



Application for
Pre-Application Meeting

PAM
6/11

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 • Website: www.rockvillemd.gov

Please Print Clearly or Type

Property Address information: 198 East Montgomery Avenue

Subdivision Rockville Town Center Lot(s) 2-L Block _____

Zoning PD-RCI Tax Account(s) 03714565

Applicant Information:

Please supply name, address, phone number and e-mail Address for each.

Applicant Duball Rockville, LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190, Marc Dubick, 703-234-5633
DubickM@Duball-LLC.com

Property Owner Duball Rockville, LLC - same as applicant

Architect Torti Gallas & Partners, Inc., 1300 Spring Street, 4th Floor, Silver Spring, MD 20910, Thomas Danco, AIA
301-588-4800, tdance@tortigallas.com

Engineer Macris, Hendricks & Glascock, P.A., 9220 Wightman Road, #120, Montgomery Village, MD 20866
Mike Plitt, 301-670-0840 x 1034, mplitt@mghpa.com

Attorney Shulman, Rogers, Gandal, Pordy & Ecker, P.A., 12505 Park Potomac Avenue, 6th Floor, Potomac, MD 20854
Nancy Regelin, Esq., 301-230-5224, nregelin@shulmanrogers.com

LEED AP Torti, Gallas & Partners, Inc. - same as above

Project Name: Duball Rockville Phase 2 Project Lot 2-L Residential - Commercial Mixed Use - Modify Residential Component

Project Description: Amendment to PDP94-001E to increase residential by 178 du in Phase 2 building on Parcel 2-L, no change to building massing, site, architectural, additional du per Zoning Ordinance 25.20.02.d conditional approval

STAFF USE ONLY

Application Acceptance

Application # _____
Pre-Application: _____
Date Accepted: _____
Staff Contact: _____

OR

Application Intake

Date Received: _____
Reviewed by: _____
Date of Checklist Review: _____
Deemed Complete: Yes No

Level of review and project impact

Scope of Amendment

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 1.4 acres, # Dwelling Units Total 178* Other _____ *178 additional
 Square Footage of Non-Residential no change-22,200 sf +/- 222 du approved
 Percentage of Single-family homes within Residential Area Impact (1/4 mile) <10% 400 du total
 Traffic Impact (net new peak hour trips) 0 - see traffic statement

Proposed: Phase 2 on Parcel 2-L

Retail: 12,529 +/- Sq. Footage Detached Unit: _____ Parking Spaces: TBD
 Office: _____ Sq. Footage Duplex: _____ Handicapped: _____
 Restaurant: 8771 +/- Sq. Footage Townhouse: _____ Bicycle Parking:
 Other: _____ Sq. Footage Attached: _____ # of Long Term: _____
 Multi-Family: 400 # of Short Term: _____
 Live/work: _____ Estimated LEED or LEED-equivalent
 MPDU: 60 (400 x .15) points. (As provided on LEED checklist.)

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) _____
 parking lot, approved, PDP and site plan for residential/commercial mixed use

Estimated Points Total: *Based on additions per 25.07.02.b.2; increase in du by 178
 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	4
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	---
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% 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	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	---
Points Total*	Amendment of PDP = Project Plan per 25.14.07.e				7 - n/a
The total of the points determine the level of notification and the approving authority.					

Example:

- If your tract size is 2 acres = 2 pts
- If you will have 45 dwelling units = 2 pts
- If your square footage of non-residential space is 5,006 square feet = 2 pts
- If your residential area impact is within a single unit detached area = 4 pts
- If your traffic impact/net new peak hour trips is 32 trips = 2 pts

Projected Impact Total = 12

** Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

Estimated Application Type: (please check box that applies)

- Project Plan (16 pts or more)
- Project Plan Amendment to Preliminary Development Plan PDP94-0001
- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-15 pts)
- Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- Site Plan Amendment Minor (notification not required)
- Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Minor (Notification Radius-750 feet)
- Other _____

Previous Approvals: (if any)

Application Number	Date	Action Taken
PDP94-0001	April 27, 1994, A-June 19, 1996	Approved
STP2012-00105	B-July 22, 1998; E-May 2, 2005 October 6, 2011	Approved

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.

By: Marc Dubick as President 7/27/13
 Duball Rockville, LLC
 By: Duball, LLC, its managing member

Please sign and date Marc Dubick, President, Duball, LLC

PRE-APPLICATION SUBMITTAL REQUIREMENTS: (Submit and check what is applicable to your project type).

Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.

