

DUBALL ROCKVILLE, LLC SITE

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

SITE DEVELOPMENT PLAN AMENDMENT #STP2017-pending

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DESIGN TEAM:

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

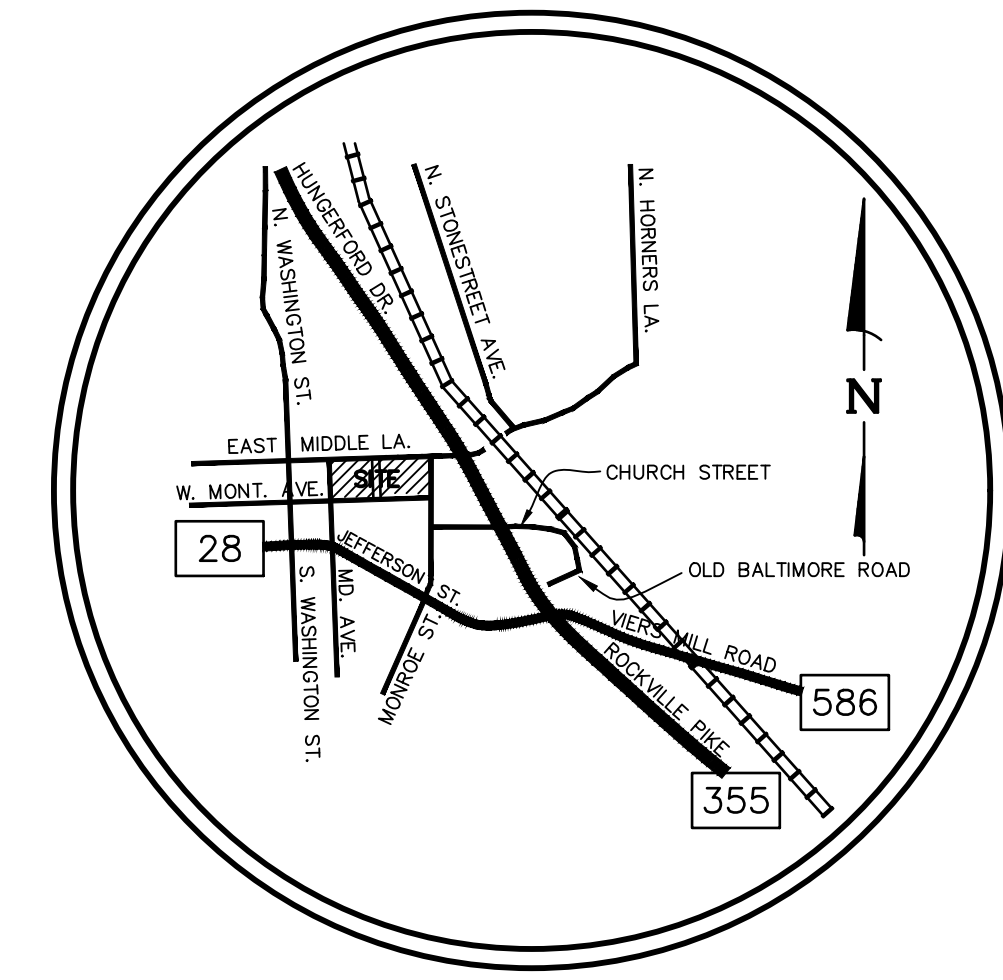
DEVELOPER:
Duball Rockville, LLC
C/O Duball, LLC
11710 Plaza America Drive
Reston, VA 20190
Phone: 703-234-5633

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

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

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

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



VICINITY MAP
SCALE 1" = 2,000'

SITE PLAN NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records.
- The boundary is from deeds and plans of record.
- Development of this project must be in conformance with the previously approved Preliminary Development Plan PDP1994-0001E as amended by PJT 2014-00003.
- This plan is an amendment to Site Plan STP2012-00105 as amended by STP2016-00279.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NRIFSD) was approved on 2-8-07 Re: FTPO2006-00019
- Forest conservation was previously approved for this site under a Forest Conservation Plan (FCP) approved on 1-23-95 which was part of the original PDP1994-0001 application submitted for the entire 11.23 acre Rockville Center Project. A supplemental FCP for this development was approved under FCP2006-00019.
- Stormwater Management has been provided for this site as follows: Quantity - Regional Participation fee paid W/95-2001 and W/95-2002. Quality - Two stormwater structures were provided with previous development. SWM Concept Plan was approved under SMP2007-00008. The project was approved by letter dated March 4, 2013 to proceed under the SWM Ordinance in effect prior to June 7, 2010 in accordance with Section 19-36 of the Rockville City Code.
- Do not use the Site Plan/Use Permit Plans for site construction. Refer to approved construction documents for construction details.
- All construction must meet the requirements of the City's construction codes, fire code, life safety code, state accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).
- All traffic control devices, including signs and pavement markings, shall be in conformance with the latest edition of the "Manual On Uniform Traffic Control Devices" (MUTCD) and the Maryland Standard Sign Book.
- The proposed site development will be implemented in accordance with these Site Development Plans prepared by Macris, Hendricks & Glascock, P.A. and Building Plans prepared by Torti Gallas & Partners.

