the Metro station, public transit and a district providing walkable goods and services, the total required parking for the Building under the Governing Documents is based on a Peak Time of Day demand calculation per Section 25.16.03.h.6. See Attachment 1 Parking Narrative and Tables. The total Peak Time of Day Parking Demand for the Building (Weekend Evening) is 403 parking spaces. With the addition of the 200 parking spaces provided within the Building for the Regal Row building uses, the existing 603 parking spaces ($403+200 = 603$) are sufficient for the final code required parking for all uses in the Building, including the converted BLVD Loft units and the remaining commercial space as restaurant use.

Access to the parking garage is via existing entrances on Helen Heneghan Way and Monroe Street to the parking garage elevators.

The addition of the BLVD Loft residential units requires one additional long-term bicycle parking space, taking the Building total to 93 long-term spaces. The additional long-term space is to be provided in the existing Building bike room. The short-term bicycle spaces are existing in racks around the Building. The existing vacant commercial space short term bicycle spaces of 6 spaces exceeds the requirements for short-term bicycle space of 1 space for the BLVD Loft units. No additional short-term Bicycle spaces are required or proposed.

A residential trash room is provided in the BLVD Lofts lobby corridor behind the units fronting Middle Lane with convenient access to all units from both Helen Heneghan Way and Monroe Street. Trash removal from the trash room is accessed from the loading area.

F. Stormwater Management

The construction of the direct sidewalk access door and landing for the BLVD Lofts lobby along Monroe Street requires regrading of the sidewalk slope resulting in land disturbance of existing hardscape just exceeding 250 square feet of land. The Stormwater Management Concept Plan filed January 29, 2025 in advance of the site plan proposes payment of fee in lieu for the de-minimus disturbance of land for the sidewalk re-grading.

G. Forest Conservation

The existing Building has an approved Forest Conservation Plan FTP2006-0019. The updated NRIFSD reflects the 18 street trees in the streetscape adjacent to Parcel 2-L installed at the time of the original construction of the planned development and Building remain in place. The additional 21 trees in confronting streetscapes also remain in place. No further forest conservation is required or proposed.

H. Landscape and Lighting

The Project's landscape and lighting plan will be as shown in the Site Plan submission as part of the Architectural plans. Lighting is proposed at each unit and corridor entrance. No additional landscaping is proposed for the existing Building.

I. Publicly Accessible Art in Private Development

The Building complied with Chapter 4 of the City Code (Publicly Accessible Art in Private Development) ordinance at the time of original construction including a contribution for the commercial space to be converted. Physical art is installed at the corner of E. Montgomery Avenue and Helen Heneghan Way. The AIPD expenditure for Art for the 13 multi-family dwelling units at the current rate totals \$13,277.29. After credit for the previous AIPD expenditure for 13,011 sf of commercial space in 2021 of \$8,463.84, the AIPD requirement for the 13 du is \$4,813.45. The Applicant submitted an AIPD application of its election for its AIPD requirement with Site Plan STP2025-00503.

IV. ADEQUATE PUBLIC FACILITIES

A. Schools

The Montgomery County Public Schools assigned to the Property are:

Beall Elementary
Julius West Middle School
Richard Montgomery High School

Based on the adopted Montgomery County student generation rates for Housing Types FY2024-2025 for Multi-Family High-rise project in an Infill Area, the Project's 13 dwelling units are projected to generate a total of one K-12 student (0.949 student) made up of 0.23 high school students, 0.21 middle school students, and 0.5 elementary school students.

Per the City APFO Standards FY2024-2029 Supplemental School Data published July 2024, projected capacity at all school levels of the assigned schools are deemed Adequate, at or below 120% Program Capacity*.

Beall Elementary School is projected for the test year 2028-2029 to have a 254 seat surplus and operate at 61.7% Program Capacity and therefore the school is adequate to absorb the projected 0.5 elementary students generated by the Project.

Julius West Middle School is projected for the test year 2028-2029 to have a 81 seat surplus and operate at 94.3% Program Capacity and therefore the school is adequate to absorb the projected 0.21 middle school students generated by the Project.

*While Richard Montgomery County High School current projection is 122.4% Program Capacity, the School is deemed conditionally adequate for test year 2028-2029 due to an approved CIP project now fully funded and under construction that will reassign students among Gaithersburg HS, Richard Montgomery HS, Quince Orchard HS, Thomas S. Wootton HS, and

and the new Crown HS in Fall 2027. High School is adequate to absorb the projected 0.23 high school student generated by the Project.

