

Project Description and Scope Narrative

Pre-Application Meeting Application PAM2022_____

198 East Montgomery Avenue/ Duball Rockville Project Building 2

Amendment of Project Plan PJT2014-003

SUMMARY

This proposed amendment to Project Plan PJT2014-003 is to allow the conversion of up to 20,153 square feet of the first floor retail space in Building 2 of the Duball Rockville Project with up to 15 loft apartments with sidewalk access. Building 2 is located on East Montgomery Avenue across from Regal Row and is bounded by Monroe Street, Middle Lane, and Helen Heneghan Way.

Construction of Building 2 is almost complete. Currently Building 2 contains 400 dwelling units, 20,153 square feet of first floor retail and 611 underground parking spaces. Building 2 also features more than 25% MPDUs - 112 of the existing 400 dwelling units are reserved for persons with low to moderate incomes. This application proposes to add up to 15 market rate units to the building.

Building 2 is completing construction at a time when many local and national retailers and restaurateurs did not survive the impacts of the pandemic. This makes leasing the retail spaces challenging and counterproductive to the survival of the existing businesses in downtown. It is important to those living in and around Town Center and those retailers operating in Town Center that downtown Rockville be vibrant and the sidewalks activated throughout. This application proposes that the first floor space of Building 2 be occupied and activated by building out any unleased retail spaces with loft apartments with direct sidewalk access.

The high ceiling heights of the first floor space allows for the exciting opportunity to offer extraordinary loft apartment options with soaring ceilings and many with upper level mezzanine space. Storefronts will be redesigned with interesting glass fronts with doors for urban residential entrance facades.

No changes to Building 2 massing, architecture, or adjacent public sidewalks are proposed. The parking spaces already built in the building to accommodate retail will also accommodate the lesser parking demand of the additional residential units.

The application proposes the flexibility to utilize the first floor space for either retail or residential. This will allow Building 2 to respond to changing market demands in downtown Rockville over the coming decades to keep town center an attractive option for both residents and businesses.

APPLICANT

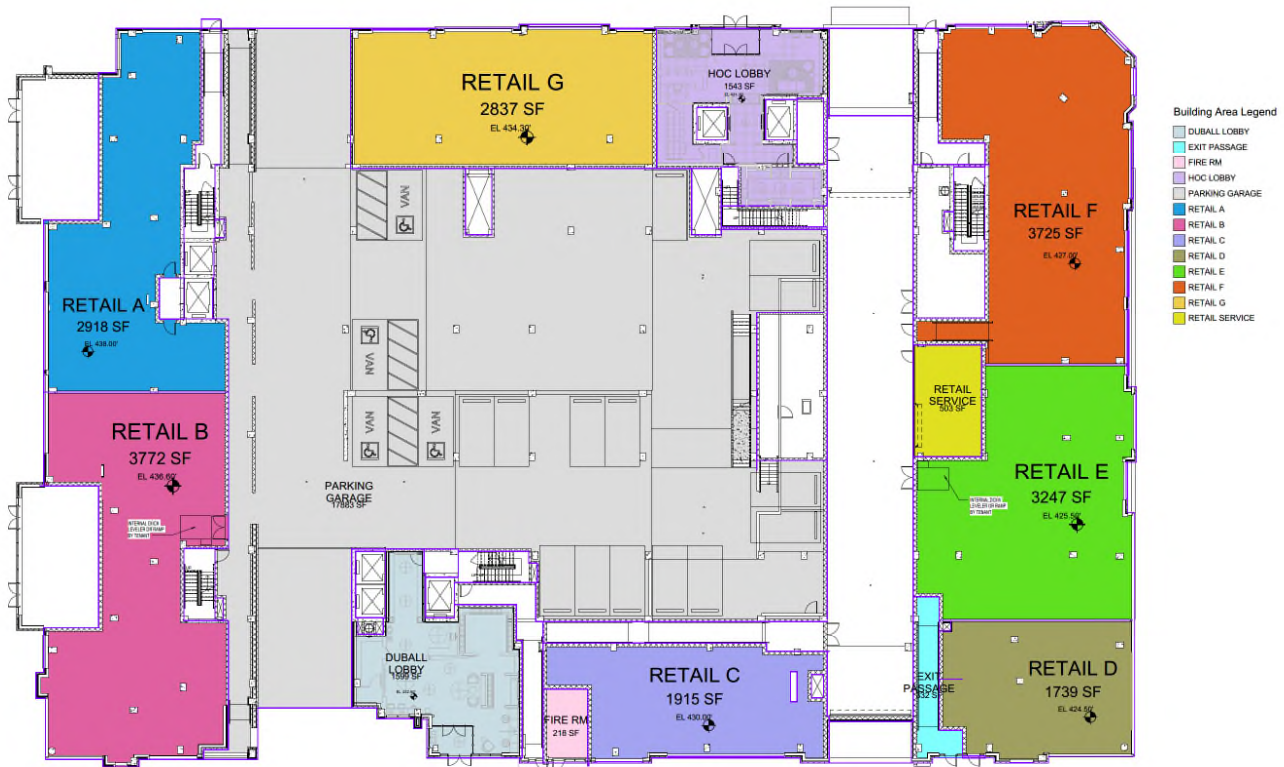
Applicant is RTC Phase II, LLC, an affiliate of Duball Rockville, LLC who built both The Upton Apartments/Cambria Suites Hotel next door and Building 2, the subject of this application, which they have named The Ansel. www.anselrockville.com. RTC Phase II, LLC is the owner of the Commercial Unit, the Multi-Family Unit (containing 250 market rate du), and the Parking Unit of the Rockville Town Center Phase II Master Condominium. HOC is the owner of the 150 senior dwelling units in the Senior condominium unit.