Level 1 Site Plan Application Submittal Requirements

- Completed application
- Application Filing Fee
- A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check
- NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check

Project Plan or Site Plan: (Level 2) Application Submittal Requirements

- Completed application
- Application Filing Fee
- A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management concept package (12 copies) with fee via separate check SWM Plan approved
- NRI/FSD per FTPO as submitted to Forestry with fee via separate check FCP Plan approved

Special Exception Pre-Application Submittal Requirements:

- Completed application
- Application Filing Fee
- A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- NRI/FSD per FTPO (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check*

Pre-Application Meeting Date:

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.

Statement of Applicant - Duball Rockville, LLC

PAM2014-0000

Amendment to Block 2 of Preliminary Development Plan PDP1994-00001E

This amendment of the Preliminary Development Plan (see **Attachment #1**) focuses only on **Block 2** of the Preliminary Development Plan. Block 2 is the Phase 2 residential and street level commercial building located on the east side at 198 East Montgomery Avenue ("Parcel 2-L", formerly Parcel 2-K, also identified as "Block 2"). The Phase 2 building was approved under use permit USA2006-00699A, as amended by STP2012-000105 (see **Attachment #2**). The Duball Rockville Project encompasses both Blocks 2 and 3 of the five block Preliminary Development Plan PDP1994-00001E approved by the Mayor and Council (see Land Use & Massing Plan for PDP - **Attachment #3**). The PDP area includes the office building at 255 Rockville Pike, the Retail Pavilion at 199 East Montgomery Avenue, the parking lot on Maryland Avenue, and the two blocks of the Duball Rockville Project.

The amendment proposes: 1) the addition of 178 dwelling units to the currently approved 222 dwelling units for a maximum of 400 dwelling units in the Phase 2 building under a conditional approval as permitted by City Code Section 25.20.03.b.4 of the Adequate Public Facilities Ordinance until school capacity is available for the students generated by the additional units, and 2) application of the currently approved 40% parking waiver for non-residential uses to the residential uses in the Phase 2 building.

No changes to the building footprint, architecture, massing, height, or finishes are proposed. No changes to the street level commercial for the project are proposed. No changes to the west hotel/residential building now under construction are proposed. With the requested extension of the parking waiver for residential uses in the Phase 2 building, the parking provided within the PDP area will still remain in a significant surplus condition with more parking provided than required for the uses within the five block PDP area. The Phase 2 building would not commence construction until after the Phase 1 building structured parking was open to the public.

Duball Rockville, LLC, the owner of the property and Applicant, demonstrated its commitment to Rockville Town Center by overcoming difficult obstacles during the economic downturn to get the Phase 1 building of the Duball Rockville Project financed and under construction in order to deliver the new hotel for Choice Hotels and the mixed use building as highly anticipated. Because Choice Hotel elected a hotel with fewer guest rooms than originally the Phase 1 building hotel was approved for, Site Plan STP2012-00105 permitted the shifting of dwelling units from the Phase 2 building to the Phase 1 building (as expressly authorized by PDP1994-0001) to backfill the deleted guest room spaces. This allowed the

Phase 1 building whose design was complete to move forward immediately for permitting and to start construction.

The Phase 2 building design is also substantially complete with the footprint, architecture, structure, life safety, parking, landscaping, stormwater management, and general design work done. The site plan is approved. This amendment keeps the building design unchanged but updates the residential floor plans to right-size the dwelling units for size, type and mix to meet current market demand, demographics, project differentiation, and consumer trends. The Phase 2 building will be the closest new residential building in Rockville Town Center to the Rockville Metro and will provide the best views of the region of any residential building in Rockville Town Center. As a result of the right-sizing exercise, the Phase 2 building is proposed for up to 400 dwelling units and structured parking that is not over-built.

The chart below demonstrates how the requested amendment to the PDP for the Block 2 Phase 2 building compares to the currently approved Preliminary Development Plan PDP94-0001E and the currently approved Site Plan STP2012-00105:

Block	Use	Approved PDP1994-00001E	Approved STP2012-00105	Proposed
Block 2 Par 2-L, formerly 2-K	Residential	485 du	222 DU	400 DU
	Retail (1)		22,200 SF (2)	22,200 SF (2)
Block 3 Par 2-M, formerly 2-J	Residential		263 DU	263 DU
	Retail (1)		23,100 SF (2)	23,100 SF (2)
	Total Retail (1)	45,300 sf	45,300 sf	45,300 sf
	Hotel	100 trips for Hotel reserved	140 Rooms + Limited Service	140 Rooms + Limited Service
Total		485 DU 45,300 GSF Retail 100 trips for Hotel	485 DU 45,300 GSF Retail, 140 Room Limited Service Hotel	663 DU 45,300 GSF Retail, 140 Room Limited Service Hotel

1. "Retail" includes all retail, commercial, and service uses permitted in PDP94-0001 and the equivalent MXTD zone.
2. Approval per STP2012-00105, Total Retail GFA includes area for retail, restaurant, commercial, and service uses, and hotel lobby which incorporates hotel lobby concession space, seating, registration, and approximately 1145 SF hotel lounge/accessory restaurant.