Based on the foregoing, the Montgomery County School Impact Tax will be due at the standard rate in effect at the time of building permit issuance without any Utilization Premium Payment.

B. Transportation Statement

The Transportation Scoping Form prepared by Gorove Slade dated December 2024 finds that:

- i. The Project generates less than 30 net new peak hour trips with an overall reduction in site trips of 27 fewer AM peak hour trips and 62 fewer PM peak hour trips compared to the existing commercial and retail uses approved that are to be converted to residential. Therefore, under the CTR only an on-site review would be required for the Project. The Building was entitled and constructed per prior Project Plan and Site Plan approvals evaluating the on-site transportation/circulation review. No changes are proposed to the existing parking entrances and garage circulation, loading docks, or adjacent streets. Only a limited Transportation Memorandum should be required.

The Building developed on Parcel 2-L was subject to and satisfied all conditions of traffic mitigation under PDP94-001, as amended, as set forth in detail for Parcel 2-L in PJT2014-0003.

C. County Impact Tax Credit/ City Transportation Improvement Fee

The Project may be subject to applicable requirements of the Montgomery County Development Impact Tax for Schools. The City Transportation Improvement Fee was paid for the Commercial Unit at the time of original building permit and no further payments should be required.

D. Water/Sewer

The City APFO Standards require water and sewer service adequacy to be determined by the service provider. The City is the Project's Water and Sewer service provider.

The Project has applied for a water and sewer authorization for the Project. Based on a review by Macris Hendricks Engineers, water and sewer capacity infrastructure in the Project area is anticipated to be adequate to serve the Project.

Water service for the BLVD Lofts is to be connected to a sub-meter after the main residential water meter in lieu of its connection to the main commercial water meter as originally designed as commercial space.

V. ZONING ORDINANCE DEVELOPMENT COMPLIANCE

The Project complies with the applicable standard and specific development standards and design regulations of the Governing PD-RCI Documents and the equivalent MXTD zone. There

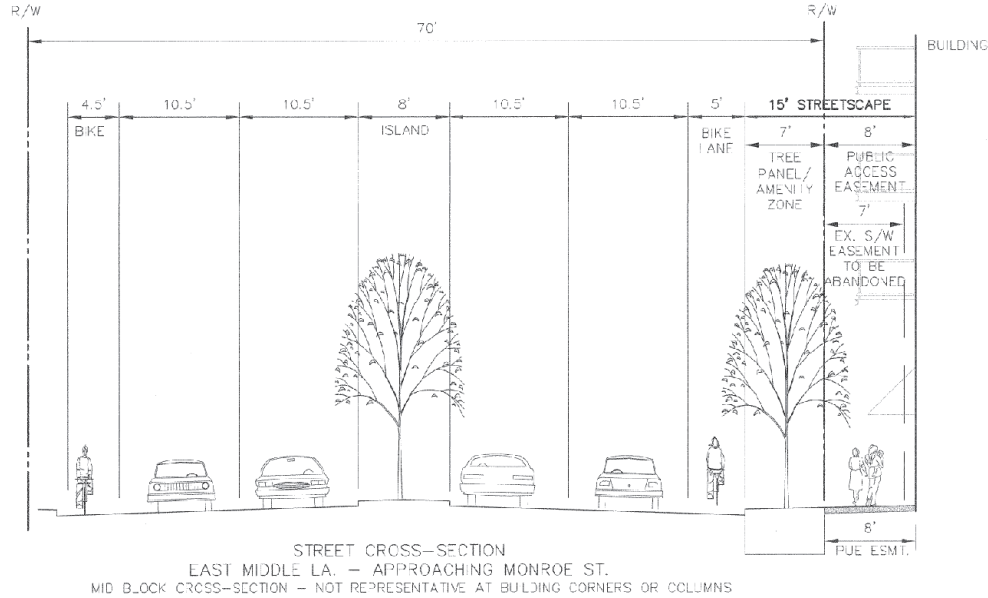
are no modifications to the Building other than residential frontages and corridor entrances, so compliance review is limited to parking and bicycle parking (as discussed above and shown in the Parking Table on the Project Plan), and any additional Design Guidelines related to street level unit fronts.

