

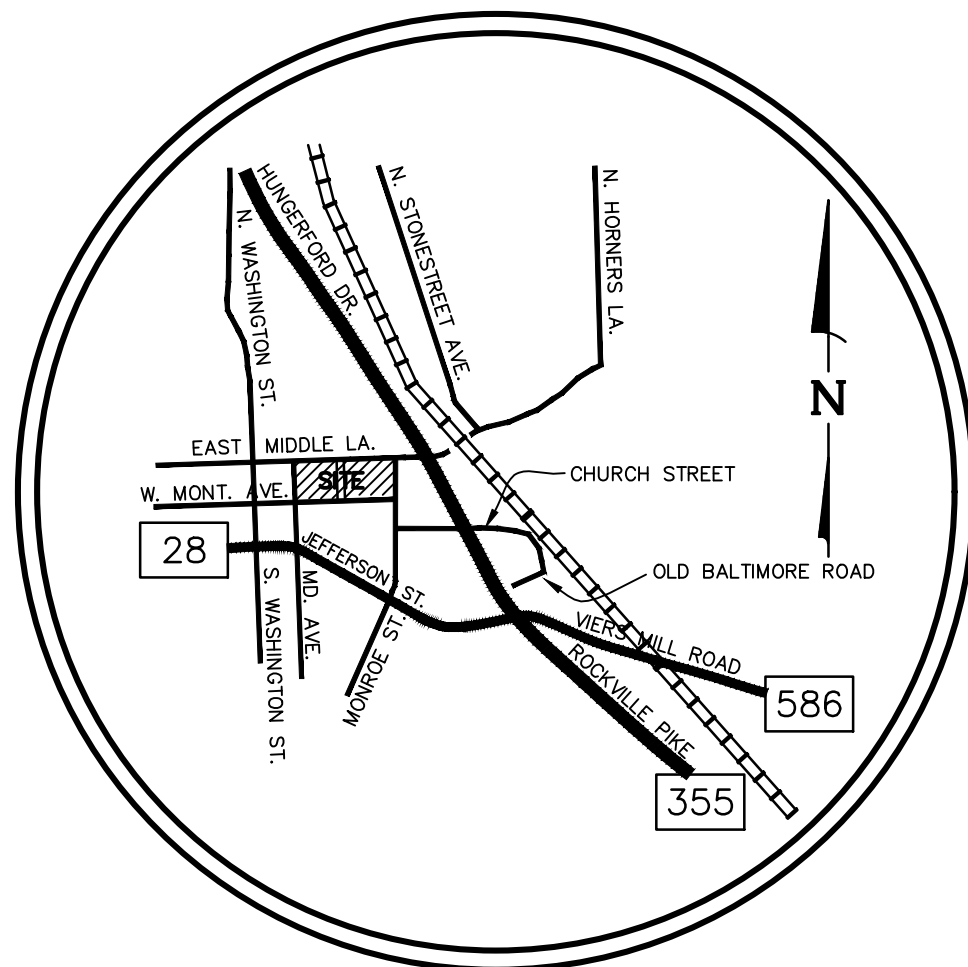
BLVD Lofts

PARCELS 2-L, ROCKVILLE TOWN CENTER

SITE DEVELOPMENT PLAN AMENDMENT #STP2025-00503

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SHEET 6: SP2.02 - SITE DEVELOPMENT GRADING PLAN
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VICINITY MAP
SCALE 1" = 2,000'

Site Data					
Property:	2-L and 2-M, Rockville Town Center				
Lot Area:	Parcel 2-L: 61,469 S.F. or 1.41 AC. Parcel 2-M: 63,236 S.F. or 1.45 AC.				
Zone:	PD-RCL Planned Development Rockville Center, Inc.				
Use:	Residential, Residential, Hotel, Commercial (retail, restaurant, office), parking				
Block	Use	Approved PJT2014-00003	Approved STP2012-00105 STP2014-00279	Approved Amendment: STP2013-00321	Proposed Amendment: P2025-00020 STP2025-00503
Block 2/ Par 2-L, formerly 2-K	Residential		222 DU	400 DU	413 DU
	Retail (1)		653 DU	485 DU	653 DU
			22,200 SF (2)	22,200 SF (2)	6,500 SF (2)
Block 3/ Par 2-M, formerly 2-J	Residential		263 DU	263 DU	263 DU
	Retail (1)		23,100 SF (2)	23,100 SF (2)	23,100 SF (2)
			45,300 sf (2)	45,300 sf (2)	29,600 sf (2)
Total Retail (1)			140 Rooms + Limited Service	140 Rooms + Limited Service	140 Rooms + Limited Service
Total			653 DU 45,300 GSP Retail, 140 Room Limited Service Hotel	653 DU 45,300 GSP Retail, 140 Room Limited Service Hotel	676 DU 21,600 GSP Retail, 140 Room Limited Service Hotel
1. "Retail" includes all retail, commercial, and service uses permitted in 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/amenity restaurant.					

