

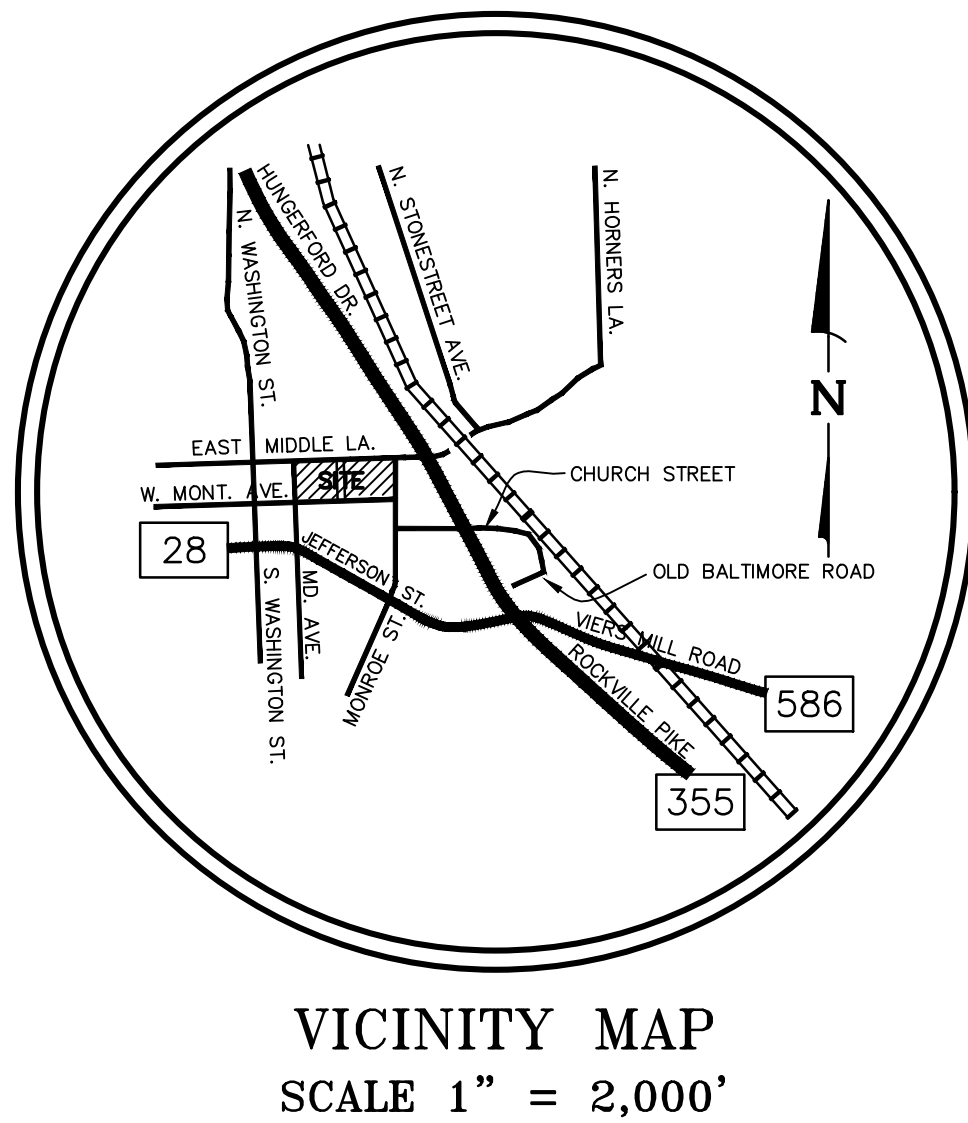
BLVD Lofts

PARCELS 2-L, ROCKVILLE TOWN CENTER

SITE DEVELOPMENT PLAN AMENDMENT #STP2025-XXXXX

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VICINITY MAP
SCALE 1" = 2,000'

BLOCKS 1 AND 5 EXISTING USES				
Commercial Uses Blocks 1 & 5	SF	Parking Requirement	# of Rpt 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	374
Theatre employees	30 emp	1 per 2 emp	15	9
Office	23,844 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			1498	955

- #### 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.

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: 61,236 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 P/T 2014-00003	Approved STP2012-00105 STP2016-00279	Approved Amendment STP2017-00321	Proposed Amendment STP2025-00001
Block 2 Par 2-L, formerly 2-F	Residential		222 DU	400 DU	413 DU
	Retail (1)		22,200 SF (2)	22,200 SF (2)	6,500 SF (2)
Block 3 Par 2-M, formerly 2-G	Residential		263 DU	263 DU	263 DU
	Retail (1)		23,100 SF (2)	23,100 SF (2)	21,100 SF (2)
Total Retail (1)			45,300 sf	45,300 sf	29,600 sf
Hotel			140 Rooms + Limited Service	140 Rooms + Limited Service	140 Rooms + Limited Service
Total			683 DU 45,300 GSF Retail, 140 Room Limited Service Hotel	683 DU 45,300 GSF Retail, 140 Room Limited Service Hotel	676 DU 29,600 GSF 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 1545 SF hotel lounge/accessory restaurant.