BLOCKS AND EXISTING USES

Block	Use	Area	Permit	Notes
Block 1 Parcel 2-E	Office	117,000 sf	1 per 300'	158
	Hotel	17,000 sf	1 per 500'	1
Block 2 Parcel 2-L	Theatre	24,000 sf	1 per 500'	24
	Theatre employees	31,000 sf	1 per 2,000'	16
Block 2 Parcel 2-M	Office	25,848 sf	1 per 300'	87
	Retail	419 sf	1 per 200'	2
Block 3 Parcel 2-I	Residential	615 parking	1 per 300 sq feet	20
	Residential employees	20	1 per 2,000'	10
Block 3 Parcel 2-K	Residential	2,841 sf	1 per 300'	10
	Residential	2,841 sf	1 per 300'	10
Total			198	85

Site Data

Property: Proposed Parcels 2-L and 2-M, Rockville Town Center (re-subdivision of Parcels 2-J and 2-K, Rockville Town Center)

Lot Area: Parcel 2-I: 78,933 SF or 1.8 Ac; Parcel 2-K: 57,631 SF or 1.32 Ac

Zone: PD-RCL, Planned Development Rockville Center, Inc.

Use: Residential, Hotel, Commercial (retail, restaurant, office), parking

Block	Use	Approved PJT2014-00003	Approved STP2012-00105 STP2016-00279	Proposed Amendment STP2017-00
Block 2 Par 2-L, formerly 2-K	Residential	663 du	22,200 SF (2)	485 du
	Retail (1)		22,200 SF (2)	22,200 SF (2)
Block 3 Par 2-M, formerly 2-I	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	140 Rooms + Limited Service	140 Rooms + Limited Service	140 Rooms + Limited Service
Total		663 DU	485 DU	663 DU
		45,300 GSF Retail	45,300 GSF Retail	45,300 GSF Retail

Table 1.4 Time of Day Calculation Only - Duball Rockville Project, With Additional 178 DU

Reserved Residential Parking in Bldg 1, Unreserved Residential Parking in Bldg 2, 361 spaces provided at peak times for Retail Pavilion PDP Uses in Duball Garages 1 & 2, 255 Rockville Pike provides balance Retail Pavilion PDP parking

Use	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
Residential	572	460	544	316	544	572
Office	5	5	1	1	1	1
Retail	21	11	19	45	21	2
Restaurants	215	214	215	215	215	23
Hotel	38	27	38	27	38	27
Retail Pavilion and Theatre	361	181	361	361	361	4
Total Pkg Required	898	1178	1149	1147	604	604
Duball Proj Provided	1178	1178	1178	1178	1178	1178
2-M	590	590	590	590	590	590
2-L	588	588	588	588	588	588

Highest Parking Required at Weekday Evening totaling 1178 spaces within the Duball Rockville Project. Parking Provided on Duball Rockville Project is 1178. Hotel valet parking installed at option of Hotel operator per US-2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre limited by 255 Rockville Pike, site access and/or 11. Mountain Avenue.

Table 1.5 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU

Use	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
Office	333	333	35	35	21	21
Retail	24	13	22	48	24	3
Restaurants	317	359	317	317	317	34
Theatre	383	153	383	307	383	38
51 Monroe	138	138	138	14	7	7
STL	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	572	460	544	316	544	572
Total Pkg Required	1284	1354	1065	1035	702	702
Total PDP Provided	1652	1652	1652	1652	1652	1652

Highest Parking Required at Weekday Evening totaling 1354 spaces within the PDP. 1652 spaces provided within the PDP. 498 Surplus Spaces within PDP upon completion Duball Project Bldg 2.