SITE PLAN NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records by MHG, PA.
- The boundary is from deeds and plans of record by MHG, PA.
- 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 and STP2017-00321.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NRISD) was submitted for this site with the reference number: 2025-22-NRI-FSD
- Forest conservation was previously approved for this site under a Forest Conservation Plan (FCP) approved on 1-22-95 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. A new forest conservation plan submission is not required for this site plan.
- Due to the minimal impervious surface replacement area of the development, a SWM monetary contribution to the City's stormwater management fund as a SWM alternative for the development is being requested.
- 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 1 AND 5 EXISTING USES

Commercial Uses Blocks 1 & 5	SF	Parking Requirement	# of Rgd Spaces	# w/ 40% red
Block 1/ Parcel 2-F				
Office	137,954 sf	1 per 300 sf	460	276
Block 5/ Parcel 2-G				
Del. Restaurant - Transit	1720 sf	1 per 5 emp	1	1
51 Monroe St.	138	138	138	138
Block 5/ Parcel 2-G				
Theatre	2,495 seats	1 per 4 seats	624	374
Theatre employees	30 emp	1 per 2 emp	15	9
Office	25,844 sf	1 per 300 sf	87	52
Retail	700 sf	1 per 200 sf	4	2
Restaurant	6,435 patron area	1 per 50 sf of patron	129	78
Restaurant employees	20	1 per 2 emp	10	6
Restaurant outdoor seating	2,400 sf	1 per 80 sf	30	18
Total			1,498	955

Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue Includes Proposed 13 additional residential units and 6500 sf commercial space						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
Residential Use (21 (4))						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR)	69	1.50 per unit	104		89	80.3
Subtotal - Residential	263		298		254	229
Institutional Use						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal - Institutional	150		50	50		50
Commercial Use (3)						
Restaurant Space - General	6,500					
Patron Area	1,024	1 per 50 sf	20.48		13	13
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93
Employees	20	1 per 2 empl	10		6	6
Outdoor Space	1,500	1 per 80	18.75		12	12
Subtotal - Commercial use	8,000	gpf (indoor+outdoor)	203.89		124	124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project						
			200		200	200
Total Parcel 2-L Required Parking ((229 + 50 + 124 + 403) + 200)						
						603
Total Parking Provided on 2-L (FN6)						
						603

Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
Residential Use (21 (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%)	573	1 per 200 sf	2.86		1.72	1.72
Lounge/Empl		Included above				
Office	2142	1 per 300 sf	7.14		4.28	1
Retail Establishments	2406	1 per 200 sf	12.03		7.2	6.5
Restaurant Space - General	11160					
Patron Area	5890	1 per 50 sf	117.8		70.7	70.7
Employees	25	1 per 2 empl	12.5		7.5	7.5
Outdoor Space	1700	1 per 80	21.25		12.75	12.75
Subtotal - Commercial			234		140	137

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

Notes

- Time of Day Demand spaces required during the peak weekday evening period per City Code 25.16.03.b.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.
- Retail includes all retail, commercial, and service uses permitted in PDPA-001 and the equivalent MXTD zone. On Parcel 2-L, parking for the 6500 sf is estimated based on restaurant with bar parking standards, which is also sufficient for all other commercial uses that are still reserved as allowable uses. Final mix and allocation of square footage between retail and restaurant uses on Parcel 2-L shall be subject to available parking. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total.
- Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.
- Vollet parking for the Hotel guest at the option of the Hotel operator.
- Vollet parking permitted for additional 133 cars per approved USE2006-00699.

Table 3 Time of Day Calculation Only Comstock Rockville Project, With Additional 13 DU, Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional and Commercial Parking in Bldg 2, 255 Rockville Pike provides balance Retail Pavilion PDP parking									
Use	Table 1 Bldg 1+2	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime		
Residential	292+254	546	328	492	437	492	546		
Institutional	50	50	25	50	50	15	3		
Office	5	5	5	1	1	1	1		
Retail	8	8	4	8	8	6	1		
Restaurants	91+124	215	108	215	215	215	22		
Hotel	38	38	27	38	27	38	27		
Retail Pavilion and Theatre	200+161	361	181	361	361	361	4		
Total Pkg Required Comstock Project			678	1165	1099	1128	604		
2-M			1193	1193	1193	1193	1193		
2-L			590	590	590	590	590		
Surplus Parking			+515	+28	+94	+65	+589		

Highest Parking Required at Weekend Evening totaling 1165 spaces within the Comstock Rockville Project; Parking Provided on Comstock Rockville Project is 1193. Surplus Parking even at Peak Demand Period. Hotel valet parking can be instituted at option of Hotel operator per USE2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage, see Overall PDP Time of Day Table.

Table 4 Time of Day Calculation All Existing PDP Uses + Comstock Project with Addtl 13 DU									
Use	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime			
Office	333	333	35	35	21	21			
Retail	11	13	22	48	24	3			
Restaurants	305	153	305	305	305	31			
Theatre	383	153	383	307	383	38			
51 Monroe St.	138	138	138	14	7	7			
Deli	1	1	1	1	1	0			
Hotel	38	27	38	27	38	27			
Residential	546	328	492	437	492	546			
Institutional	50	25	50	50	15	3			
Total Pkg Required		1171	1464	1224	1286	676			
Total PDP Parking Provided		1667	1667	1667	1667	1667			
Surplus Parking		+496	+203	+443	+381	+991			

Highest Parking Required at Weekday Evening totaling 1464 spaces within the PDP, 1667 spaces provided within the PDP, 203 Surplus Spaces within PDP upon completion BLVD Lofts Project Bldg 2.

PARKING SUMMARY BY BLOCK

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-J/ 196 E Montgomery	603
Block 3/ Parcel 2-M/ 196 E Montgomery	590
Block 2-H/ 41 Maryland Avenue	39
Block 5/ Parcel 2-G/ 199 E Montgomery	0
Total Parking in PDP	1667 spaces

This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L per PJT2025-00020 and revise the parking calculations.