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 (2) (4)							
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5	
Residences (2 BR)	69	1.50 per unit	104		89	80.1	
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	3,024	1 per 50 sf	170		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	gsf (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 (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%)	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							
Patron Area	11160	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	
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.h.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 PD994-001 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.
- Valet parking for the Hotel guest at the option of the Hotel operator.
- Valet 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			678	1165	1099	1128	604
2-M			1193	1193	1193	1193	1193
2-L			590	590	590	590	590
Surplus Parking			603	603	603	603	603
			+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	
St. Monroe	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-L/ 198 E Montgomery	603
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	0
Total Parking in PDP	1667 spaces

This Amendment is to convert 14,200 GFA of retail to 13 D.U. for Building #2 on parcel 2-L per PJT2025-00020 and revise the parking calculations.

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
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||

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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NE07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

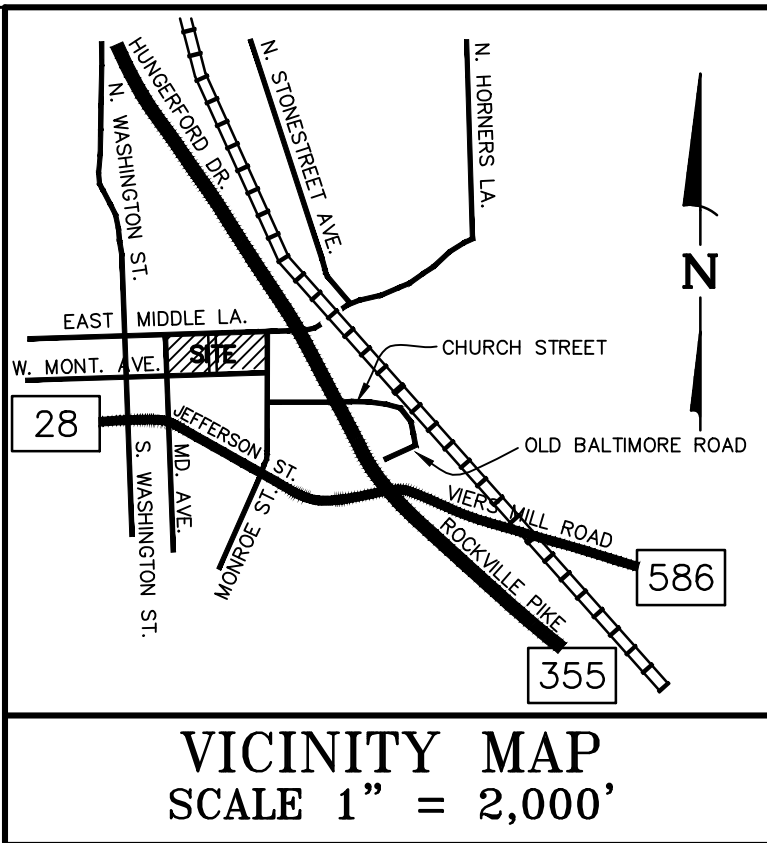
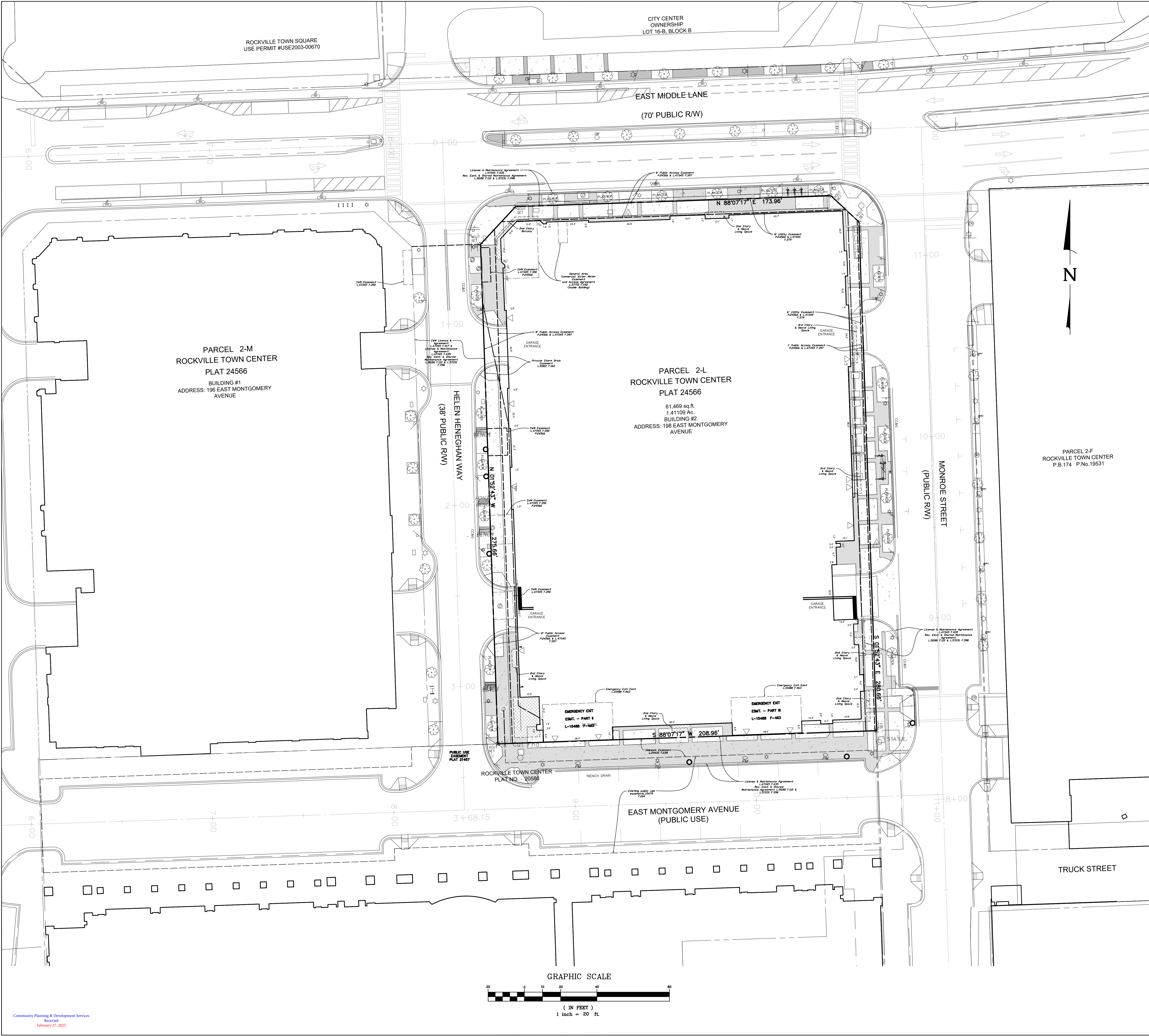
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STP2025-XXXXXX

