

September 30, 2013

Mr. James Wasilak  
Rockville Department of Public Works  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: Duball Rockville Project Building 2 Project Plan Amendment  
Our File No. 122-049-0003

Dear Mr. Wasilak:

Duball Rockville, LLC is filing this Project Plan Amendment to modify Preliminary Development Plan PDP94-0001E to add 178 dwelling units to the total number of dwelling units in Building 2 at 198 East Montgomery Avenue on "Block 2" of the Preliminary Development Plan PDP1994-0001E. Pursuant to Section 25.14.07.c, an amendment to the Preliminary Development Plan of an existing approved project is processed as a project plan amendment.

This application to modify the Preliminary Development Plan is limited to Block 2 which is Duball Rockville's Building 2 on Parcel 2-L and to the issue of total number of dwelling units and the application of the currently approved parking reduction to residential uses in Building 2. No changes to the building footprint, architecture, massing, height, or finishes are proposed. No changes to the street level commercial are proposed. No changes to Building 1 now under construction are proposed. No changes to any other blocks of the Preliminary Development Plan are proposed.

In support of the Project Plan Amendment application, enclosed please find the following documents:

1. Project Plan Amendment Application
2. Filing Fee in the amount of \$10, 220.00
3. Sign Fee of \$750.00 for 3 signs
4. Statement of Applicant with exhibits
5. Copy of transmittal to DPWT of Traffic Scoping Intake Form, Traffic Statement prepared by Kimley-Horn & Associates dated September 30, 2013, Filing fee
6. 12 copies of the Preliminary Development Plan Amendment
7. 6 Copies of previously approved Landscape Plan
8. 6 copies of previously approved Building Elevations
9. 3 copies of the previously approved First Floor Plans
10. CD with digital copies of submission

Sincerely,



Nancy P. Regelin

cc: Duball Rockville, LLC  
Project Team



Application for

# Project Plan Application/Amendment

## 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     
  Project Plan Amendment (major)     
  Project Plan Amendment (minor)

*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*

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, tdanco@tortigallas.com

Engineer Macris, Hendricks, Glasscock, P.A., 9220 Wightman Road, #120, Montgomery Village, MD 20866

Mike Plitt, 301-670-0840 x 1034, mplitt@mhgpa.com

Attorney Shulman, Rogers, Gandal, Porody & Ecker, P.A., 12505 Park Potomac Avenue, 6th Floor, Potomac, MD 20854

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

Project Name Duball Rockville Building 2 - Modify Residential Component

Project Description Amend PDP94-001E to increase residential by 178 du in Building 2 on Parcel 2-L, no change to

building massing, site, architecturals

### 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

**Application Information:**

**Level of review and project impact:** Scope of Amendment

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 1.4 acres, # Dwelling Units Total 178\* Square Footage of Non-Residential No change to 22,200 sf +/- approved  
 Residential Area Impact <10 % \*178 du additional  
 Traffic/ Impact/trips <30 net new 222 du approved  
400 du total

**Proposed Development:**

Retail 12,529 +/- Sq. Footage Detached Unit ----- Parking Spaces TBD 587  
 Office ----- Sq. Footage Duplex ----- Handicapped -----  
 Restaurant 8771 +/- Sq. Footage Townhouse ----- # of Long Term -----  
 Other ----- Sq. Footage Attached ----- # of Short Term -----  
 Multi-Family 400  
 Live -----  
 MPDU 60 (400 x .15)

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) -----  
 Parking lot PDP and site plan approved for residential/commercial -----

**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 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	----
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.	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
<b>Points Total*</b> Amendment of PDP = Project Plan per 25.14.07.c					8-n/a
<b>The total of the points determine the level of notification and the approving authority .</b>					

**Based on The Impact Total Your Project will be:**

- Project Plan Amendment
- Project Plan Amendment (major)
- Project Plan Amendment (Minor)

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**Previous Approvals: (if any)**

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

***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.

Duball Rockville, LLC

By: Duball, LLC, Its Managing Member

By: M. Dubick as President  
Please sign and date Marc Dubick, President

**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 PAM2014-00062 and Documentation (Development Review Committee Mtg. notes)
- Proposed Area Meeting Date 10/24/13 7pm including location CITY HALL, BACKEYED SUSAN
- 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) Previously approved. No change.
- Preliminary Building Elevations & Floor Plan (3 copies) Previously approved. No change to elevations, street level.
- Traffic Statement and Updated Scoping Form
- ~~GTR (Comprehensive Transportation Review) Report~~ - With fee acceptable to Public Works (copy to CPDS).
- Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11"). Previously approved. No change.
- Preliminary Forest Conservation Plan (FCP) Previously approved. No change.
- Approved Stormwater Management Concept Plan Previously approved. No change.
- 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)
  - Water and sewer information for hydraulic review
- Additional information as requested by staff
- Electronic Version of all materials (pdf format acceptable)
- Fire protection site plan Previously approved. No change.