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Phone: 301.870.0840
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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35188 Exp. Date: 01/05/2028

COMSTOCK 33 MONROE, LLC
1900 RESTON METRO PLZ
10TH FLOOR
RESTON, VA 20190
CONTACT: RICK BIERBOWER
PHONE: 703-230-1164
EMAIL: rbierbower@comstock.com

DESIGN TEAM:
OWNER:
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1900 RESTON METRO PLAZA,
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DEVELOPER:
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9220 WIGHTMAN ROAD, #120
MONTGOMERY VILLAGE, MD 20886

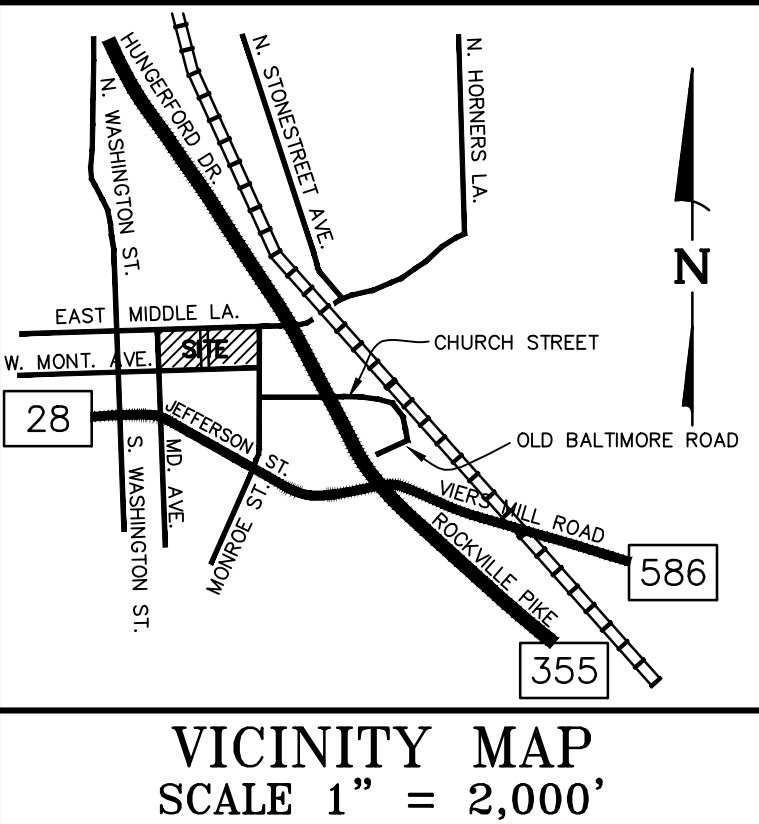
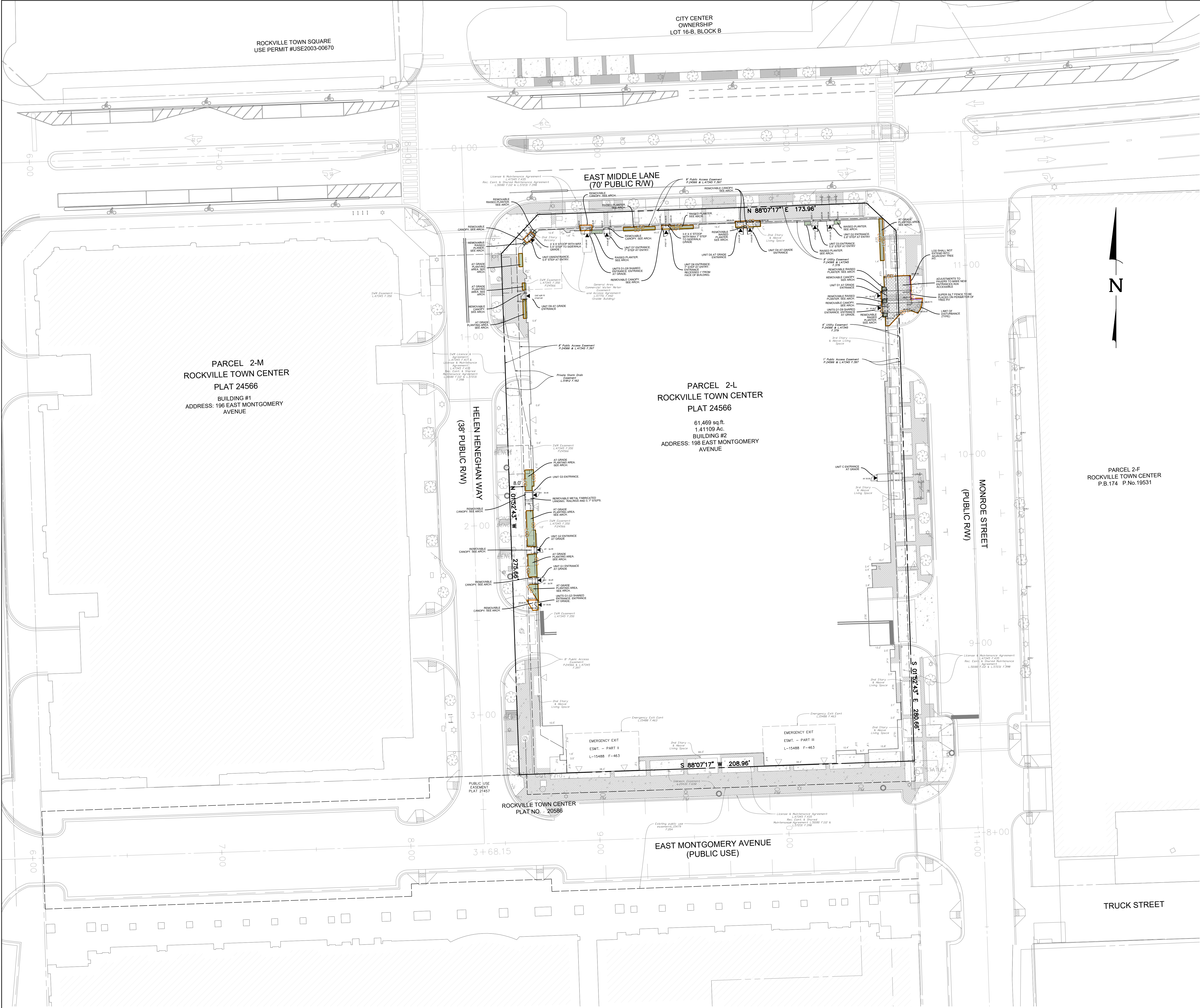
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12505 PARK POTOMAC AVE, #600,
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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WBSG 218N027