SP2.01

PROJECT NO. 93.395.77



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PLAT 24566

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MONTGOMERY COUNTY
MARYLAND

**PARCEL 2-L
ROCKVILLE
TOWN CENTER**

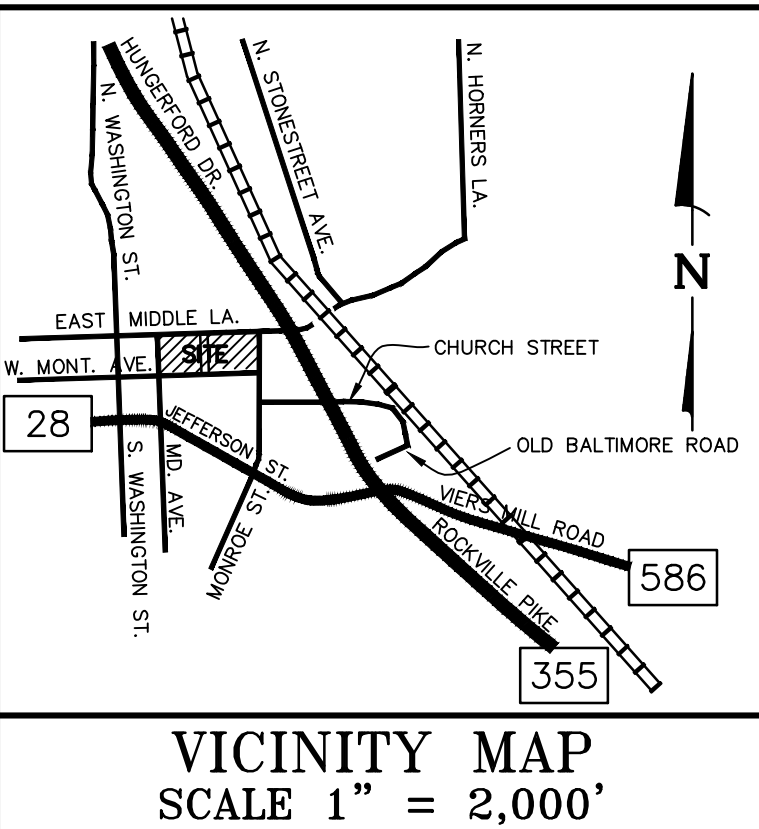
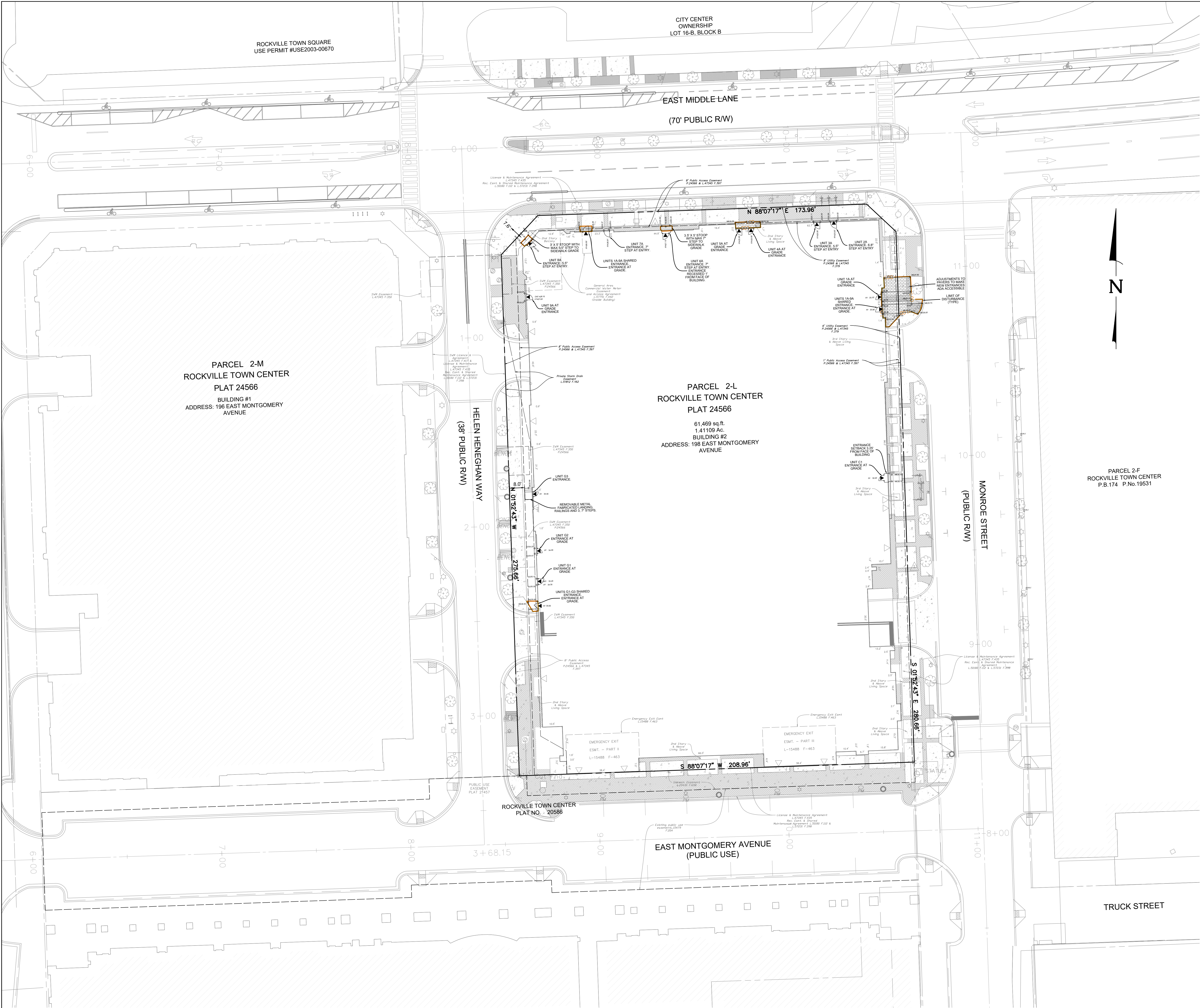
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EXISTING
CONDITIONS