APFO/ School Test. This amendment requests conditional approval of additional multi-family dwelling units which will generate students to Richard Montgomery High School, Julius West Middle School, and Beall Elementary School (or other assigned elementary school). While there is currently a moratorium on new residential development within those school assignment areas, there is also new school construction planned and funded to alleviate overcrowding at those schools.

The 2015-16 test year for FY2014 development approvals (see **Attachment #4**) reflects that while both Julius West Middle School and Beall Elementary are projected above 110% program capacity for the test year, Julius West will be significantly below program capacity the next year in 2016-17 and thereafter, and the new Richard Montgomery Elementary School #5 is scheduled to open in August 2017. The program capacity of Elementary School #5 is 740 students designed to relieve the current overcrowding of 541 students in the aggregate in the other four other elementary schools. Service boundaries are scheduled to be set for the new elementary school #5 in 2016. It is projected that the necessary public facilities for school capacity will be available in the near future for the proposed additional 178 dwelling units which would generate 8 elementary, 7 middle, and 6 high school students.

Section 25.20.02.d of the APFO provides that an applicant may request conditional approval of a development application subject to future availability of the necessary public facilities and be placed in a queue for two years with an additional one year extension. With respect to the currently approved dwelling units and commercial development, the Preliminary Development Plan Approval for Preliminary Development Plan PDP94-001A-E, has no expiration date and APFO for the currently approved development is satisfied through November 1, 2030.

This application requests approval under Section 25.20.02.d for the additional 178 dwelling units as there is a very high likelihood that school capacity will be available when the Phase 2 building is ready to commence construction. The Phase 2 building will not start before the Phase 1 building structured parking is open. The Phase 1 building has just started construction.

Traffic. The traffic statement dated July 24, 2013 prepared by Kimley-Horn for this amendment concludes that the trips calculated in accordance with current transportation standards for this amendment will result in fewer trips associated with this Preliminary Development Plan in both the am and pm peak hours than previously calculated and reserved for the PDP. Therefore, there is no negative impact on traffic associated with this amendment. See Traffic Statement – **Attachment #5.**

Parking. This application requests that the currently approved 40% parking waiver for non-residential parking requirements be applied to the residential uses in the Phase 2 building. Analysis of the parking for both the Duball Rockville Project and the 5 blocks of the PDP demonstrate that adequate parking will be available within both the Duball Rockville Project and the PDP and that a surplus of several hundred parking spaces will exist within the PDP area

after the Duball Rockville Project is constructed. The Duball Rockville Project is replacing the 361 surface parking lot spaces into their structured parking garages.

Parking in the Phase 2 east building totals 587 spaces including 282 non-exclusive spaces for the residential dwelling units plus 105 non-exclusive spaces for the commercial uses plus 200 replacement spaces for the PDP uses (retail pavilion) utilizing the surface parking lot.

Parking in the Phase 1 west hotel/residential building currently under construction totals 590 spaces including 292 exclusive spaces for the residential dwelling units plus 298 non-exclusive spaces for the commercial uses, including the retail/restaurant/commercial, the hotel, and 161 replacement spaces for the PDP uses (retail pavilion).

The calculations for parking are set forth in several tables attached. One calculation confirms that parking supply remains sufficient for the parking requirement for all uses within the PDP project area when the Duball Rockville Project is constructed, and that at all times of day there is actually a surplus of several hundred parking spaces within the PDP area. A second calculation confirms that the parking supply is sufficient for the parking required for all uses for the west hotel/residential building and east residential building within the Duball Rockville Project as well as parking provided for the Block 5 Retail Pavilion, up to the replacement of the surface parking lot obligation of 361 parking spaces.

The total combined parking within the Duball Rockville Project in both the west hotel/residential building, and the east residential building as proposed, is 1177 parking spaces. The total combined parking within the 5 block PDP as currently constructed, under construction, or proposed by this amendment is 1651 spaces:

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-L/ 198 E Montgomery	587
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	1651 spaces

The calculation for parking concludes that with the requested extension of the currently approved 40% parking waiver for non-residential uses to apply to residential uses in the Phase 2 east building, the PDP area will remain in a **surplus**, meaning more parking is provided at peak demand period than code required. See PDP Parking calculations **Attachment #6**.

Approval of an extension of the current 40% non-residential parking waiver to the residential in the Phase 2 building will avoid structured parking being overbuilt in a transit-service area.