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**Comments on Submittal: (For Staff Use Only)**

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**Statement of Applicant - Duball Rockville, LLC**

**PJT2014-0000**

**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 site of the second Duball Rockville residential and street level commercial building ("Building 2") located on the east side at 198 East Montgomery Avenue ("Parcel 2-L", formerly Parcel 2-K, also identified on the PDP as "Block 2"). Building 2 is part of a two building site plan fully approved under use permit USA2006-00699A, as amended by site plan 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 (PDP Block 1), the Retail Pavilion at 199 East Montgomery Avenue (PDP Block 5), the parking lot on Maryland Avenue (PDP Block 4), and the two blocks of the Duball Rockville Project (PDP Blocks 2 and 3).

The amendment for Building 2 proposes:

1) the addition of 178 dwelling units to the currently approved 222 dwelling units for a maximum of 400 dwelling units in Building 2 under a conditional approval as permitted by City Code Section 25.20.02.d 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 reduction for non-residential uses to also include the residential uses in Building 2.

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 ("Building 1") now under construction are proposed.

With the requested extension of the approved parking reduction to include residential uses in Building 2, 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. Building 2 would not commence construction until after Building 1's structured parking is 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 Building 1 of the Duball Rockville Project financed and under construction in

order to deliver the new hotel for the Choice Hotels headquarters. Because Choice Hotel chose to have built a hotel with fewer guest rooms than originally the Building 1 hotel was approved for, Site Plan STP2012-00105 permitted the shifting of dwelling units from Building 2 to Building 1 (as expressly authorized by PDP1994-0001) to backfill the deleted guest room spaces with dwelling units. This allowed Building 1 whose design was complete to move forward immediately for permitting and to start construction.

The Building 2 design is also substantially complete with the footprint, architecture, structure, life safety, parking, landscaping, stormwater management, and general design work done. 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 178 dwelling units will replace units shifted to Building 1 and backfill new units into space created where overly large units have been right-sized for the current market. Building 2 will be the closest new residential building in Rockville Town Center to the Rockville Metro Station 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, Building 2 is proposed for up to 400 dwelling units and parking that is not over-built.

The chart below demonstrates how the requested amendment to the PDP Block 2 for Building 2 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	485 du	400 DU
	Retail (1)		22,200 SF (2)		22,200 SF (2)
Block 3 Par 2-M, formerly 2-J	Residential	485 du	263 DU	485 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
<b>Total</b>		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 (to reduce student bodies to 100% program capacity). Service boundaries are scheduled to be set for the new elementary school #5 in 2016 or early 2017. It is projected that the necessary public facilities for school capacity will be available in the near future for the proposed additional 178 high-rise dwelling units which would generate a total of 8 students: 4-5 elementary, 1-2 middle, and 2-3 high school students per the MCPS Student Generation Rates for New Housing By Type 2013 (see **Attachment #5**).

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 222 dwelling units and commercial development for Building 2, 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 Building 2 is ready to commence construction. Building 2 will not start before Building 1 structured parking is open. Building 1 has just started construction.

**Traffic.** The Comprehensive Transportation Review Scoping Intake Form dated September 23, 2013 and Traffic Statement dated September 30, 2013 prepared by Kimley-Horn and Associates, Inc. for this amendment concludes that this amendment will result in fewer than 30 new peak hour trips. Therefore, impact on traffic associated with this amendment is de minimus. There are no proposed changes to the on-site vehicle access and circulation design

which was previously analyzed and approved under the current site plan approval. See Scoping Intake Form and Traffic Statement – **Attachment #7.**

**Parking.** This application requests that the currently approved 40% parking reduction for non-residential parking requirements be applied to the residential uses in Building 2. Analysis of the parking for both the Duball Rockville Project (with the proposed reduction for Building 1 residential) and the 5 blocks of the PDP demonstrate that adequate parking will be available within both the Duball Rockville Project and the PDP. Further, the analysis indicates 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 in their structured parking garages in addition to providing parking for the Duball Rockville Project Building 1 and 2 uses.

Parking in Building 2 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 west hotel/residential Building 1 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 surface parking lot spaces for the PDP uses (retail pavilion).

The total combined parking within the Duball Rockville Project in both Building 1 and Building 2 as proposed is 1177 parking spaces.

The calculations for parking are set forth in several tables attached (see **Attachment #6.**) The first calculation focuses on overall parking within the PDP project area and 1) 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 further, 2) demonstrates that at all times of day there is actually a surplus of several hundred parking spaces over code required parking for the uses within the PDP area.

A second calculation focuses on just the two Duball Rockville Project blocks and the Block 5 Retail Pavilion/ Regal Theatre and 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 Duball Rockville Project, as well as 2) parking for the Block 5 Retail Pavilion up to the replacement of the 361 surface parking lot space obligation provided pre-redevelopment.