STP2025-XXXXXX

SP0.03

PROJECT NO. 93.395.77



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
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[Symbol]	Spot Elevation
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[Symbol]	Entrance
[Symbol]	Pavers
[Symbol]	Limit of Disturbance

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MONTGOMERY COUNTY
MARYLAND

**PARCEL 2-L
ROCKVILLE
TOWN CENTER**

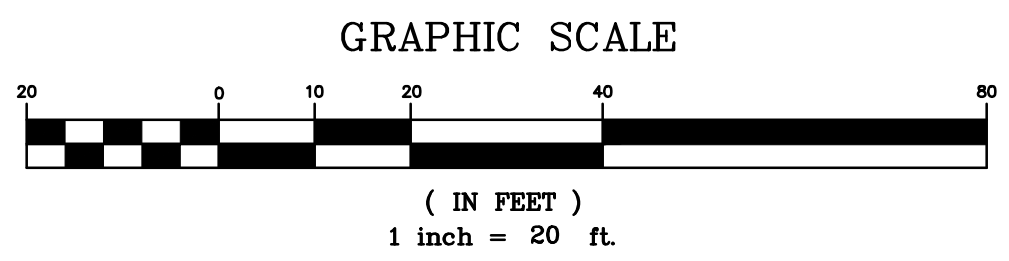
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**SITE DEVELOPMENT
PLAN**