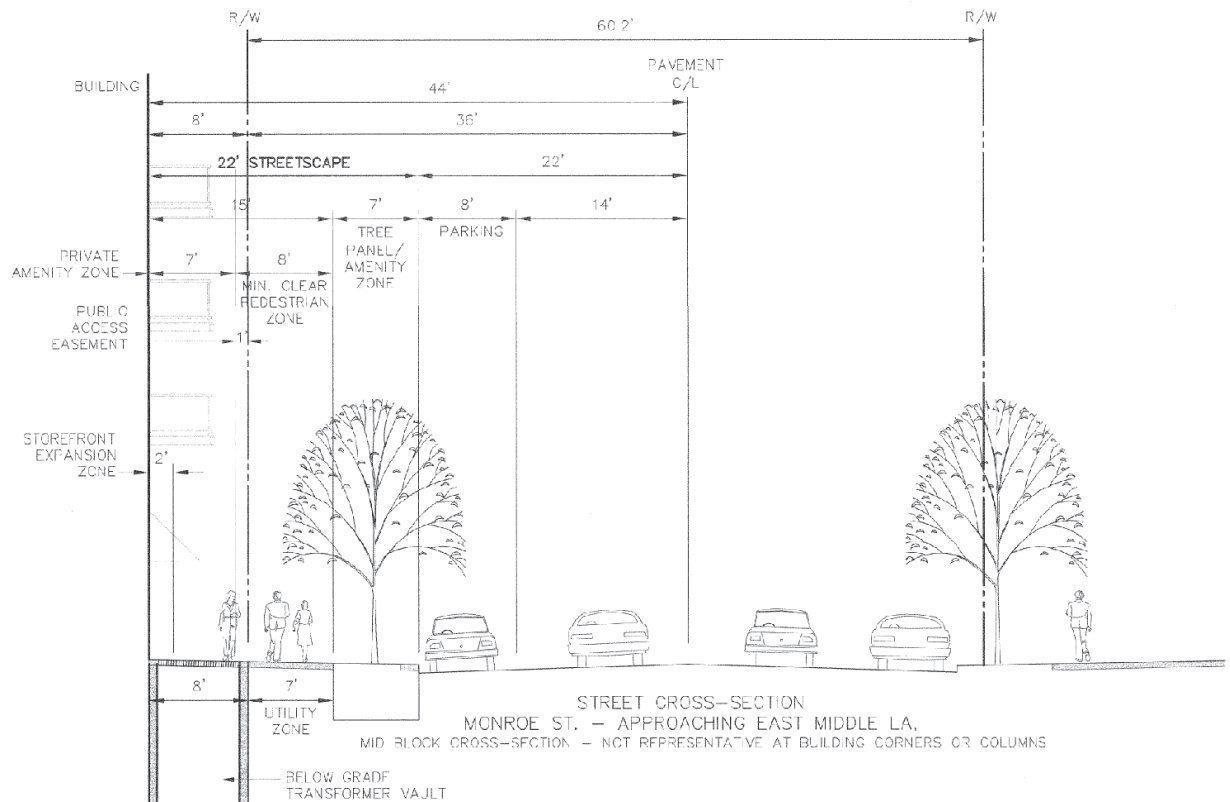
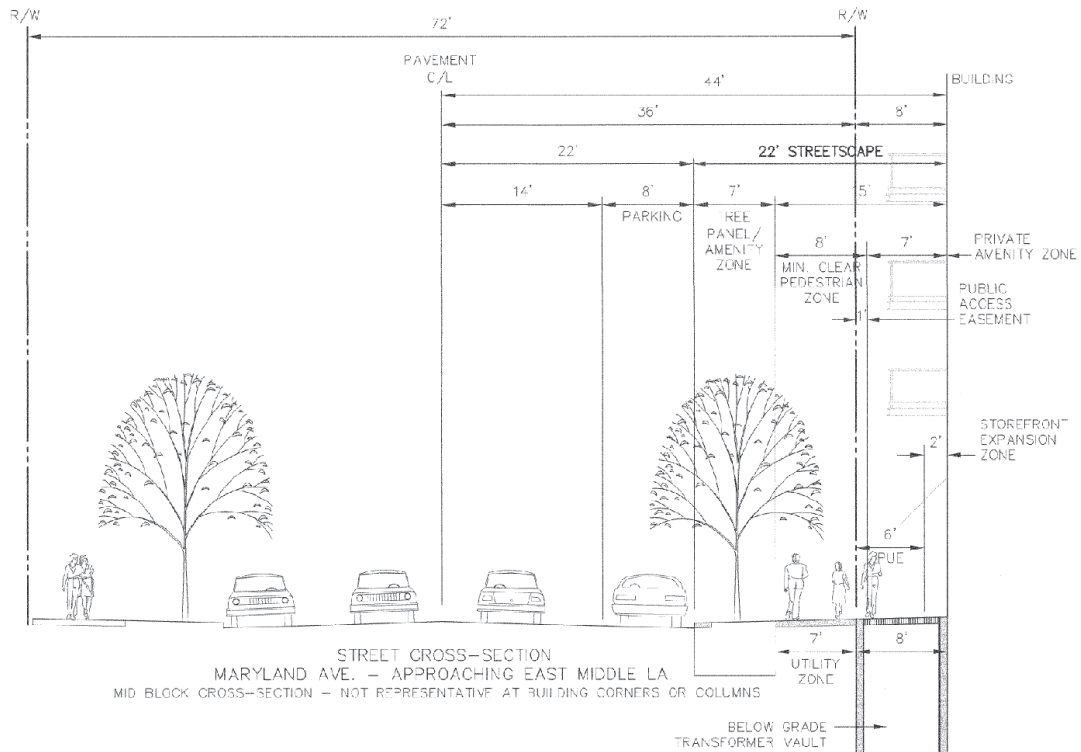
1. Development Standards PD-RCI