PROPERTY

The property is Parcel 2-L, Rockville Town Center subdivision. The Property is subjected to a master condominium that has divided the development into a Commercial Unit containing approximately 20,153 sf of street level commercial spaces, the Multi-Family Unit containing 250 market rate units, the Senior Unit containing 150 age restricted units of which 112 are MPDUs or low to moderate income restricted units, and the Parking Unit containing 611 spaces.

COMMERCIAL UNIT

The Commercial Unit has frontage on East Montgomery Avenue, Monroe Stree, Middle Lane and Helen Heneghan Way. The various bays have been designated A through G per the sketch below. East Montgomery Avenue is on the left and Middle Lane is on the right of the sketch.



The bays are currently being marketed for commercial uses. Some bays may be leased for commercial purposes but this proposal would allow the flexibility of permitting the bays to be either commercial or residential as market conditions and demands change in downtown Rockville over the coming decades.

RESIDENTIAL

This proposal is for approval of an additional 15 market rate dwelling units so that up to 15 dwelling units may be built out of the Commercial Bays A-G from time to time. It is intended that any unleased space after site plan approval is obtained would be built out as residential so that the street level will be finished to

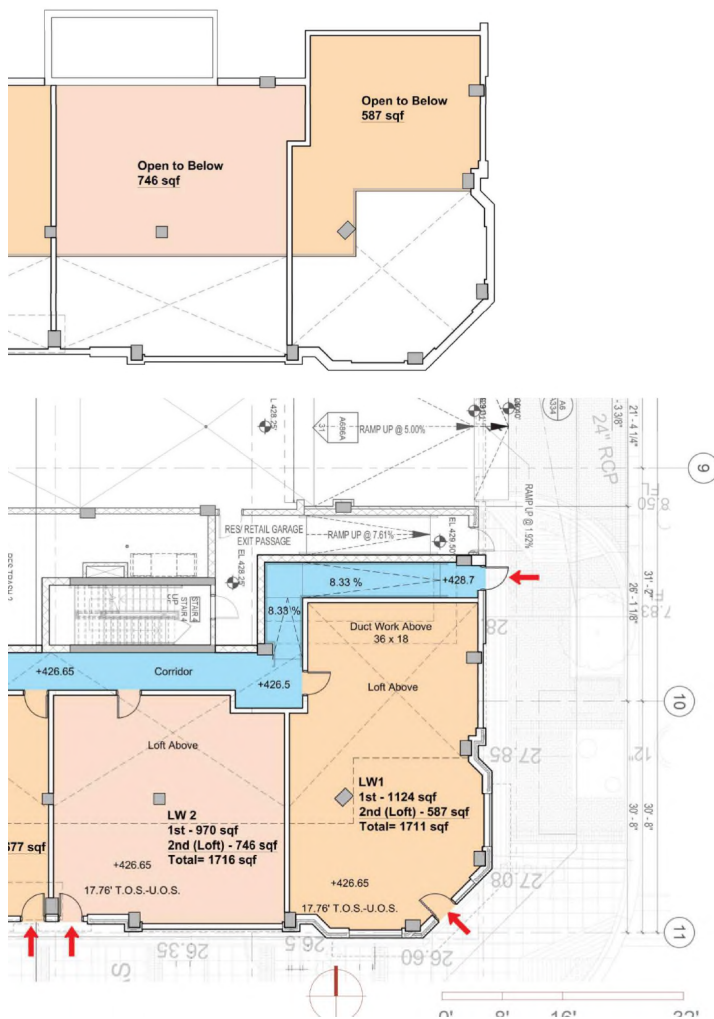
activate the sidewalks in lieu of marketing signs for unleased commercial spaces. Applicant has not yet finalized the mix of unit types – studio/1-bedroom, or 2-bedroom, but just for PAM purposes the assumption being used to calculate parking demand is ten 1-bedrooms and five 2-bedrooms. The mix will be determined for the Project Plan amendment application.

NO CHANGE IN MPDUs with ADDITION OF 15 MARKET RATE UNITS

Building 2 currently has 28% MPDUs – of the current 400 dwelling units 112 are either MPDUs or restricted to low to moderate income households per government agreement. With the addition of 15 market rate units Building 2 will remain above 25% (112 MPDUs/ 415 du = 26.9% MPDUs). The Project will remain eligible for development benefits associated with 25% MPDU Project.