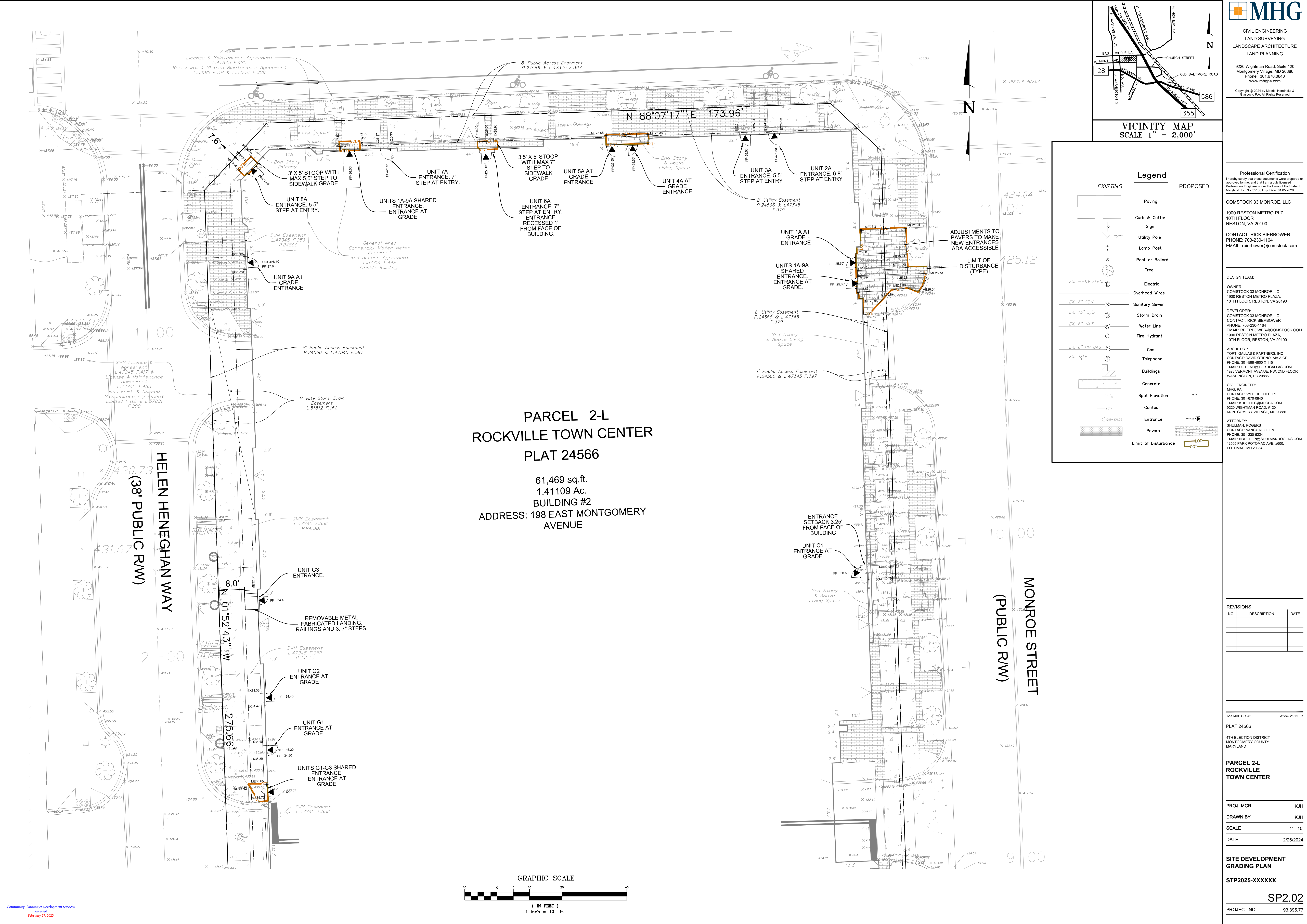
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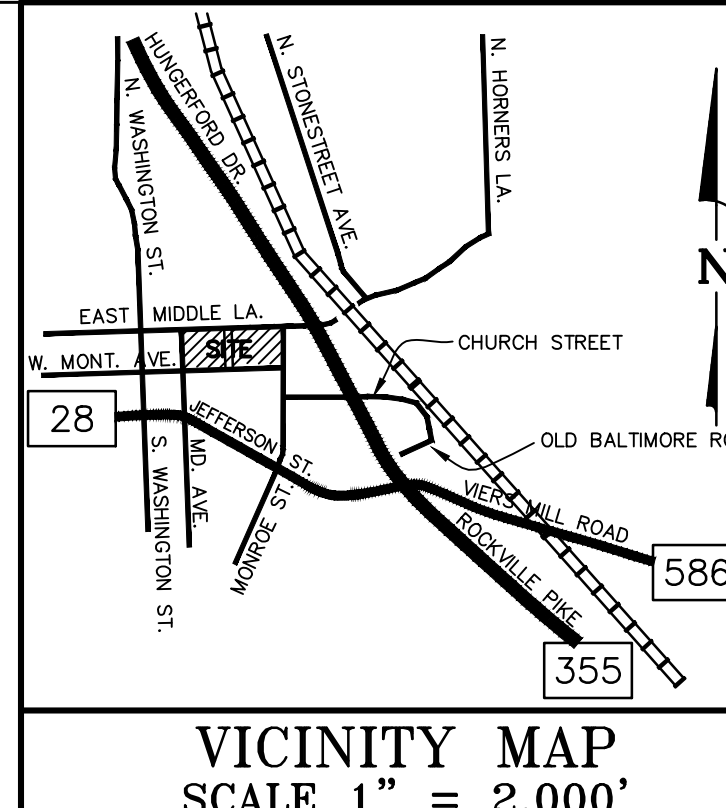


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Revised
February 27, 2025



PARCEL 2-L
ROCKVILLE TOWN CENTER
PLAT 24566

61,469 sq.ft.
1.41109 Ac.
BUILDING #2
ADDRESS: 198 EAST MONTGOMERY AVENUE



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

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12505 PARK POTOMAC AVE. #600,
POTOMAC, MD 20854