The Building met all of the Development Standards in the Governance Documents of PD-RCI at the time of construction,

Street sections under the original Governance Documents for East Middle Lane, Monroe Street and Helen Heneghan Way (originally platted as Renaissance Street) generally require a 7-foot tree lawn and an 8-foot unobstructed pedestrian sidewalk. On Monroe Street and Helen Heneghan Way, a two-foot storefront zone permits build-out of street-level extensions beyond the existing building face and a five-foot amenity zone permits the installation of furniture, fixtures and other removeable items within five feet of the building face.

The Project proposes use of these storefront and amenity zones in the same way that would have been required for the design of the access for a commercial space, including removable steps and stoops and minor encroachments. The original street sections from the PDP are depicted below. The Project Plan site plan depicts existing and proposed conditions relative to the property lines, storefront zones, amenity zone, 8-foot pedestrian passage zones and easements, and public and private easements.





The final recorded easements are shown on Plat 24566 that created Parcel 2-L. See the Project Plan site plan for proposed entrances and entry features.

Additional Design Guidelines for Mixed Use Zones

The Building met applicable Design Guidelines for the equivalent zone at the time of original construction. The Project is in substantial conformance with the intent and purpose of the applicable Additional Guidelines for Mixed Use Zones in Section 25.13.06 noted as follows:

- i. *Aesthetic and visual characteristics for all zones. Facades and exterior walls including sides and backs. Buildings should be designed in a way that avoids massive scale and uniform and impersonal appearance and that will provide visual interest consistent with the community's identity, character, and scale. It is recommended that building walls greater than one hundred (100) feet long include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the facade along all sides of the building facing public streets.*

The Project maintains an articulated Building façade. Generous window walls, characterized by fine detailing, offer expansive transparency, enhancing the sense of activity and safety while promoting increased interaction between the public spaces of the sidewalk/street and the private residences. The unique arrangement of door locations, stoops, stairs, and additional features within the building's amenity zone enriches the sensory experience along Monroe Street, East Middle Lane, and Helen Heneghan Way.

- ii. *Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. Architectural treatment, similar to that provided to the front facade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.*

The Project's residential frontages continue to include generous window walls for the entirety of the commercial spaces that are converted.

- iii. *Buildings should include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall along those sides fronting on public streets with color, texture change, wall offsets, reveals, or projecting ribs.*

The addition of door locations, stoops, stairs, and additional features for the residential units along the faces of the Building enrich the visual interest and pedestrian experiences at the sidewalks.

iv. *Roofs.*

Not Applicable.

v. *Materials and color. General provisions. Buildings should have exterior building materials and colors that are compatible with materials and colors that are used in adjoining neighborhoods. Certain types of colors should be avoided such as fluorescent or metallic, although brighter colors may be considered at the discretion of the Planning Commission. Materials not desired. Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials should be avoided unless the exterior surface is covered.*

The Project proposed residential frontages utilize extensive glazing and metal trim in standard urban commercial colors and trims compatible with the existing Building architecture.

Additional Design Guidelines for Mixed Use Zones

The Building met all the Design Guidelines at the time of construction. The Project is consistent with the intent and purpose of the applicable Additional Guideline for the equivalent Mixed Use Transit Zone in Section 25.13.07 as follows:

2. *Uses by floor. The ground floor must contain retail or public-related service uses along those streets designated in the master plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least fifteen (15) feet. At the time of site plan review or project plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional retail, office, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.*

The Building retains the commercial use along the existing commercial space fronting on East Montgomery Avenue, identified as a major pedestrian spine from the Metro along E. Montgomery Avenue to Maryland Avenue and through Town Center. The Building otherwise contains only residential uses. The Project's proposed street level conversion of commercial spaces to residential uses is consistent with Design Guideline #2 that encourages first floor residential in spaces that are designed to be flexible for residential and retail uses due to ceiling heights and other design elements. The Project does not alter the original commercial space's high ceilings and large openings for storefronts, maintaining flexibility over the Building life.