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 calculations for parking demonstrate that with the requested extension of the currently approved 40% parking reduction for non-residential uses to apply to residential uses in Building 2, the PDP area will remain in a surplus, meaning more parking is provided on-site at the peak demand period than code required. See PDP Parking calculations Attachment #6.

Approval of an extension of the current 40% non-residential parking reduction to the residential in Building 2 will avoid structured parking being overbuilt in a transit-service area. Over building structured parking can negatively impact affordability of multi-family housing.

The parking calculations do not include on-street parking spaces on East Montgomery Avenue, Maryland Avenue, Monroe Street or Renaissance Street which provide an additional 70 convenient short term parking spaces to the general public. Within two blocks of the Duball Rockville Project there are over 2000 additional parking spaces in garages and lots open to the general public.

A residential parking demand study is being prepared with comparative studies to further support the requested extension of the 40% parking reduction to the residential uses in Building 2.

**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 Building 1.

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

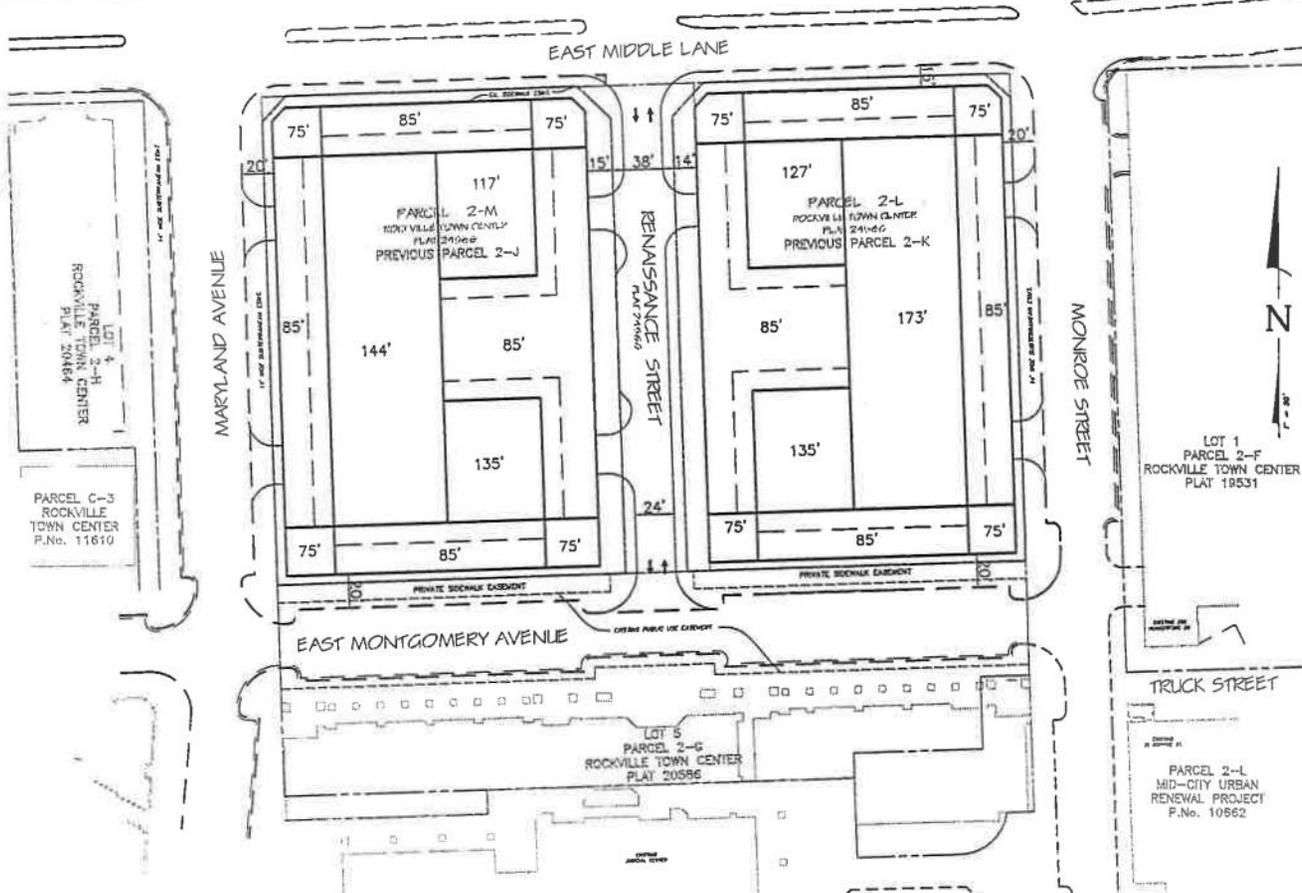
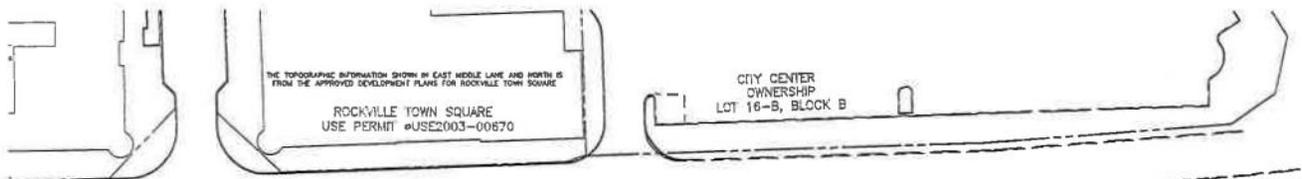
**Master Plan.** The Rockville Town Center Master Plan approved October 22, 2001 has not been amended since the approval of PDP1994-0001E, USA2006-00699A and STP2012-00105 and the findings of the Mayor and Council, Planning Commission and the CPDS staff report regarding conformance with the Master Plan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