Stormwater Management. By letter dated March 4, 2011, the City approved the request to grandfather the Duball Rockville Project under the stormwater management ordinance that was in effect prior to June 7, 2010. The Applicant met the deadlines under the approval letter to implement the prior approved stormwater concept plan SMP2007-00008, and SWM waivers WVR95-2001 and WVR 95-2002. The stormwater facilities to serve both buildings are being constructed in Renaissance Street with the Phase 1 building.

Forestry and Landscape Plans. No changes to the Landscape plans are proposed. FTP2006 -00019 was previously approved February 2, 2007.

Master Plan. The Rockville Town Center Master Plan approved October 22, 2001 has not been amended since the approval of PDP1994-0001E, USA2006-00699A and STP2012-00105 and the findings of the Mayor and Council, Planning Commission and the CPDS staff report regarding conformance with the Master Plan remain valid.

Prior Approvals. The Preliminary Development Plan Approval PDP1994-0001 governing the Duball Rockville Project was approved on April 27, 1994, as amended by the approval for PDP1994-0001A on June 19, 1996 and PDP1994-0001-B on July 22, 1998, all from the Planning Commission, and PDP1994-0001E was approved on May 2, 2005 by the Mayor and Council.

The Duball Rockville Project obtained Use Permit approvals USE2006-00699 and amendment USA2006-00699A from the Planning Commission on March 14, 2007 (with approval letter dated May 23, 2007) and October 10, 2007 respectively with an original validity date through May 23, 2009. The Use Permit validity period was originally extended to May 23, 2010 by Planning Commission action on January 28, 2009 with approval letter dated February 18, 2009. A second Use Permit Extension to May 23, 2011 was approved by Planning Commission action on April 28, 2010. Pursuant to Mayor and Council action on June 21, 2010 approving a 2 year permit extension tolling the running of the permit period from June 30, 2010 to June 30, 2012, plus the unexpired remainder of the Planning Commission extension, extends the validity of USE2006-00699A to May 23, 2013. The Duball Rockville Project obtained a minor amendment to the Use Permit by approval of Site Plan STP2012-00105 to accommodate changes to the Phase 1 building hotel for the new Choice Hotel program.

The site plan/use permit approval is valid for the first building through May 23, 2013 provided construction commenced by that date. The Applicant vested the multi-building site plan by timely commencing construction on or about November 30, 2012. The Phase 2 building must commence construction by May 23, 2019.

DUBALL ROCKVILLE, LLC SITE PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER

SITE DEVELOPMENT PLAN AMENDMENT #STP2012-00105

SHEET INDEX - USE PERMIT PLAN SUBMISSION

- SP-1: Cover Sheet
- SP-2: Use Permit Site Development Plan
- EX-1: Street Cross Section Exhibit
- EX-2: Street Cross Section Exhibit
- EX-3: Signing & Pavement Marking Plan Exhibit
- EX-4: Phase I - Development Exhibit
- FA-1: Emergency Access Exhibit
- L-1: Street Level Landscape Plan
- L-1A: Renaissance Street Landscape Plan (A.L.T.)
- L-2: 9th Floor Terrace Landscape Plan
- L-3: Detail Paving Plans
- L-4: Hardscape Details
- L-5: Site Furnishing
- L-6: Planting Details and Schedule

DESIGN TEAM:

OWNER:
Duball Rockville, LLC
C/O Duball, LLC
11111 Sunset Hills Road, Suite 200
Reston, VA 20190
Phone: 703-234-5633

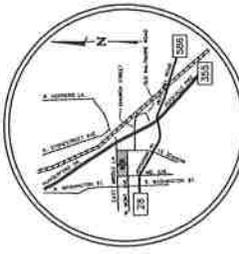
DEVELOPER:
Duball Rockville, LLC
C/O Duball, LLC
11111 Sunset Hills Road, Suite 200
Reston, VA 20190
Phone: 703-234-5633

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:
Shuman, Rogers, Gendal, Pordy & Ecker, PA
11921 Rockville Pike
Rockville, MD 20852
Phone: 301-230-5224



VICINITY MAP
SCALE 1" = 2,000'

PERMITS

1. The project is subject to the following permits:
 - a. Use Permit
 - b. Building Permit
 - c. Fire Department Permit
 - d. Health Department Permit
 - e. Planning Board Approval
 - f. Zoning Commission Approval
 - g. Environmental Impact Statement
 - h. Traffic Impact Study
 - i. Stormwater Management Plan
 - j. Tree Removal Permit
 - k. Signage Permit
 - l. Other permits as required by local, state, and federal agencies.
2. The project is subject to the following conditions:
 - a. The project shall be completed within the time frame specified in the Use Permit.
 - b. The project shall be completed in accordance with the approved plans and specifications.
 - c. The project shall be completed in accordance with the approved landscape plan.
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NO.	DESCRIPTION	DATE	STATUS
1	Use Permit	11/15/11	ISSUED
2	Building Permit	11/15/11	ISSUED
3	Fire Department Permit	11/15/11	ISSUED
4	Health Department Permit	11/15/11	ISSUED
5	Planning Board Approval	11/15/11	ISSUED
6	Zoning Commission Approval	11/15/11	ISSUED
7	Environmental Impact Statement	11/15/11	ISSUED
8	Traffic Impact Study	11/15/11	ISSUED
9	Stormwater Management Plan	11/15/11	ISSUED
10	Tree Removal Permit	11/15/11	ISSUED
11	Signage Permit	11/15/11	ISSUED
12	Other permits as required by local, state, and federal agencies.	11/15/11	ISSUED