VI. MASTER PLAN COMPLIANCE

A. The 2040 Plan. The City-wide Comprehensive Plan was adopted August 2, 2021. The Project is in substantial conformance with and implements many of the applicable principles, visions and goals of the 2040 Plan as set forth below.

i. Visions

a. *LAND USE AND URBAN DESIGN Vision*

Rockville is a city that encompasses comfortable neighborhoods where residents can walk, bike, and roll to amenities; mixed-use urban areas where residents, businesses and institutions thrive together; commercial and residential corridors where daily needs and wants are met; and areas for offices, laboratories, and industry where employment can be found.

The Project is part of the implementation of the vision for an integrated mixed-use urban area that provides housing, services, culture, recreation and employment opportunities in Rockville Town Center. The Project adds new residents to support the existing retail and employment district. The Project completes the street level of an active existing block.

b. *TRANSPORTATION.* *Rockville's transportation system will provide residents, businesses, employees, and visitors with multiple options for moving about the city through a variety of modes and paths while ensuring access for persons of all abilities and mobilities. The city's commercial vitality, and position as a regional hub and employment center, will be supported by infrastructure investments that enhance connections to the broader region, while managing traffic and congestion. Rockville will continue to transition to a more-walkable community and contribute to regional efforts to create safe, efficient, and environmentally sustainable mobility.*

The Project provides additional housing with a high walkability score via a developed sidewalk and street grid to Metro, bus and future BRT public transit, goods and services, entertainment and institutional uses, public parks, and historic assets. The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.

- c. *RECREATION AND PARKS.* Rockville will continue to have a vibrant, beautiful, and easily-accessible park system with a wide variety of recreation facilities and programs, as this system is critical to supporting the health and well-being of the people of Rockville and its natural environment. Parks and recreation facilities will meet the needs and desires of Rockville's diverse users.

The Project is part of the Planned Development that delivered Courthouse Square Park and the Promenade Park, as well as incorporated street design to facilitate closures for City community events, such as a farmers market or outdoor seating for entertainment uses, to support the health and well-being of the residents of Rockville, including new residents of the Project.

- d. *ENVIRONMENT.* Rockville strives to assure clean land, air and water, and efficient use of resources, to foster healthy, sustainable, and resilient environments for living, working, and recreation.

The Project will have no negative impact on the environment and is an example of the sustainable re-use of existing buildings through the flexible conversion from commercial to residential.

- e. *ECONOMIC DEVELOPMENT.* Rockville will proactively adapt to the changing business environment and strategically leverage its assets and position as the County seat within a dynamic region to enable an innovative and thriving local economy. It will do so to advance equitable economic development, creative and diverse jobs creation, the quality of life for its residents and workforce, and to enhance the long term fiscal standing of the city.

The Project will convert vacant street level commercial space, eliminating competitive over-supply of retail space to support the existing retail in Town Center, while adding residents to patronize those existing retail businesses.

- f. *HOUSING.* Ensure that current and future Rockville residents have a diverse array of quality housing choices that are affordable and livable, at all socio-economic levels.

The Project delivers new urban loft style housing adding diversity to the housing choices to the other high-rise multi-family housing options in Rockville Town Center.

Planning Area 1 Rockville Town Center

...Street-level commercial activity has experienced challenges due to increased competition in the region, the advent of e-commerce, which has greatly reduced the amount of commodities sold in physical stores...an overall shift in consumer preferences. Policies in this Plan section represent adjustments to the 2001 Town Center Master Plan...and the changing circumstances since that time.

The Project addresses the over-supply of commercial space with the conversion to residential units that both activate the sidewalk with direct sidewalk access units and the activities of the residents' daily lives, as well as support deliver additional residents to support the vitality of the existing retail in adjacent buildings and the Town Square business district.

B. Town Center Master Plan - 2040 Amendment to Update Town Center Plan

An Amendment to the 2021 Comprehensive Plan (2040 Plan) to update the Town Center Master Plan was adopted by the Mayor and Council on January 27, 2025. The Project is in substantial conformance with and supports of the vision and goals of the Town Center Plan as noted below.

Town Center Master Plan Goal

#1 Target appropriate areas for higher density residential developments to reach 3000 new residential units by 2040. Provide for a variety of development types to adapt to market demands and to address missing-middle housing.