The amendment to add additional housing units is in conformance with the Town Center Master Plan Goal #2 to *“Accommodate a variety of densities and scales of development that are sensitive to an urban neighborhood environment and the demands of the marketplace”*. The increase in density without changes in the scale of the existing building implements the Town Center Master Plan goals by providing growth in the Town Center’s residential population which will help to attract and retain retail and support a vibrant Town Center retail and entertainment environment for the benefit of all City residents, workers, and visitors. This amendment is in response to changes in the marketplace since the floor plans and median size for the originally approved units were approved in 2006.

**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 Building 1 hotel for the new Choice Hotel program.

The site plan/use permit approval is valid for both buildings conditioned on construction commencing on Building 1 no later than May 23, 2013. The Applicant vested the multi-building site plan by timely commencing construction on or about November 30, 2012. Building 2 must commence construction by May 23, 2019.



**SITE INFORMATION**  
 PARCELS 2-L & 2-M  
 AREA = PARCEL 2-L = 81,488 S.F. or 1.87 AC.  
 AREA = PARCEL 2-M = 83,238 S.F. or 1.91 AC.  
 ZONE = PD-MD  
 USE = RESTAURANT, RESIDENTIAL, HOTEL & RETAIL

Preliminary Development Plan Anticipation Model APPROVED 10/16/00		RFP Amendment Phase 1 Anticipation Model RITERIA - PROPOSED 2011 Application	
Proposed	As-Approved	Proposed	As-Approved
143 Dwelling Units	777 Dwelling Units	363 Dwelling Units	1400 Dwelling Units
175 Guest Rooms	180 Guest Rooms	180 Guest Rooms	180 Guest Rooms
27,000 sq ft Commercial	27,000 sq ft Commercial	27,000 sq ft Commercial	27,000 sq ft Commercial
500 parking spaces	500 parking spaces	500 parking spaces	500 parking spaces



**NOTE**  
 ALL BUILDING HEIGHTS NOTED ON PARCEL 2-M, AND PARCEL 2-L ARE MEASURED FROM THE EAST MONTGOMERY AVENUE SIDEWALK ELEVATION. BUILDING HEIGHTS APPROVED UNDER PREVIOUS DEVELOPMENT PLAN APPROVALS FOR PARCEL 2-F, PARCEL 2-M, AND PARCEL 2-G ARE MEASURED FROM THE 44F ELEVATION.

**OWNER/APPLICANT**  
 DUBALL ROCKVILLE, LLC  
 1111 SUNSET HILLS ROAD  
 RESTON, VA 20190  
 PHONE: 703-234-5633

NO.	DATE	REVISION

**AMENDED PRELIMINARY DEVELOPMENT PLAN  
 LAND USE AND MASSING PLAN  
 DUBALL ROCKVILLE PROJECT  
 PARCELS 2-L & 2M, ROCKVILLE CENTER  
 4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND**

**MHG** Morris, Henrichs & Glascock, P.A.  
 1025 Oldpark Road, Suite 120  
 Reston, VA 20190  
 Phone: 703-234-5633  
 Fax: 703-234-5634  
 www.mhgpa.com

Prep: MDP  
 Date: 12-28-13  
 Scale: 1" = 30'  
 Project: RA-13046  
 13-285-8-1

AT #1

# DUBALL ROCKVILLE, LLC SITE

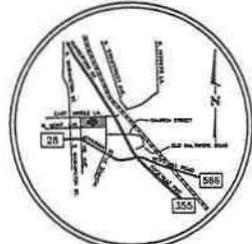
## PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER

### 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 (ALT.)
- 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



VICINITY MAP  
SCALE 1" = 2,000'