REVISIONS	NO.	DESCRIPTION	DATE

TAX MAP 6R342 WSSC 218NE07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

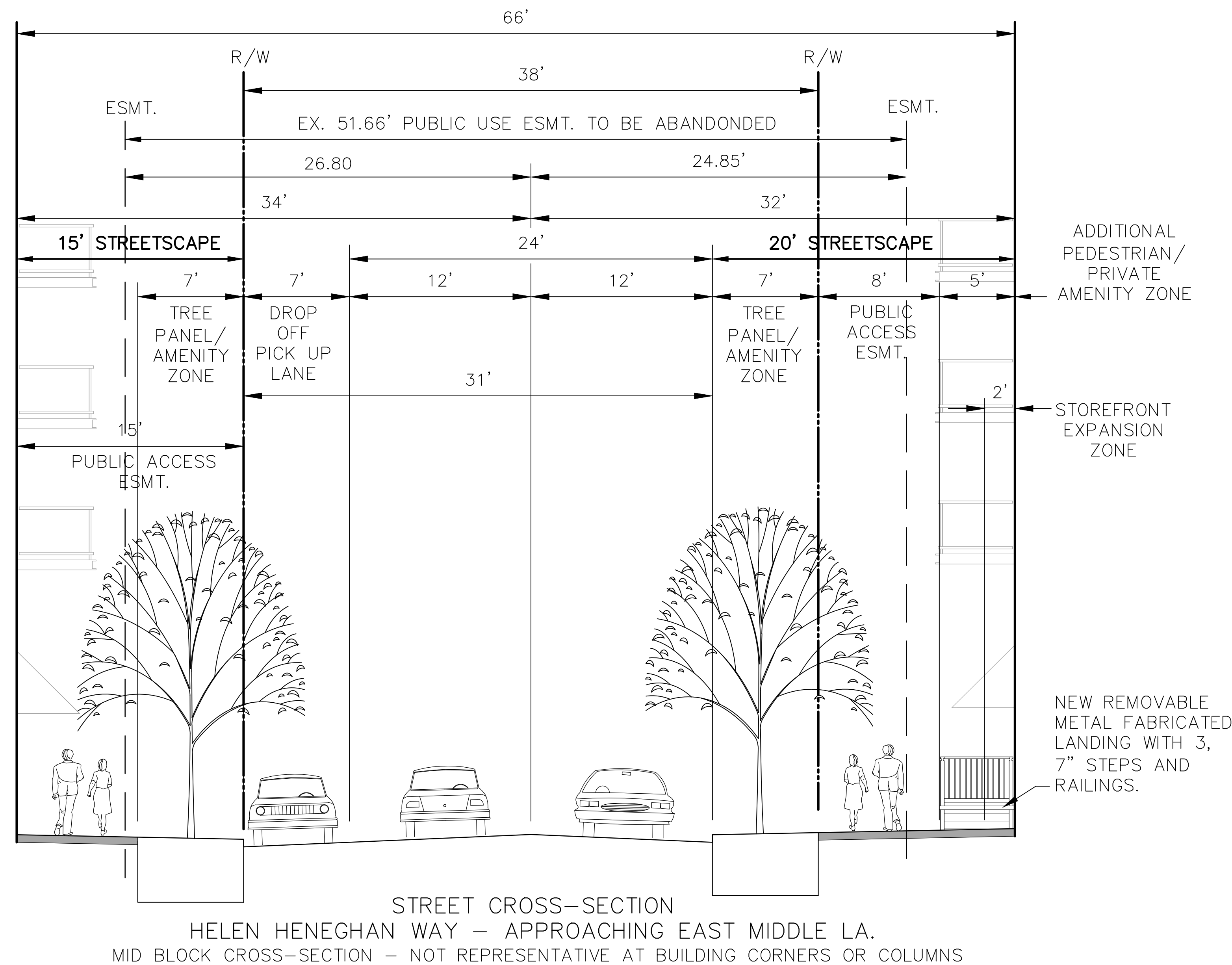