The Project proposes thirteen new dwelling units, ranging from one to three bedrooms, and provides a new housing choice for households that desire convenient urban living with larger living space and amenities – such as families and residents looking for alternatives to detached single-family homes.

Town Center Vision

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.

The Project replaces vacant boarded retail space with new homes for Town Center residents enhancing both the vibrancy of this block and adding to the neighborhood character of transit-oriented living in Town Center.

Area Vision – Central Town Center

...The design of this area should take into consideration a sense of arrival and draw the visitor in. Town Square is likely to continue as the “heart” of Town Center in many ways.

The Project enhances the sense of arrival to a vibrant Town Center for visitors from the Metro and Rockville Pike, whether arriving via the Promenade Park pedestrian bridge and plaza to East Montgomery Avenue or via Middle Lane, by converting vacant retail to living units active with the daily life of residents. The Project enhances the transition through to the retail district and amenities in Town Square in the next blocks north and west.

Town Center Plan Focus Areas

The Land on which the Project is located is not an identified “Focus Area” of the Town Center Master Plan, however it is proximate to three focus areas: the 255 Rockville Pike and 41 Maryland Avenue sites that are part of the original PDP, and 51 Monroe Street.

Town Center Housing

The City encourages the development of a wide variety of unit types – this refers to different housing typologies-(such as townhomes and multi-family apartment buildings), but also provides a mix of units within those typologies. The City encourages unit mixes in development projects to contain a full range of unit types that the market can support of different sizes and layouts to accommodate the greatest variety of households.

The Project introduces a loft unit typology to this area of Town Center and the Building that will expand the housing choice for a greater variety of households.

Town Center Economic Development & Business

...Town Center is a hub of retailers that provide goods and services...Rockville Town Center cannot truly thrive without residential growth surrounding and supporting its existing retail.

The Project will convert street level commercial space that has been vacant despite the marketing efforts of two successive Building owners and add additional residents to support the existing retail in adjacent buildings and the Town Square business district.

VII. FINDING REQUIRED FOR PROJECT PLAN APPROVAL

The Zoning Ordinance Section 25.07.01.b.2. contain the findings that the Mayor and Council must make prior to approving the Project Plan Amendment Applications. The following demonstrates how the Application complies with these required findings:

- i. The Project Plan Amendment will not adversely affect the health or safety of the persons residing and working in the neighborhood of the proposed project:

The Project will replace vacant street level commercial space that has been boarded (albeit artistically decorated) since the Building was completed in late 2021/early 2022 through two successive owners who have actively marketed the commercial spaces without success, despite even financial incentives proposed for certain prospective tenants by local government agencies. The Project will add 13 new loft dwelling units to Town Center, adding a new housing choice as well as new residents to support the surrounding business district. The conversion to occupied residential units will enhance the safety of persons residing and working in the neighborhood by adding street level activity and eyes on the sidewalk. The Project is integrated into an existing Building and complements other existing residential uses with a small addition of residential units. The addition of residential use will not affect the health or safety of persons in the neighborhood. Overall, the Project will add to the visual vitality of Town Center by completing the street level spaces of an existing building.

- ii. The Project Plan will not be in conflict with the Plan.

As noted in more detail in Section VI above the Project Plan supports the goals and visions of both the 2040 Plan and the 2025 Town Center Master Plan. The 2040 Plan provides the following Overarching Principles:

- a. Foster a vibrant, multi-cultural and successful downtown.*

The Project will activate the street level by conversion to residential of the first floor retail space that has been vacant and boarded for the last 4 years. Conversion will foster the appearance of a vibrant and successful downtown by the elimination of the vacant retail spaces.

- b. Steer the most-dense development to mixed-use, transit served locations.*

The Project is located within the Core Area within the commercial retail, restaurant and cultural district of Town Center and within walking distance of one-block to transit of both the WMATA Rockville Redline Station and Montgomery County bus service along Hungerford Drive. It lies one block from the future southern section of the proposed 355 Bus Rapid Transit system within the right-of-way of Hungerford Drive/Rockville Pike.

- c. Encourage a variety of housing types that are accessible to a wide range of household needs and incomes.*

The Project provides a new housing choice of two-story loft units, including larger 2-bedroom units and a 3-bedroom unit, perfect for families and empty-nesters who want to live in a Town Center location walkable to goods, services and entertainment, as well as transit options. Direct sidewalk access units enhances the feel of

- g. Maintain and promote safe, attractive, welcoming, and amenity-rich neighborhoods.*

The Project will add to the rich urban fabric of Town Center as it continues to evolve as a vibrant mixed-use livable neighborhood.