PLAT 24566
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER



Legend

EXISTING	PROPOSED
[Symbol]	Paving
[Symbol]	Curb & Gutter
[Symbol]	Sign
[Symbol]	Utility Pole
[Symbol]	Lamp Post
[Symbol]	Post or Bollard
[Symbol]	Tree
[Symbol]	Electric
[Symbol]	Overhead Wires
[Symbol]	Sanitary Sewer
[Symbol]	Storm Drain
[Symbol]	Water Line
[Symbol]	Fire Hydrant
[Symbol]	Gas
[Symbol]	Telephone
[Symbol]	Buildings
[Symbol]	Concrete
[Symbol]	Spot Elevation
[Symbol]	Contour
[Symbol]	Entrance
[Symbol]	Pavers
[Symbol]	Limit of Disturbance
[Symbol]	Planting Area or Raised Planter
[Symbol]	Removable Raised Planter

MHG

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EMAIL: KHUGHES@MHGPA.COM

ATTORNEY:
SHULMAN, ROGERS
CONTACT: NANCY REGELIN
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EMAIL: NREGELIN@SHULMANROGERS.COM

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WBS218NE07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PARCEL 2-L
ROCKVILLE
TOWN CENTER**

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	12/28/2024

**SITE DEVELOPMENT
PLAN**

STP2025-00503

SP2.01

PROJECT NO. 93.395.77

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

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PARTNERS**
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**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

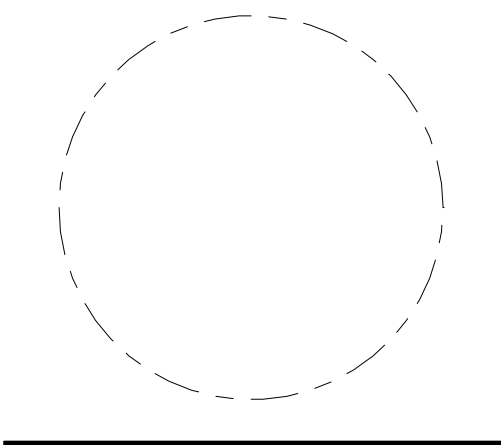
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Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