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SP-1

SITE DEVELOPMENT PLAN - COVER SHEET
DUBALL ROCKVILLE SITE
ROCKVILLE TOWN CENTER
PARCELS 2-L & 2M
4TH ED. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Landscape Architect • Surveyors
1000 Woodbridge Drive, Suite 120
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MHG

Project No.	STP2012-00105
Scale	AS SHOWN
Date	11/15/11
Drawn By	MDP
Checked By	MDP
Approved By	MDP

ATT #2

City of Rockville FY 2014 School Test - in effect from July 1, 2013, through June 30, 2014
Projected Enrollment and Utilization at Schools With Service Areas Completely or Partly Within the City of Rockville*
MCPS Program Capacity Compared to Projected Enrollment - Reflects County Council Approved Amended FY 2013-2018 CIP

May 28, 2013

CLUSTER	SCHOOLS	Approx. Percent of Enrollment from City of Rockville	MCPS PROGRAM CAPACITY	ACTUAL ENROLLMENT 2012-13	PROJECTED ENROLLMENT						
					2013-14	2014-15	TEST YEAR 2015-16	2016-17	2017-18	2018-19	
Gaithersburg	Gaithersburg H.S.	3%	1992	2060	2038	2013	2001	2035	2092	2180	
	space available		2284	-68	-46	-21	-9	249	192	104	
	% utilization			103%	89%	88%	88%	89%	92%	95%	
	Forest Oak M.S.	5%	910	772	825	844	863	877	942	989	
	space available			138	85	66	47	33	-32	-79	
	% utilization			85%	91%	93%	95%	96%	104%	109%	
	Rosemont E.S. (CSR)	20%	592	530	542	539	567	597	612	659	
	space available			62	50	53	25	-5	-20	-67	
	% utilization			90%	92%	91%	96%	101%	103%	111%	
	Washington Grove E.S. (CSR)	Silverwood Dev. only portion in City		588	384	382	398	435	466	503	544
	space available			202	204	188	151	120	83	42	
	% utilization			66%	65%	68%	74%	80%	86%	93%	
Walter Johnson	Walter Johnson H.S.	15%	2274	2257	2297	2305	2335	2313	2363	2467	
	space available			17	-23	-31	-61	-39	-89	-193	
	% utilization			99%	101%	101%	103%	102%	104%	108%	
	Tilden M.S.	35%	963	769	754	784	793	848	874	917	
	space available			194	209	179	170	115	89	46	
	% utilization			80%	78%	81%	82%	88%	91%	95%	
	Farmland E.S.	50%	715	651	654	659	667	683	685	684	
	space available			-651	-654	56	48	32	30	31	
	% utilization			91%	91%	92%	93%	96%	96%	96%	
	Richard Montgomery	Richard Montgomery *	90%	2218	2171	2166	2169	2211	2255	2316	2377
		space available			47	52	49	7	-37	-98	-159
		% utilization			98%	98%	98%	100%	102%	104%	107%
Julius West M.S. *		90%	995	1120	1174	1204	1277	1303	1338	1347	
space available			1445	-125	-179	-209	-282	142	107	98	
% utilization				113%	118%	121%	128%	90%	93%	93%	
Beall E.S. *		100%	641	784	794	802	809	790	788	788	
space available				-143	-153	-161	-168	-149	-147	-147	
% utilization				122%	124%	125%	126%	123%	123%	123%	
College Gardens E.S. (CSR) *		70%	671	837	819	838	836	845	834	833	
space available				-166	-148	-167	-165	-174	-163	-162	
% utilization				125%	122%	125%	125%	126%	124%	124%	
Ritchie Park E.S. *	80%	387	521	537	535	529	536	540	540		
space available			-134	-150	-148	-142	-149	-153	-153		
% utilization			135%	139%	138%	137%	139%	140%	140%		
Twinbrook E.S. (CSR) *	80%	538	551	582	596	604	619	625	620		
space available			-13	-44	-58	-66	-81	-87	-82		
% utilization			102%	108%	111%	112%	115%	116%	115%		
Richard Montgomery ES #5*			740								
	Opens August 2017										
	Boundaries will be set in 2016										