EXISTING SUPPLY BY BLOCK:

Block	Use	Spaces
Block 1 Parcel 2-E	Office	333
Block 2 Parcel 2-L	Theatre	383
Block 2 Parcel 2-M	Office	588
Block 3 Parcel 2-I	Residential	263
Block 3 Parcel 2-K	Residential	263
Total Parking in PDP	1652	1652

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

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	40%/15% WVR	PEAK TIME OF DAY SPACES REQ'D FN 1
Residential Use (2) (4)					
Residences (Studio)	25	1.00 per unit	25	25	25
Residences (1 BR)	180	1.00 per unit	180	180	180
Residences (2 BR)	58	1.50 per unit	87	87	87
Subtotal - Residential	263		292	292	292
Commercial Use (3)					
Hotel - Guest rooms	140	0.33/guestroom	46.67	28	28
Hotel - employees	18	1 per 2 empl	9	5.4	5.4
Hotel - meeting space	1910	1 per 400 sf	4.78	2.87	2.87
Hotel - Accessory Rest/Lounge	1145				
Patron Area (50% Lounge Empl)	573	1 per 200 sf	2.86	1.72	1.72
Office	2142	1 per 300 sf	7.14	4.28	1
Retail Establishments	2406	1 per 200 sf	12.03	7.2	6.5
Restaurant Space - General	11160				
Patron Area	8890	1 per 50 sf	117.8	70.7	70.7
Employees	25	1 per 2 empl	12.5	7.5	7.5
Outdoor Space	1700	1 per 80	21.25	12.75	12.75
Subtotal - Commercial			234	140	137
Total Parcel 2-M Required Parking	292 + 137 + 161 = 590				590
Total Parking Provided on Parcel 2-M					590

Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	40%/15% WVR	PEAK TIME OF DAY SPACES REQ'D FN 1
Residential Use (2) (4)					
Residences (Studio/1 BR)	193	1.00 per unit	193	164	147.6
Residences (2 BR)	57	1.50 per unit	86	73	65.7
Senior Housing	150	1.00 per 3 units	50	43	38.7
Subtotal - Residential	400		329	280	252
Commercial Use (3)					
Retail Establishments	4,300	1 per 200 sf	21.5	13	13
Restaurant Space - General	17,000				
Patron Area	8500	1 per 50 sf	170	102	102
Employees	30	1 per 2 empl	15	9	9
Outdoor Space	1500	1 per 80	18.75	11.25	11.25
Subtotal - Commercial use			226	136	136
Total Parcel 2-L Required Parking	329 + 136 + 200 = 588				588
Total Parking Provided on 2-L (FN6)					588

Total Parking Provided Both Parcels (590+588) 1,178

Notes:
1. Time of Day Demand spaces required during the peak weekday evening period per City Code 25.16.03.A.6 after application of 40% parking waiver on non-residential uses per PDP1994-0001 and 15% parking waiver for residential uses on Parcel 2-L per PJT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.
2. 15% of total number of dwelling units to be MPDUs of which 50% are to be priority marketed to seniors aged 55 years and older without limitations as to household composition.
3. Retail includes all retail, commercial, and service uses permitted in PDP94-001 and the equivalent MXTD zone. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total.
4. 50% of the MPDUs will be one-bedroom and studio units marketed to persons aged 55 and older per the provisions in PDP94-0001 Resolution 10-05. The remaining MPDU mix (50%) anticipated to be generally comparable to the market rate unit mix.
5. Valet parking for the Hotel guest at the option of the Hotel operator.
6. Valet parking permitted for additional 133 cars per approved USE2006-00699.

BIKE PARKING TABULATIONS (Per Original STP 2006-00699)

WEST BUILDING	SHORT TERM	LONG TERM	EAST BUILDING	SHORT TERM	LONG TERM
	10 spaces	98 spaces		10 spaces	89 spaces

This Amendment is to add 178 D.U. to Building #2 per PJT201400003 and the revise the parking calculations.

SP-1

SITE PLAN #STP2017-pending AMENDMENT TO #STP2016-00279

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

MHG Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279 Phone 301.670.0840 Fax 301.948.0693 www.mhga.com

NO.	DATE	REVISIONS DESCRIPTION
1	10-19-12	Amendment USA2006-00699A STP2012-00105
2	12-7-15	Revised Use and Parking Table
3	6-6-17	Revised Building #2

Proj. Mgr:	Designer
MDP	MDP
Date	Scale
11-6-07	NONE
Project No.	Sheet
93-395-96	1 of 1