MEZZANINES

Although residential use is delineated by number of dwelling units not by square footage, Applicant notes that where ceiling height can accommodate a mezzanine level, it is intended that the dwelling units be built out with a mezzanine level which Applicant projects would total approximately 5000 sf for 15 dwelling units. Mezzanine space is appropriate for some of the bays and design factors may push other dwelling units to just have loft-like ceiling heights. A conceptual illustration of a unit with a mezzanine build-out in bay F at the corner of Middle Lane and Helen Heneghan Way:



PARKING

The Project currently has built 611 parking spaces of which 139 spaces are allocated for the up to 22,200 sf of retail allowed. Assuming a mix of ten 1-bedroom and five 2-bedroom units, the parking requirement per code is 18 parking spaces.

Depending on the mix of leased retail and first floor loft apartments over time, since parking for residential units are substantially less, the Project will have a surplus of parking from time to time.

SCHOOLS – APFO TEST

For 15 additional high-rise multi-family units in downtown Rockville which is an “Infill” area, the County school generation rates indicate that the additional units will generate 0.96 student for K-12 – which is 0.51 student for ES, 0.225 student for MS, and 0.24 student for HS.

The Project students are assigned to Beall Elementary, Julius West Middle and Richard Montgomery High School. The new Crown High School scheduled for completion within 5 years is projected to relieve capacity utilization at Richard Montgomery High School.

TRAFFIC

The application includes the submission of a Traffic Scoping Form prepared by Kimley Horne and Associates, Inc. which reflects a reduction in peak hour trips for the conversion of commercial space to residential units.

Area Site Plan

First Floor Plan 198 East Montgomery Avenue