Continued on next page

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May 28, 2013

CLUSTER	SCHOOLS	Approx. Percent of Enrollment from City of Rockville	MCPS PROGRAM CAPACITY	ACTUAL ENROLLMENT 2012-13	PROJECTED ENROLLMENT					
					2013-14	2014-15	TEST YEAR 2015-16	2016-17	2017-18	2018-19
Rockville	Rockville H.S.	35%	1516	1271	1260	1299	1335	1385	1453	1479
	<i>space available</i>			245	256	217	181	131	63	37
	<i>% utilization</i>			84%	83%	86%	88%	91%	96%	98%
	Wood M.S.	35%	936	924	958	1000	1027	1057	1090	1112
	<i>space available</i>			12	-22	-64	-91	-121	-154	-176
	<i>% utilization</i>			99%	102%	107%	110%	113%	116%	119%
	Maryvale E.S. (CSR) *	90%	570	582	609	636	647	645	648	648
	<i>space available</i>		740	-12	-39	-66	-77	-75	-78	-78
	<i>% utilization</i>			102%	107%	112%	114%	113%	88%	88%
	Meadow Hall E.S. (CSR) *	100%	332	426	436	432	441	438	432	435
	<i>space available</i>			-94	-104	-100	-109	-106	-100	-103
	<i>% utilization</i>			128%	131%	130%	133%	132%	130%	131%
WOOTTON	Wootton H.S. *	15%	2127	2299	2264	2219	2214	2176	2156	2143
	<i>space available</i>			-172	-137	-92	-87	-49	-29	-16
	<i>% utilization</i>			108%	106%	104%	104%	102%	101%	101%
	Frost M.S. *	15%	1138	1058	1143	1118	1065	1001	958	937
	<i>space available</i>			80	-5	20	73	137	180	201
	<i>% utilization</i>			93%	100%	98%	94%	88%	84%	82%
	Fallsmead E.S. *	70%	597	532	535	530	522	523	535	530
	<i>space available</i>			65	62	67	75	74	62	67
	<i>% utilization</i>			89%	90%	89%	87%	88%	90%	89%
	Lakewood E.S. *	30%	556	569	546	536	524	518	517	515
	<i>space available</i>			-13	10	20	32	38	39	41
	<i>% utilization</i>			102%	98%	96%	94%	93%	93%	93%

According to the City of Rockville test of school adequacy, schools fail if the utilization percent exceeds 110% two years in the future (the highlighted column.)

CSR indicates schools that have class-size reductions in Grades K -2, with class sizes of 18:1. Beall ES was a CSR school in 2010-11, but will no longer be one, beginning in 2011-12.

* Asterisks denote schools located within the City of Rockville.

Funded CIP Projects:

The table incorporates modernization of Gaithersburg HS, to be completed in August 2013. This project increases the capacity of the school to 2,284.

Tilden MS is scheduled for modernization with completion now scheduled for August 2019. No additional capacity is planned for this modernization at this time.

Richard Montgomery ES #5 (capacity 740) at the site of the former Hungerford Park ES, opening August 2017. Boundaries will be established one year prior to opening of the school.

Julius West MS addition (total capacity 1,445) opening August 2016.

Maryvale ES modernization increases capacity to 740 when completed in January 2018.

Memorandum

To: Nancy P. Regelin, Esq.
Shulman, Rogers, Gandal, Pordy & Ecker, PA

From: Edward Y. Papazian, P.E. *EYP*

11400 Commerce Park Dr.
Suite 400
Reston, VA

Date: July 24, 2013

Subject: Duball Rockville Town Center Project
Modified Preliminary Development Plan and Site Plan Trip Generation Comparison

This memorandum presents a trip generation comparison for the Duball Rockville Town Center Project between the currently approved Preliminary Development Plan PDP94-001, as amended ("PDP") for the two parcels which make up the Duball Rockville Town Center Project, Parcels 2-L and 2-M, based on the approved site plan STP2012-00105 and the proposed amendment for Parcel 2-L. Parcel 2-M was formerly Parcel 2-J and Parcel 2-L was formerly Parcel 2-K. These two parcels are part of the five parcels that comprise the PDP. No changes are proposed by this amendment application to the three parcels within the PDP but outside of the two parcels in the Duball Rockville Town Center Project. Therefore, this Trip Generation Comparison focuses on the two parcels and uses within the Duball Rockville Town Center Project.