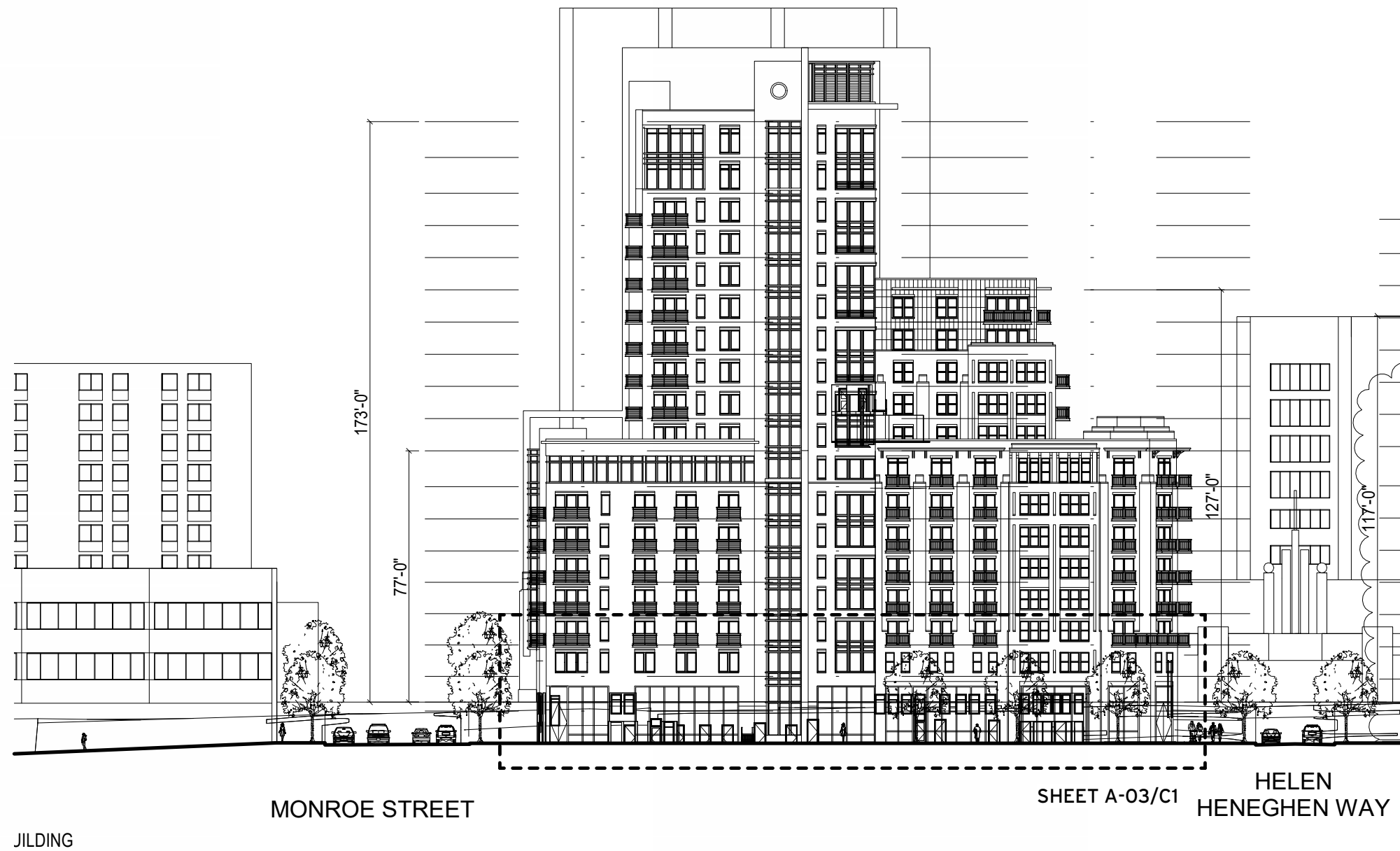
Floor Plans

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

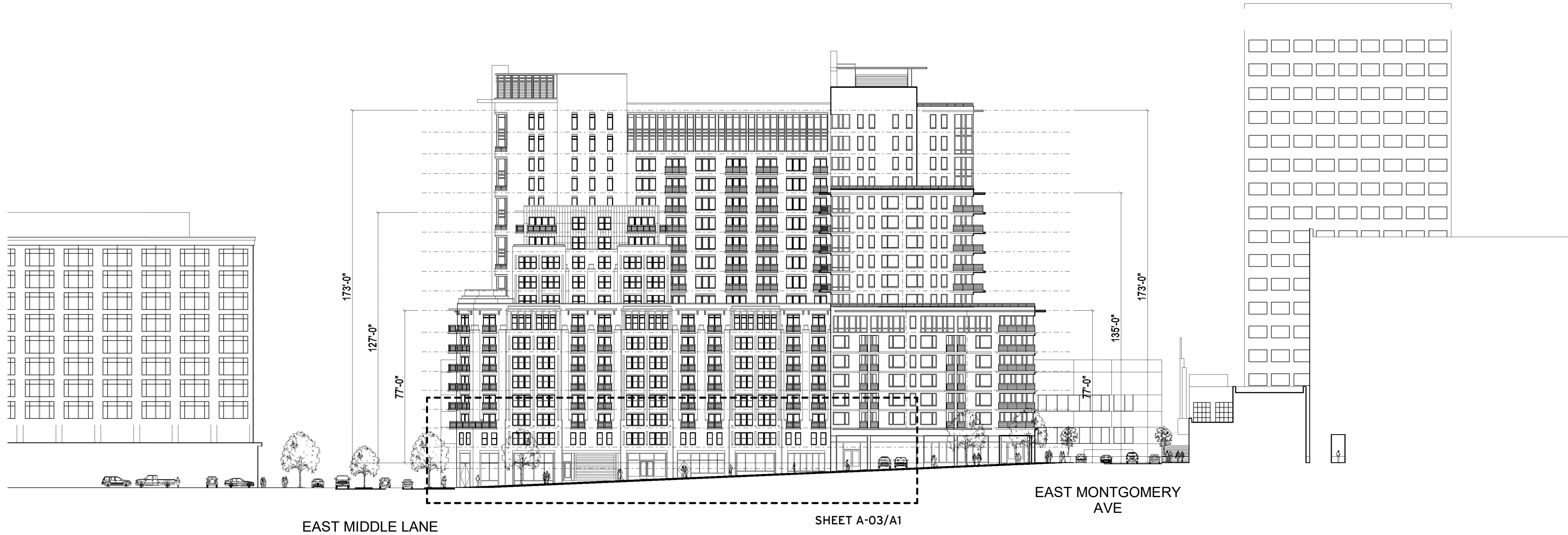




E1 EAST ELEVATION (MONROE STREET)
1" = 40'-0"



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



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

BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION

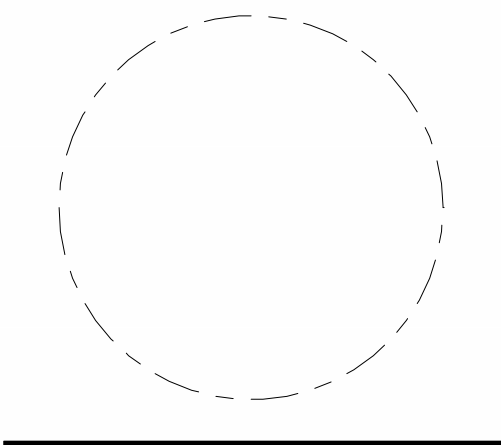
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Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



Elevations Key

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

SITE PLAN RESUBMISSION - MAY 19, 2025

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

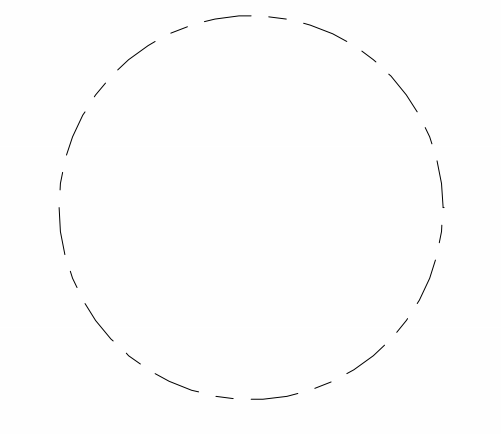
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Building
Elevations**

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.