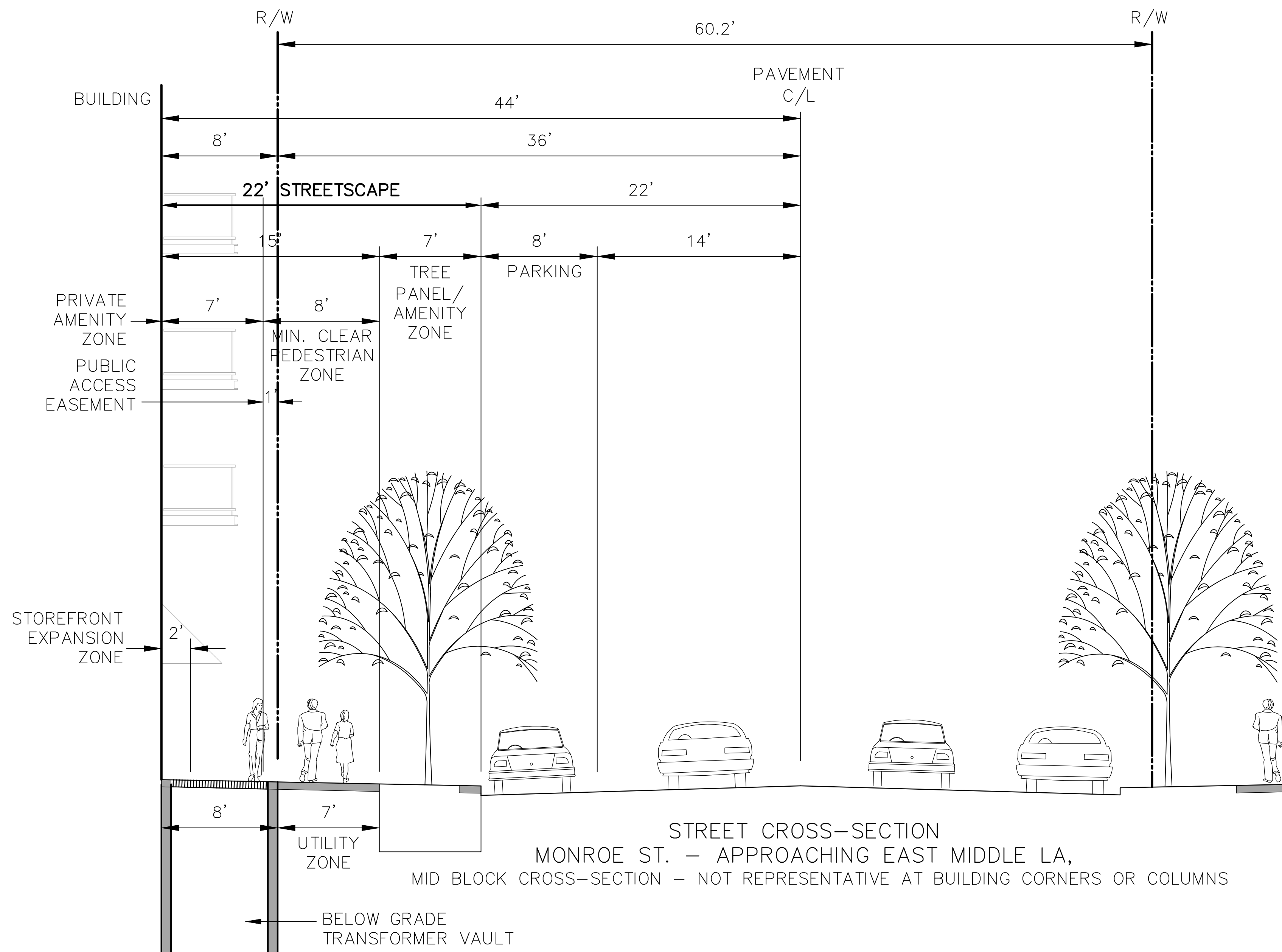
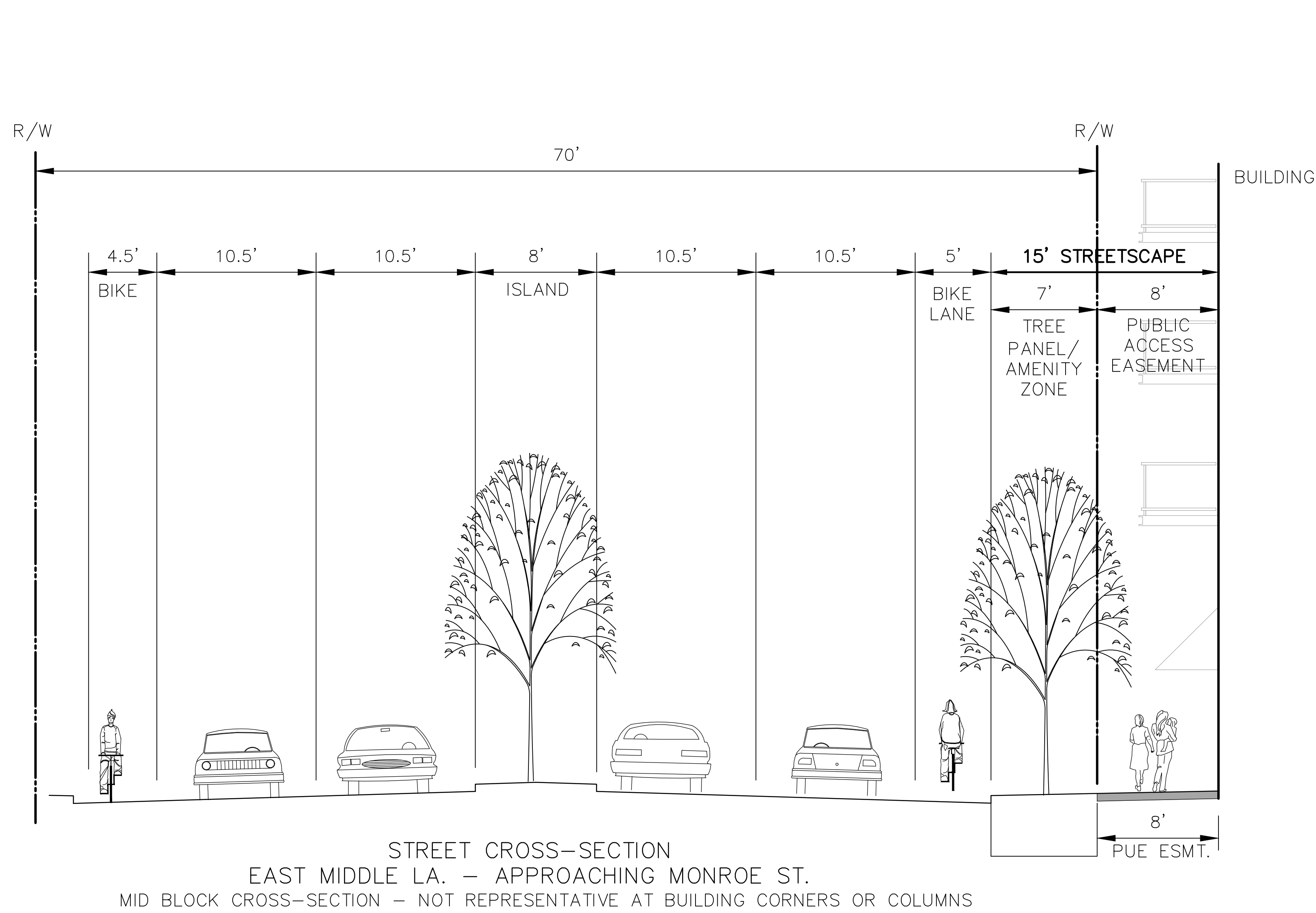
PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 10'
DATE	12/26/2024