Trips were previously calculated for the approved PDP and at site plan were applied to an evaluation of the driveways that serve the proposed Town Center Development. As part of this proposed amendment to the PDP to increase dwelling units on Parcel 2-L, total trips were calculated for Parcels 2-L and 2-M for the development actually approved in Site Plan STP2012-00105 and which is under construction on Parcel 2-M as well as the proposed amendment for Parcel 2-L in order to demonstrate that they would be less than the trips calculated for the approved PDP for those two parcels. This reduction in trips would result in fewer trips at the driveways that serve the development.

While the proposed plan will result in an increase in residential units by 178 multi-family dwelling units on Parcel 2-L, the total peak hour trips will be less than the total peak hour trips generated by the previously approved PDP for these two parcels. This is due to (1) modification in the trip generation rates for residential in Metrorail station areas since the time the analysis for the approved PDP was performed, (2) a refinement in the amount of ground floor retail to exclude the space that is hotel street level lobby space and part of the hotel trips, and (3) the specific number of hotel rooms under construction instead of the reserved number of hotel related trips set forth in PDP94-0001E.

The traffic analysis that was performed for the approved PDP was based on the following calculation of AM and PM peak hour trips.

ATT # 5

TABLE 1
Approved PDP Peak Hour Trips
Parcels 2-M and 2-L (formerly 2-J and 2-K)

	AM Peak Hour			PM Peak Hour		
	In	Out	Two-Way	In	Out	Two-Way
485 High-rise DUs	38	114	152	108	69	177
45,600 SF Ground Floor Retail	19	12	31	55	69	124
Hotel 100 Trips Reserved	67	33	100	42	58	100
Total	124	159	283	205	196	401

The proposed modification of the PDP contains the following:

Parcel 2-M (formerly 2-J) Phase 1 reflects actual approved and under construction	263 High Rise DUs 16,390 SF Retail 140 Room Suite Hotel
Parcel 2-L (formerly 2-K) Phase 2	400 High Rise DUs 22,200 SF Retail

This results in the following total development.

663 High Rise DUs
38,590 SF Ground Floor Retail
140 Room Suite Hotel

The trip generation for this proposed modification was performed based on the following.

Residential trips were calculated based on Montgomery County Planning Board (MCPB) Guidelines. Subsequent to the approval of the PDP, the guidelines were modified to permit an 18 percent reduction of residential trip generation in Metrorail station areas outside the Beltway. This means that this reduction can be applied to residential at the Duball Rockville Town Center Project.

Kimley-Horn
and Associates, Inc.

Retail trips were calculated using the same trip rates that were previously used and are contained in the ITE Trip Generation Report. Hotel trips were calculated based on the 140 room suite hotel approved in Site Plan STP2012-00105 and that is now under construction.

The resulting trip generation for the proposed modification is shown below.

TABLE 2
Proposed Modification
Peak Hour Trips
Parcels 2-M and 2-L

	AM Peak Hour			PM Peak Hour		
	In	Out	Two-Way	In	Out	Two-Way
663 High-rise DUs MCPB Guidelines	42	124	166	118	76	194
38,590 SF Ground Floor Retail ITE Land Use Code 826	16	10	26	46	59	105
Suite Hotel 140 Rooms ITE Land Use Code 311	45	22	67	32	45	77
Total Trips with Proposed Amendment	103	156	259	196	180	376
Total Trips with Approved PDP	124	159	283	205	196	401
Reduction in Trips	21	3	24	9	16	25

Comparison of the trip generation between the approved PDP and the proposed modification to the PDP shows that the trip generation will be lower for the proposed amendment than previously stated as the total trip generation for the approved PDP. The AM peak hour trip generation will be reduced from 283 to 259 and the PM peak hour trip generation will be reduced from 401 to 376.

The amendment to the PDP adding 178 dwelling units to Parcel 2-L will have no adverse impact on the total trips and traffic impacts previously reserved and approved for the PDP and will result in a reduction in trips associated with the approved PDP.

PARKING CALCULATIONS

Parking Calculation for Uses within the Duball Rockville Project:

Preliminary Development Plan Amendment Hotel APPROVED PDP94-0001E			PDP Amendment Phase 2 Additional Residential PJT2014 - _____ PROPOSED 2013 Application		
			Proposed	As-Approved	Proposed
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
Hotel with 100 am & pm trips reserved *175 Guest Room Hotel per USA2006-0699A			Hotel 140 Guest Rooms Per STP2012-0105	140 Guest Rooms	
45,300 Commercial	23,100 gsf	22,200 gsf	45,300 gsf	23,100 gsf	22,200 gsf
1,156 Parking Spaces	590 spaces	566 spaces	1,177 spaces min.	590 spaces	587 spaces*
Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED			Site Plan if PDP Amendment Approved Phase 2 Residential - Future Application		
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	22,200 gsf
	Hotel Meeting 1,910 sf				
	Hotel lobby 3,300+ sf				
	Retail 8,790 sf				
	Rest 7,900 sf				
	Total 23,045+				
Parking 2-J/2-K	429 spaces	366 spaces	Pkg 2-L/2-M	429 spaces	387 spaces*
Parking Retail Pavilion	161 spaces replacement	200 spaces replacement	Parking Retail Pavillion	161 spaces replacement	200 spaces replacement
Total parking 1,156 spaces	590 spaces	566 spaces	Total Parking 1,177 spaces min.	590 spaces	587 spaces*