DRAWN
D.O., J.C.

DATE
May 19, 2025

SCALE:
1/8" = 1'-0"

JOB NO.
23338.BAC

DRAWING NO.
A-03



E1 EAST ELEVATION (MONROE STREET)
1/8" = 1'-0"



C1 NORTH ELEVATION (EAST MIDDLE LANE)
1/8" = 1'-0"



A1 WEST (HELEN HENEGHAN WAY)
1/8" = 1'-0"

SITE PLAN RESUBMISSION - MAY 19, 2025

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

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**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

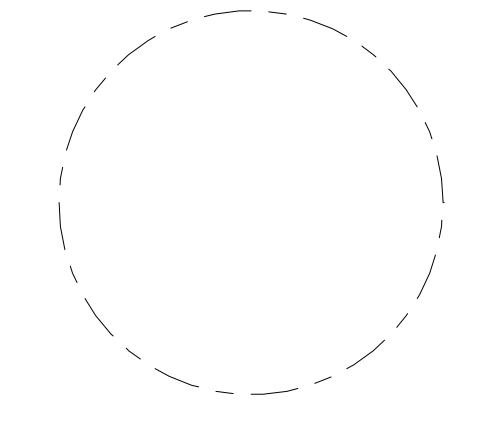
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Perspective
Views**

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

DRAWING NO.
A-04



RETAIL D-F PERSPECTIVE LOOKING SOUTHWEST



RETAIL D-F PERSPECTIVE LOOKING SOUTHEAST



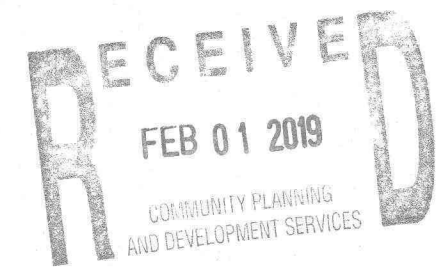
RETAIL C PERSPECTIVE LOOKING NORTHWEST



RETAIL G PERSPECTIVE LOOKING SOUTHEAST

DUBALL ROCKVILLE, LLC SITE PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER SITE DEVELOPMENT PLAN AMENDMENT #STP2017-00321

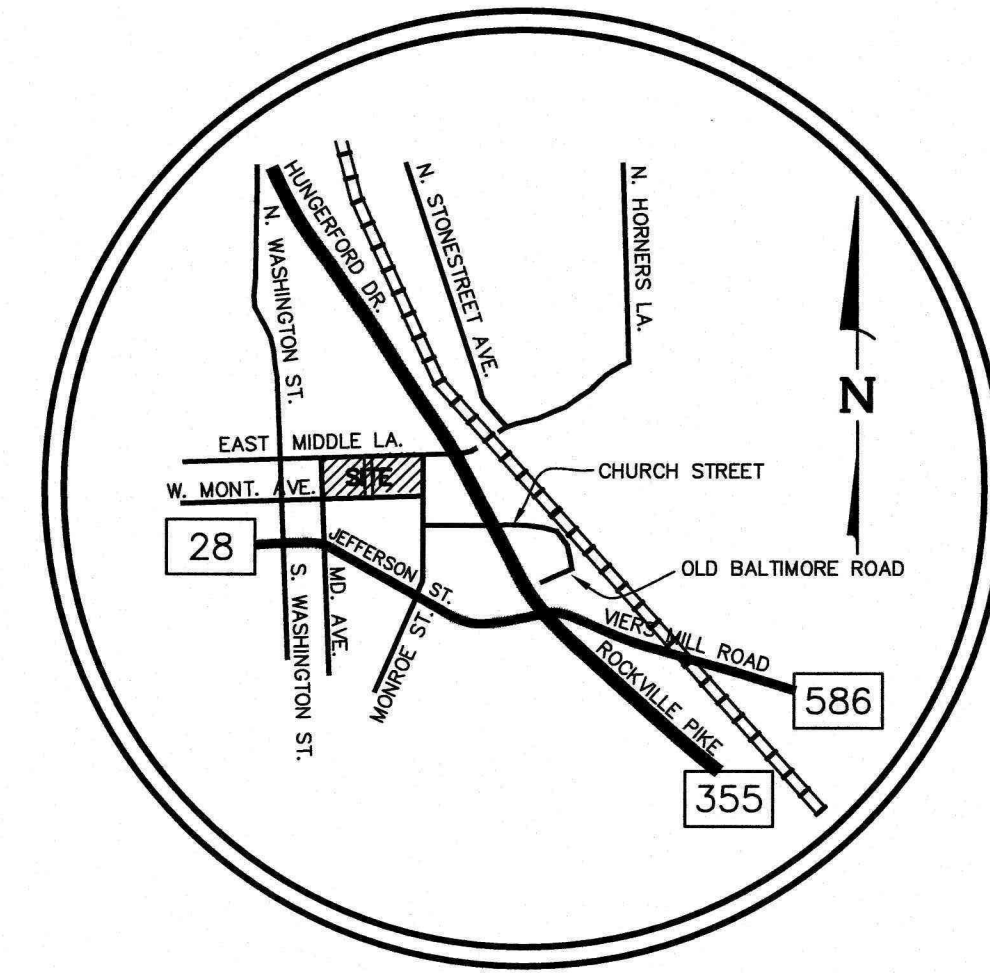
2025-00503



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- * SP-5: On-Site Signing and Pavement Marking Plan
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- * EX-2: Street Cross Section Exhibit
- * EX-3: Phase I - Development Exhibit
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- * A02: Garage Level 3 Floor Plan
- * A03: Garage Level 2 Floor Plan
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- * A30: Building Elevations
- * A31: Building Elevations
- * A32: Building Elevations