VIII. FINDINGS REQUIRED FOR SITE PLAN APPROVAL

The Zoning Ordinance Section 25.07.01.03(b) provides that a site plan application that implements all or a portion of an approved project plan is deemed to meet the findings for approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

- i. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The Project will be built in accordance with current building codes and land development regulations with a residential use both compatible and similar to other uses and developments in the neighborhood, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The additional units are proposed as a conversion of existing space within an existing established building with 400 dwelling units and a mix of market dwelling units and affordable senior dwelling units. Other than minor re-grading of certain portions of sidewalks to provide at-grade access, there are no impacts to property or improvements outside of the Land and Building.

- ii. Constitute a violation of any provision of this chapter or other applicable law; or

As discussed throughout this Statement and as shown on the plans, the Project complies with applicable provisions of the Zoning Ordinance and other applicable laws.

Or,

- iii. Be incompatible with the surrounding uses or properties.

The Project is a complement to the surrounding uses and properties by expanding the number and type of housing choice and increasing residents in Town Center integrated into an established mixed-use business and residential district. The Project provides additional customer base without diluting the core retail district around Town Square with additional disconnected retail space.

IX. COMMUNITY OUTREACH

The City hosted a virtual Pre-Application Meeting community meeting at which the Applicant presented its proposed Project via WEBEX on December 9, 2021 and January 4, 2022. Notice was properly given by Applicant by mail and electronic notice in accordance with the Zoning Ordinance and Development Manual. Signs were posted on the Building on all frontages. The meeting was attended by a range of interested parties from Town Center multi-family buildings, nearby neighborhoods, and commercial property owners. A sign-in sheet and the meeting transcript were filed by the Applicant. The video of the Pre-Application Meeting is available on the City's website development page.

A Post-Application Community Meeting will be conducted in accordance with the Zoning Ordinance, currently scheduled virtually on February 25, 2025. Notice of public hearings and meetings and the signs have been and will be posted in accordance with the Zoning Ordinance throughout the review process.

X. CONCLUSION

As demonstrated by the Statement of Justification, the Project Plan submissions and Application, and the Site Plan submissions and Application, the Project complies with all applicable requirement of the Zoning Ordinance and other applicable City Code and regulations and is in substantial conformance with the recommendations of the Rockville 2040 Comprehensive Plan, the Town Center Master Plan, and other administrative and functional master plans.

The Project will advance the goals of the 2040 Plan and the Town Center Master Plan to strengthen the Town Center neighborhood with increased residential density and

new housing typologies to provide greater choice to a wider range of households and enhance the overall vibrancy and quality of life in the Town Center and the City generally.

For all these reasons, the Project Plan and Site Plan Applications should be approved.

Shulman Rogers, P.A.
Nancy P. Regelin, Esquire
Counsel for Applicant

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.

From: Christopher Clarke <thechrisclarke@gmail.com>
Sent: Wednesday, November 24, 2021 12:54 PM
To: cpds <CPDS@rockvillemd.gov>
Subject: Comment on project plan amendment to PJT2014-0003

Hello,

As a member of the community and close neighbor to 198 East Montgomery Avenue Building 2, I fully support the proposed amendment to the building plan to convert the ground floor to loft apartments.
Best,

--

Christopher Clarke

From: Jake J <jjakubek@gmail.com>
Sent: Tuesday, November 30, 2021 9:15 AM
To: cpds <CPDS@rockvillemd.gov>
Subject: Proposed Building 2 Amendment

Hello,

I am writing in response to the proposed Amendment to Building 2 owned by RTC Phase II in downtown Rockville. The proposal being submitted is to amend the commercial space at street level to create loft apartments.

I am in support of this amendment to the plan.

Thank you for listening.

Jake Jakubek

From: Michael Dutka <ditko86@gmail.com>
Sent: Monday, December 6, 2021 11:08 AM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Support Conversion of retail space to residential space

Dear members of the planning commission,

I support the conversion of some or all the Ansel's retail space to residential space. Rockville Town center already has a lot of vacant retail space and the last thing it needs is more retail. What it really needs is more population density to activate the space!

-Mike Dutka

713 Shetland St, Rockville, MD 20851

From: Daniel Carelli <d_carelli@yahoo.com>
Sent: Thursday, December 2, 2021 10:29 PM

To: cpds <CPDS@rockvillemd.gov>

Subject: RE: Project Plan Amendment to PJT2014-0003

Rockville Dept of Community Planning and Development,

The plan to convert commercial space at 198 E Montgomery Avenue into apartments should not be permitted. The original plan was approved that this should be commercial space. If the community approved that use, the developer should not be able to change it this late in the process. Furthermore, our roads and schools are already largely overpopulated. The quality of life for Rockville has been decreasing lately to the crushing traffic on the roads due to population growth. These 15 apartments, if approved, will certainly have residents who own cars. Adding more residential space will only make these matters worse. Please do not approved the amendment to the building project plan.