- 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 - 16th Floor Plan
- A17: Penthouse/17th Floor Plan
- A18: Roof/18th Floor Plan
- A19: Penthouse Floor Plan
- A20: Building Sections
- A21: Building Sections
- A30: Building Elevations
- A31: Building Elevations
- A32: Building Elevations

#### DEVELOPER:

**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:

**Shulman, Rogers, Gandal, Pordy & Ecker, PA**  
11921 Rockville Pike  
Rockville, MD 20852  
Phone: 301-230-5224

1. The property is shown as an unimproved parcel with no existing structures and no utility easements.

2. The property is shown as a vacant parcel with no existing structures and no utility easements.

3. The property is shown as a vacant parcel with no existing structures and no utility easements.

4. The property is shown as a vacant parcel with no existing structures and no utility easements.

5. The property is shown as a vacant parcel with no existing structures and no utility easements.

6. The property is shown as a vacant parcel with no existing structures and no utility easements.

7. The property is shown as a vacant parcel with no existing structures and no utility easements.

8. The property is shown as a vacant parcel with no existing structures and no utility easements.

9. The property is shown as a vacant parcel with no existing structures and no utility easements.

10. The property is shown as a vacant parcel with no existing structures and no utility easements.

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
1	Asphalt Paving	10,000	Sq. Yd.	1.50	15,000.00
2	Concrete Paving	5,000	Sq. Yd.	2.00	10,000.00
3	Gravel Paving	2,000	Sq. Yd.	0.75	1,500.00
4	Site Furnishing	100	Each	100.00	10,000.00
5	Planting	100	Each	100.00	10,000.00
6	Landscaping	100	Each	100.00	10,000.00
7	Site Work	100	Each	100.00	10,000.00
8	Site Work	100	Each	100.00	10,000.00
9	Site Work	100	Each	100.00	10,000.00
10	Site Work	100	Each	100.00	10,000.00

SP-1

SITE PLAN #STP2012-00105

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

<b>MHG</b> Macris, Hendricks & Glascock, P.A. Engineers & Planners 2020 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1270	<b>Project No.</b> 2012-00105 <b>Scale</b> 1"=40'-0"	<b>Prepared By</b> J. Macris <b>Checked By</b> M. Hendricks <b>Date</b> 11-08-12
---------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------	-------------------------------------------------------------------------------------------------

#2 AT



RE SPECIFIC INFORMATION SHOWN IN EAST MIDDLE LANE AND MONROE IS FROM THE APPROVED DEVELOPMENT PLANS FOR ADJACENT TOWN SQUARE ROCKVILLE TOWN SQUARE DEVELOPMENT (SEE PERMIT # 11522ND-01670)