* INDICATES SHEETS INCLUDED IN THIS SITE PLAN AMENDMENT



VICINITY MAP
SCALE 1" = 2,000'

SITE PLAN NOTES

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

DESIGN TEAM:

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

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

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

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

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

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

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

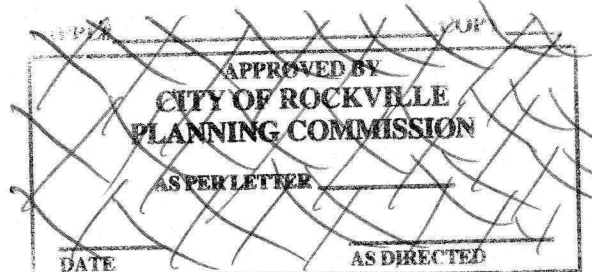
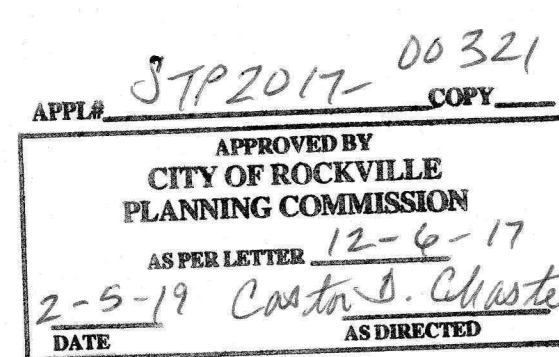


Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (2) (4)						
Residences (Studio/1 BR)	198194	1.00 per unit	198194	164165	1475	148.5
Residences (2 BR)	5769	1.50 per unit	86104	7889	45.7	80.1
Subtotal - Residential	250263		279298	237254	214	229
Institutional Use						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal - Institutional	150		50	50		50
Commercial Use (3)						
Retail Establishments	5,2000	1 per 200 sf	260	360	160	
Restaurant Space - General	17000	6.500	110500	10219	30219	
Patron Area	1,024850	1 per 50 sf	1702048	15466	93	
Bar/Patron Area	2330	1 per 15 sf	15533	93	93	
Employees	30	1 per 2 empl	15	9	9	
Outdoor Seating	1500	1 per 50	30	12	12	
Subtotal - Commercial use	22,200	gdf 8,000 gdf	230203.89	130124	139124	
Replacement of Existing Parcel 2 K surface pkg for PDP uses incl In Project						
			200	200	200	
Total Parcel 2-L Required Parking (214 + 50 + 139 + 200 = 603)						
						603
Total Parking Provided on 2-L (FNI)						
						603
Handicap Parking:						
Required H/C Parking Spaces:			2% of 603 = 12 Spaces			
Required Van Accessible H/C Parking Spaces:			1/8 = 2 Spaces			
Provided:			16 of which 4 are Van Accessible			

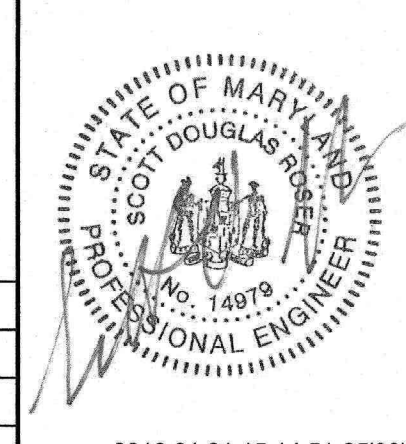
Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (2) (4)						
Residences (studio)	25	1.00 per unit	25	25	25	
Residences (1 BR)	180	1.00 per unit	180	180	180	
Residences (2 BR)	58	1.50 per unit	87	87	87	
Subtotal - Residential	263		292	292	292	
Commercial Use (3)						
Hotel - Guest rooms	140	0.33/guestroom	46.67	28	28	
Hotel - employees	38	1 per 2 empl	9	5.4	5.4	
Hotel - meeting space	2510	1 per 400 sf	4.78	2.87	2.87	
Hotel - Accessory Rest/Lounge	1145					
Patron Area (50%)	573	1 per 200 sf	2.86	1.72	1.72	
Lounge Empl	Included above					
Office	2142	1 per 300 sf	7.14	4.28	1	
Retail Establishments	2406	1 per 200 sf	12.03	7.2	6.5	
Restaurant Space - General	11160					
Patron Area	5890	1 per 50 sf	117.8	70.7	70.7	
Employees	25	1 per 2 empl	12.5	7.5	7.5	
Outdoor Space	1700	1 per 80	21.25	12.75	12.75	
Subtotal - Commercial			234	140	137	
Replacement of Existing Parcel 2-M surface pkg for PDP uses incl In Project						
			161	161	161	
Total Parcel 2-M Required Parking (292 + 137 + 161 = 590)						
						590
Total Parking Provided on Parcel 2-M						
						590
Handicap Parking:						
Required H/C Parking Spaces:			2% of 590 = 12 Spaces			
Required Van Accessible H/C Parking Spaces:			1/4 = 4 Spaces			
Provided:			13 of which 4 are Van Accessible			