Daniel Carelli

209 N Grandin



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.

Mr. Rick Bierbower
 July 2, 2025
 Page 2

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.

Mr. Rick Bierbower
July 2, 2025
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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,

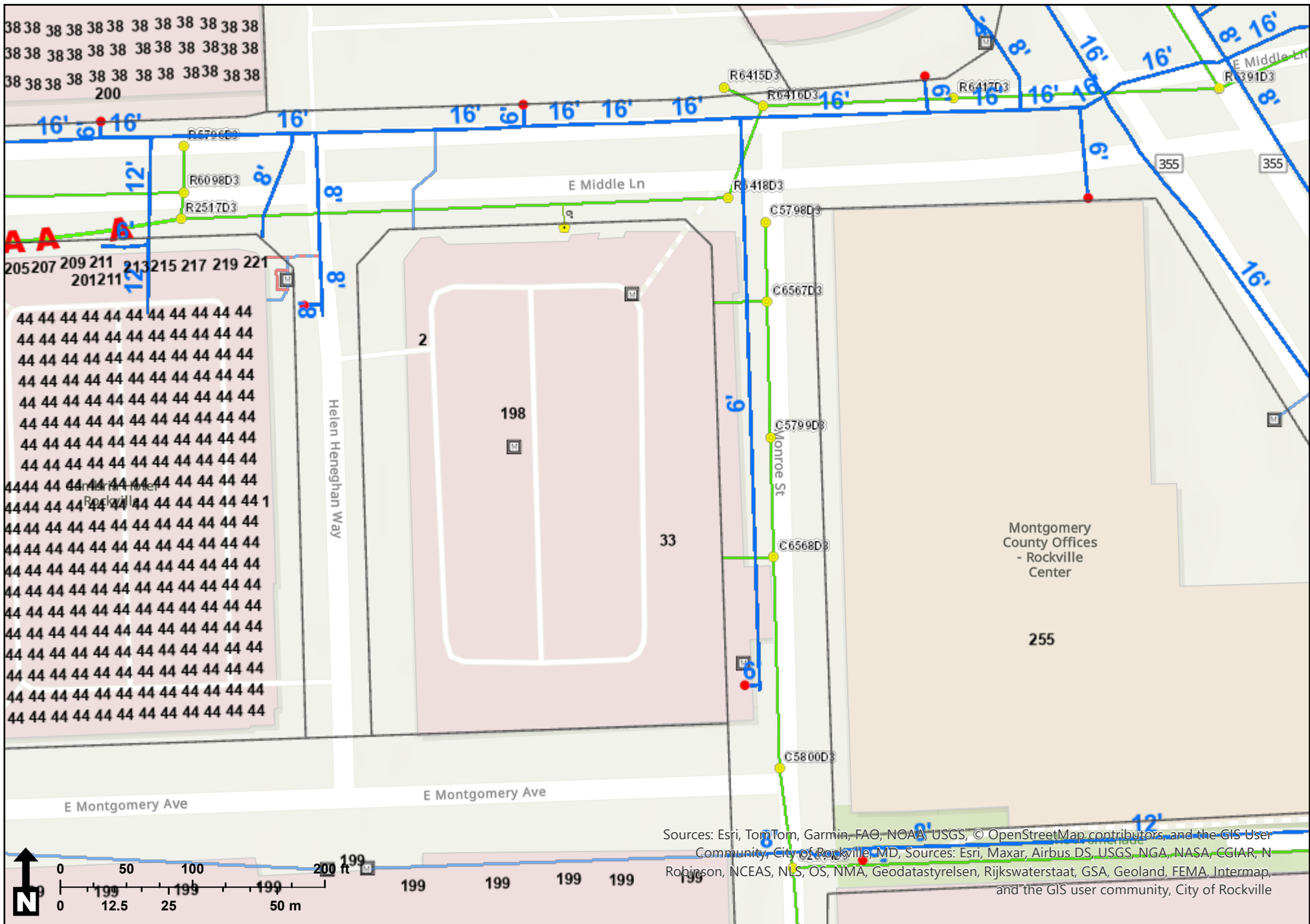


John Scabis, P.E.
Chief of Engineering

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



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Rockville, MD, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, City of Rockville