CITY CENTER OWNERSHIP LOT 16-B, BLOCK B

MARYLAND AVENUE

EAST MIDDLE LANE

EAST MONTGOMERY AVENUE

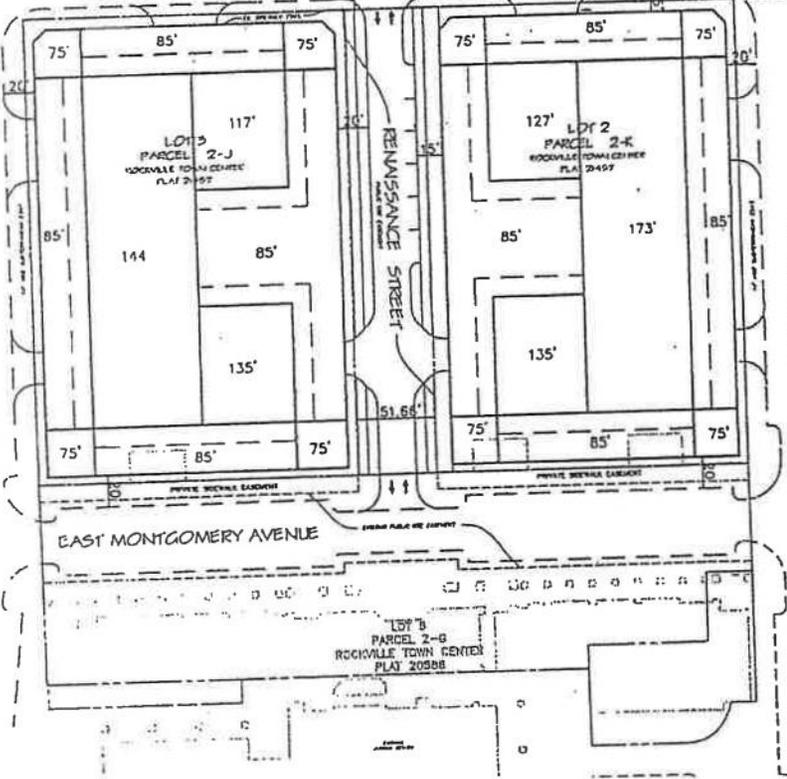
RENAISSANCE STREET

MONROE STREET

LOT 1 PARCEL 2-F ROCKVILLE TOWN CENTER PLAT 19531

TRUCK STREET

PARCEL 2-L MID-CITY URBAN RENEWAL PROJECT P.No. 10662



ALL DIMENSIONS INDICATED ARE BASED ON PARCEL 2-J LOT 3 AND PARCEL 2-K LOT 2 AND DIMENSIONS FROM THE 2-1/2" X 11" SURVEYING INSTRUMENT. SEE THE SURVEYING INSTRUMENT RECORDS FOR THE APPROVED DEVELOPMENT PLANS FOR PARCELS 2-J, 2-K, 2-L, 2-G, 2-F AND PARCELS 2-K, 2-L, 2-J AND 2-G SEPARATELY FROM THE CITY ENGINEER.

**OWNER**  
ROCKVILLE RENAISSANCE WEST, INC.  
TOWER 2 ASSOCIATES, INC.  
C/O 238 PARK AVENUE 23RD FLOOR  
NEW YORK, NY 10017

**APPLICANT**  
ROCKVILLE RENAISSANCE WEST, LLC  
C/O AKRIDGE DEVELOPMENT COMPANY  
601 13TH STREET NW  
WASHINGTON, DC 20005  
PHONE: 202-838-3000

**SITE INFORMATION**

TABLE 1-1 & 1-2  
AREA = PARCEL 2-J 81,938 S.F. or 1.8 AC.  
AREA = PARCEL 2-K 57,238 S.F. or 1.3 AC.  
TOTAL = 139,176 S.F.  
USE = RESTAURANT, RECREATIONAL, OFFICE & RETAIL.

NO.	DESCRIPTION	AREA (S.F.)	AREA (AC.)
1	Lot 1	10,000	0.23
2	Lot 2	10,000	0.23
3	Lot 3	81,938	1.87
4	Lot 4	10,000	0.23
5	Lot 5	10,000	0.23
6	Lot 6	10,000	0.23
7	Lot 7	10,000	0.23
8	Lot 8	10,000	0.23
9	Lot 9	10,000	0.23
10	Lot 10	10,000	0.23
11	Lot 11	10,000	0.23
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35	Lot 35	10,000	0.23
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42	Lot 42	10,000	0.23
43	Lot 43	10,000	0.23
44	Lot 44	10,000	0.23
45	Lot 45	10,000	0.23
46	Lot 46	10,000	0.23
47	Lot 47	10,000	0.23
48	Lot 48	10,000	0.23
49	Lot 49	10,000	0.23
50	Lot 50	10,000	0.23

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49	Lot 49	10,000	0.23
50	Lot 50	10,000	0.23

Feasibility calculations are based on assumptions of a mix of retail, office and commercial uses, parking calculated per City Code for the final mix of uses (retail and commercial uses on parcels 2-J and parcel 2-K shall be approved at the final plan). Further assessment of the Feasibility Development Plan.



Application No. 10-05

-28-

AWENED PRELIMINARY DEVELOPMENT PLAN - POP94-001E  
LAND USE AND MASSING PLAN  
**THE FITZGERALD**  
PARCELS 2-J & 2-K, ROCKVILLE CENTER  
4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

**EMHG** McOrle, Hendricks & Glasscock, P.A.  
Engineers & Planners  
Landmarks Architecture & Surveyors  
1028 Wisconsin Road, Suite 210  
Rockville, MD 20850  
Phone: 301-278-2000  
Fax: 301-278-2001  
www.emhg.com

Proj. No. 10-05  
Sheet No. 1 of 1  
Date: 10-05  
Scale: 1" = 20'

AT #3

**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		PROJECTED ENROLLMENT				
				2012-13	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%	85%	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)	Rosemont E.S. (CSR)	20%	592	530	542	539	567	597	612	659
	space available			62	50	53	25	-5	-20	-57
	% utilization			90%	92%	91%	96%	101%	103%	111%
Washington Grove E.S. (CSR)	Washington Grove E.S. (CSR)	Silverwood Dev. only portion in City	586	384	382	398	436	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	-51	-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.	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	-252	142	107	98
	% utilization			113%	118%	121%	128%	90%	93%	93%
Beall E.S. *	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) *	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. *	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) *	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

**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		PROJECTED ENROLLMENT				
				2012-13	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.

\* Asteriks 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.