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

- Notes
- Time of Day Demand spaces required during the peak weekday evening period per City Code
 - 25.16.03.16 after application of 40% parking waiver on non-residential uses per PDP1994-0001 and 15% parking waiver for residential uses on Parcel 2-L per PIT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.
 - 15% of total number of dwelling units to be MPDU's of which 50% are to be priority marketed to seniors aged 55 years and older without limitations as to household composition.
 - Retail includes all retail, commercial, and service uses permitted in PD094-001 and the equivalent ADOT zone. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total. On Parcel 2-L, the final mix and allocation of square footage between retail and restaurant uses shall be subject to available parking.
 - 50% of the MPDU's will be one-bedroom and studio units marketed to persons aged 55 and older per the provisions in PD094-0001 Resolution 10-05. The remaining MPDU mix (50%) anticipated to be generally comparable to the market rate unit mix. On Parcel 2-L, the unit mix of MPDU's shall be as set forth in Condition #9 of STP2017-00321.
 - Vehicle parking for the Hotel guest at the option of the Hotel operator.
 - Vehicle parking permitted for additional 133 cars per approved USE2006-00699.

BIKE PARKING TABULATIONS					
196 East Montgomery Avenue			198 East Montgomery Avenue		
Residential	263 Units	SHORT TERM 150 UNITS = 6	Residential	263 Units	SHORT TERM 150 UNITS = 6
Hotel	140 Units	240 UNITS = 7	Senior Res.	150 Units	150 UNITS = 2
Office	2,142 S.F.	2,40K S.F. = 2	Retail	6,500 S.F.	2,12K S.F. = 2
Retail	2,40K S.F.	2,12K S.F. = 1	Restaurant	6,500 S.F.	2,12K S.F. = 1
Restaurant	11,160 S.F.	2,12K S.F. = 5			
REQUIRED	21 SPACES	117 SPACES	REQUIRED	41 SPACES	92 SPACES
PROVIDED	22 SPACES	117 SPACES	PROVIDED	46 SPACES	92 SPACES



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

2019.01.31 to 2024.01.31
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 14979, Expiration Date: 07/02/2020

Table 3 Time of Day Calculation Only Duball Rockville Project, With Additional 178 DU, Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional and Commercial Parking in Bldg 2, 361 spaces provided at peak times for Retail Pavilion PDP Uses in Duball Garages 1 & 2 255 Rockville Pike provides balance Retail Pavilion PDP parking						
Use	Table 1.1	Base	Weekday	Weekend	Weekend	Nighttime
Residential	237+292	530	318 328	437 492	464 437	521 492
Institutional	50	50	25	50	50	15
Office	5	5	5	5	5	1
Retail	8+16 8	24 8	32 4	22 8	24 8	17 6
Restaurants	91+1234	2145	107 8	2145	2145	214 5
Hotel						
Retail Pavilion and Theatre	200+161	361	181	361	361	361
Total Pkg Required			675	1143	1141	1167
Duball Proj Provided			678	1165	1099	1128
2-M			590	590	590	590
2-L			603	603	603	603
Surplus Parking			+515	+28	+44	+58
			518	50	26	604

Table 4 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU						
Use	Base	Weekday	Weekend	Weekend	Weekend	Nighttime
Office	333	333	35	35	21	21
Retail	24 11	13	22	48	24	3
Restaurants	917 305	159 153	317 305	317 305	317 305	34 31
Theatre	383	383	383	307	383	38
51 Monroe St.	138	138	138	14	7	7
Deli	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	530 540	318 328	437 492	464 437	521 492	530 540
Institutional	50	25	50	50	15	3
Total Pkg Required	3167	1461	1224	1461	1224	1266
Duball Proj Provided	1667	1667	1667	1667	1667	1667
Total PDP Parking Provided						
Surplus Parking			500	206	404	340
			+496	+203	+443	+381

Table 5 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU						
Use	Base	Weekday	Weekend	Weekend	Weekend	Nighttime
Office	333	333	35	35	21	21
Retail	24 11	13	22	48	24	3
Restaurants	917 305	159 153	317 305	317 305	317 305	34 31
Theatre	383	383	383	307	383	38
51 Monroe St.	138	138	138	14	7	7
Deli	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	530 540	318 328	437 492	464 437	521 492	530 540
Institutional	50	25	50	50	15	3
Total Pkg Required	3167	1461	1224	1461	1224	1266
Duball Proj Provided	1667	1667	1667	1667	1667	1667
Total PDP Parking Provided						
Surplus Parking			500	206	404	340
			+496	+203	+443	+381

Table 6 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU						
Use	Base	Weekday	Weekend	Weekend	Weekend	Nighttime
Office	333	333	35	35	21	21
Retail	24 11	13	22	48	24	3
Restaurants	917 305	159 153	317 305	317 305	317 305	34 31
Theatre	383	383	383	307	383	38
51 Monroe St.	138	138	138	14	7	7
Deli	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	530 540	318 328	437 492	464 437	521 492	530 540
Institutional	50	25	50	50	15	3
Total Pkg Required	3167	1461	1224	1461	1224	1266
Duball Proj Provided	1667	1667	1667	1667	1667	1667
Total PDP Parking Provided						
Surplus Parking			500	206	404	340
			+496	+203	+443	+381

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

13 2025-00020

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