*Parking estimate for Phase 2 with 40% Residential Parking Waiver Requested:

65% 1 bedrooms 260 du x 1.0/du = 260 sp

35% 2 BR + 140 du x 1.5/du = 210 sp

470 x 40% Residential Parking Waiver Requested = 282 spaces minimum

Total for Residential 282 Spaces

Total for Commercial 105 Spaces

Total Replacement Retail Pavilion 200 Spaces

Total Parking in Phase 2 587 Spaces

ATT #6

Preliminary Development Plan Blocks 1-5 Time of Day Calculation for Peak Parking Demand

Duball Phase 2 Residential w/ 40% parking waiver but no further reductions for Time of Day

Duball Phase 1 Residential no reductions

Block & Use	Base parking Per code with waiver	Weekday Day	Weekday Evening	Weekend Day	Weekend Evening	Night
Block 1/ 2-F 225 Rockville Pike						
Office		100%	10%	10%	5%	5%
	276	276	28	28	14	14
51 Monroe	138	138	14	14	7	7
Retail		50%	90%	100%	70%	5%
	-	-	-	-	-	-
Restaurants		50%	100%	100%	100%	10%
Deli	1	1	1	1	1	1
Block 5/2-G Retail Pavilion						
Office		100%	10%	10%	5%	5%
	52	52	6	6	3	3
Retail		50%	90%	100%	70%	5%
	3	2	3	3	3	1
Restaurants		50%	100%	100%	100%	10%
	102	51	102	102	102	11
Theatre		40%	100%	80%	100%	10%
	383	153	383	307	383	38
Block 4/2-H Parking Lot						
No Uses/ Pkg	-	-	-	-	-	-
Block 3/2-M Duball Phase 1						
Residential		60%	90%	80%	90%	100%
	292	292	292	292	292	292
Hotel		70%	100%	70%	100%	70%
	38	27	38	27	38	27
Retail		50%	90%	100%	70%	5%
	27	14	25	27	19	27
Restaurant		50%	100%	100%	100%	10%
	73	37	73	73	73	8
Block 2/2-L Duball Phase 2						
Residential		60%	90%	80%	90%	100%
	282	282	282	282	282	282
Retail		50%	90%	100%	70%	5%
	38	19	35	38	27	2
Restaurant		50%	100%	100%	100%	10%
	70	35	70	70	70	7
Total Parking Required PDP		1379	1352	1267	1314	720
Total Parking Provided PDP		1651	1651	1651	1651	1651
Surplus Spaces PDP Blocks 1-5		272	299	384	337	931

Preliminary Development Plan Duball Rockville Blocks 2 & 3 Time of Day Calculation for Peak Parking Demand reflecting Duball Rockville obligation for Block 5 Retail Parking Max 361 spaces (replacement of surface parking lots spaces)

Duball Phase 2 Residential w/ 40% parking waiver but no further reductions for Time of Day

Duball Phase 1 Residential no reductions

Block & Use	Base parking Per code with waiver	Weekday Day	Weekday Evening	Weekend Day	Weekend Evening	Night
Block 3/Parcel 2-M Duball Phase 1						
Residential		60% n/a	90% n/a	80% n/a	90% n/a	100%
	292	292	292	292	292	292
Hotel		70%	100%	70%	100%	70%
	38	27	38	27	38	27
Retail		50%	90%	100%	70%	5%
	27	14	25	27	19	27
Restaurant		50%	100%	100%	100%	10%
	73	37	73	73	73	8
Block 2/Parcel 2-L Duball Phase 2						
Residential		60% n/a	90% n/a	80% n/a	90% n/a	100%
	282	282	282	282	282	282
Retail		50%	90%	100%	70%	5%
	38	19	35	38	27	2
Restaurant		50%	100%	100%	100%	10%
	70	35	70	70	70	7
Block 5/Parcel 2-G Retail Pavilion						
361 max obligation Blks 2 & 3	494	258	361	361*	361*	53
Total Spaces Required Blocks 2 & 3 + 5		964	1176	1170	1162	698
Total Spaces Provided Blocks 2 & 3		1177	1177	1177	1177	1177
Surplus spaces Blocks 2 & 3 in Duball Rockville Project		+213	+1	+7	+15	+479