**Montgomery County Student Generation Rates for New Housing by Type**  
Based on 2013 Analysis of Students and County Parcel File

<b>NORTH</b>				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family Detached	0.418	0.175	0.213	0.804
Townhouse	0.242	0.091	0.122	0.455
Multi-Family Low to Mid-Rise (4 or fewer floors)	0.051	0.025	0.027	0.103
Multi-Family High Rise (5 or more floors)	0.052	0.018	0.031	0.101
<b>SOUTHWEST</b>				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family Detached	0.323	0.132	0.153	0.608
Townhouse	0.166	0.072	0.099	0.337
Multi-Family Low to Mid-Rise (4 or fewer floors)	0.063	0.023	0.032	0.118
Multi-Family High Rise (5 or more floors)	0.024	0.008	0.012	0.044
<b>EAST</b>				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family Detached	0.233	0.124	0.198	0.553
Townhouse	0.178	0.062	0.101	0.341
Multi-Family Low to Mid-Rise (4 or fewer floors)	0.094	0.046	0.058	0.198
Multi-Family High Rise (5 or more floors)	0.019	0.005	0.006	0.030
<b>COUNTYWIDE HOUSING STUDENT YIELD FACTORS</b>				
Housing Type	Factors (number of students generated per unit)			
	Elementary	Middle	High	Total K-12
Single Family Detached	0.357	0.153	0.190	0.700
Townhouse	0.214	0.082	0.113	0.409
Multi-Family Low to Mid-Rise (4 or fewer floors)	0.069	0.031	0.039	0.139
Multi-Family High Rise (5 or more floors)	0.024	0.008	0.012	0.044

Based on a 2013 analysis of students residing in housing units occupied within last 10 years, through a matching of student records and the county parcel file. A collaborative effort of Division of Long-range Planning, MCPS, and the Center for Research & Information Services, Montgomery County Planning Dept.

NORTH includes general "upcounty" areas including: Clarksburg, Damascus, Gaithersburg, Magruder, Northwest, Poolesville, Quince Orchard, Seneca Valley, Sherwood, and Watkins Mill clusters.

SOUTHWEST includes: Bethesda-Chevy Chase, Churchill, Walter Johnson, Richard Montgomery, Rockville, Whitman, and Wootton clusters.

EAST includes: Downcounty Consortium (Blair, Einstein, Kennedy, Northwood, and Wheaton, and Northeast Consortium (Blake, Paint Branch and Springbrook), clusters.

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*
<b>Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED</b>			<b>Site Plan if PDP Amendment Approved Phase 2 Residential - Future Application</b>		
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 Pavilion	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 Walver 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 Walver 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
<b>Block 1/ 2-F 225 Rockville Pike</b>						
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
<b>Block 5/2-G Retail Pavilion</b>						
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
<b>Block 4/2-H Parking Lot</b>						
No Uses/ Pkg	-	-	-	-	-	-
<b>Block 3/2-M Duball Phase 1</b>						
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
<b>Block 2/2-L Duball Phase 2</b>						
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
<b>Block 3/Parcel 2-M Duball Phase 1</b>						
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
<b>Block 2/Parcel 2-L Duball Phase 2</b>						
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
<b>Block 5/Parcel 2-G Retail Pavilion</b>						
*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

September 23, 2013



City of Rockville

**Comprehensive Transportation Review  
SCOPING INTAKE FORM**

Project Name:	Duball Rockville Town Center Project																			
Permit No. (if available):																				
Subject Property Address:	East Montgomery Avenue/Maryland Avenue/Monroe Street																			
Contact Person:	Edward Papazian																			
Contact Phone Number:	703-674-1307																			
Contact Email Address:	ed.papazian@kimley-horn.com																			
Proposed Land Use Density:	Use						Square Footage/ Dwelling Units													
	Current Approval	High-rise residential Ground floor retail Hotel					485 DUs 45,600 SF 100 Trips reserved													
	Proposed Development	High-rise residential Ground floor retail Suite hotel					663 DUs 38,590 SF 140 Rooms													
Trip Generation	<b>Peak Hour Site Trips</b>																			
	<i>Peak Period</i>	IN					OUT					TOTAL								
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	7
	AM	51	18	45	38	20	67	152	11	22	114	13	33	203	29	67	152	33	100	+14
	PM	145	50	32	108	58	42	92	64	45	69	73	58	237	114	77	177	131	100	+20
SAT																				
Proposed Study Area (Boundaries and Intersections)	N/A New plan results in fewer than 30 peak hour trips compared to current approval.																			
Proposed Access Points:	Same as current approval. Parcel M – driveway along Maryland Avenue and along Renaissance Street. Parcel L –driveway along Renaissance Street and along Monroe Street.																			
Projected Horizon (Build Out) Date:	2016																			
Statement of Operations	This site plan application also serves as an amendment to the Preliminary Development Plan (PDP) for the Duball Rockville Town Center project. The amendment involves an increase in the number of high-rise residential units, reduction in the amount of retail space, and a determination of the number of hotel rooms.																			

1. Proposed residential – MCPB Guidelines
2. Proposed retail – ITE LU Code 826
3. Proposed suite hotel – ITE LU Code 311
4. Current approved residential - MCPB Guidelines
5. Current approved retail – ITE LU Code 826
6. Current approved trips for hotel, in-out splits from LU Code 311
7. Net increase in trips

ATT #7



**Memorandum**

■  
11400 Commerce Park Dr.  
Suite 400  
Reston, VA

To: Rebecca Torma  
City of Rockville Traffic and Transportation

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

Date: September 30, 2013

Subject: Duball Rockville Town Center Project  
Traffic Statement – Trip Generation and On-Site Description

**INTRODUCTION**

This memorandum serves as a traffic statement for the proposed modification of the Preliminary Development Plan PDP 94-001, 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 STP 2012-00105 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 the two parcels in the Duball Rockville Town Center Project. Therefore, this traffic statement focuses on the two parcels within the Duball Rockville Town Center Project. The attached figure shows the proposed plan for Parcel 2-L and 2-M.

**DESCRIPTION OF PROJECT**

The currently approved development levels on Parcels 2-L and 2-M consist of the following.

485	High-rise residential units
45,600 SF	Ground floor retail
100	Peak hour trips reserved for hotel

The proposed modification of the PDP contains the following.



Parcel 2-L	
400	High-rise residential units
22,200 SF	Ground floor retail

Parcel 2-M	
263	High-rise residential units
16,390 SF	Ground floor retail
140	Room suite hotel

Vehicle access will be the same as shown on the approved plans. Vehicle access to the parking garage will be provided for Parcel 2-M along Maryland Avenue and along Renaissance Street approximately 110 feet north of East Montgomery Avenue (measured center line to center line). Vehicle access to the parking garage will be provided for Parcel 2-L along Renaissance Street and along Monroe Street also approximately 110 feet north of East Montgomery Avenue. Vehicle access for service vehicles for each parcel will be provided on those same streets approximately 120 feet south of East Middle Lane. Truck movements will be straight ahead with no backing maneuvers on the streets.

The vehicle access and circulation design was analyzed thoroughly as part of the approved site plan. This design was shown to provide for a safe and efficient vehicle and pedestrian operation for the approved plan and will continue to be incorporated into the modified plan.

#### PEAK HOUR TRIP GENERATION

The peak hour trips generated by the proposed modification of the PDP were compared to the trips generated by the currently approved PDP. These figures are shown in Table 1.

**Table 1**  
**Comparison of Peak Hour Trips**  
**Parcels 2-M and 2-L**

Modification of PDP	AM Peak Hour			PM Peak Hour		
	In	Out	Two-Way	In	Out	Two-Way
663 High-rise DUs <sup>1</sup>	51	152	203	145	92	237
38,590 SF Ground Floor Retail <sup>2</sup>	18	11	29	50	64	114
140 Room Suite Hotel <sup>3</sup>	45	22	67	32	45	77
<b>Total Trips</b>	<b>114</b>	<b>185</b>	<b>299</b>	<b>227</b>	<b>201</b>	<b>428</b>
<b>Approved PDP</b>						
485 High-rise DUs <sup>4</sup>	38	114	152	108	69	177
45,600 SF Ground Floor Retail <sup>5</sup>	20	13	33	58	73	131
100 Trips Reserved for Hotel <sup>6</sup>	67	33	100	42	58	100
<b>Total Trips</b>	<b>125</b>	<b>160</b>	<b>285</b>	<b>208</b>	<b>200</b>	<b>408</b>
<b>Increase in Trips</b>	<b>-11</b>	<b>+25</b>	<b>+14</b>	<b>+19</b>	<b>+1</b>	<b>+20</b>

<sup>1</sup> Residential trips from MCPB Guidelines

<sup>2</sup> Retail trips from ITE Trip Generation Manual 9<sup>th</sup> Edition LU Code 826

<sup>3</sup> Suite hotel trips from ITE Trip Generation Manual LU Code 311

<sup>4</sup> Residential trips from MCPB Guidelines 311.

<sup>5</sup> Retail trips from ITE Trip Generation Manual 9<sup>th</sup> Edition LU Code 826

<sup>6</sup> Reserved trips for hotel based on 100 peak hour trips. In-out splits from ITE LU Code 311

Comparison of the trip generation between the proposed modification of the PDP and the approved PDP shows that the increase in peak hour trips will be 14 in the AM peak hour and 20 in the PM peak hour. This increase in trips will be significantly fewer than the 30 trips that would trigger the need for a full traffic study to satisfy the requirements for a Comprehensive Transportation Review (CTR).

## CONCLUSIONS

The proposed modification of the PDP for the Duball Rockville Town Center Project will have no adverse impact on the transportation network. The increase in peak hour trips between the proposed modification and the approved PDP will be less than 30 trips. This increase will have a negligible effect on the surrounding streets and does not trigger the need for a full traffic study. The on-site circulation by automobiles, bicyclists, pedestrians, and delivery and service vehicles will operate in a safe and efficient manner. As demonstrated in separate analyses, sufficient automobile and bicycle parking is available to accommodate parking demand for the project.