SITE DEVELOPMENT
GRADING PLAN

STP2025-XXXXXX

SP2.02

PROJECT NO. 93.395.77



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NE07

PLAT 24566
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 10'
DATE	12/26/2024

STREET CROSS
SECTIONS - EXHIBIT

STP2025-XXXXXX

SP2.11
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 - ▲



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

BLVD ANSEL
APARTMENTS-
Retail
Conversion

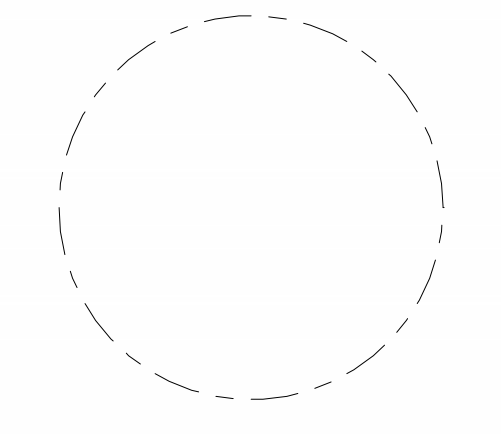
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

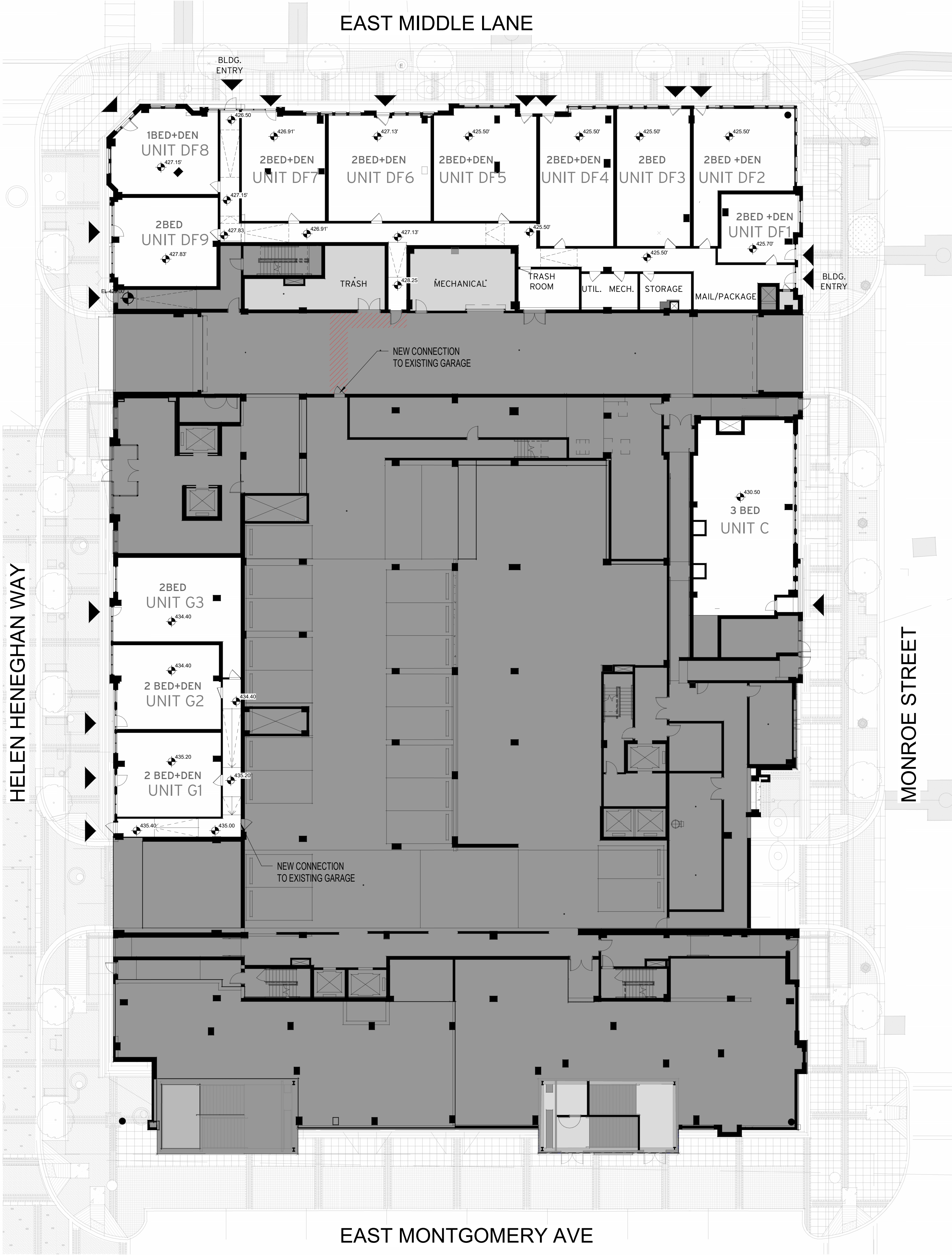


Floor Plans

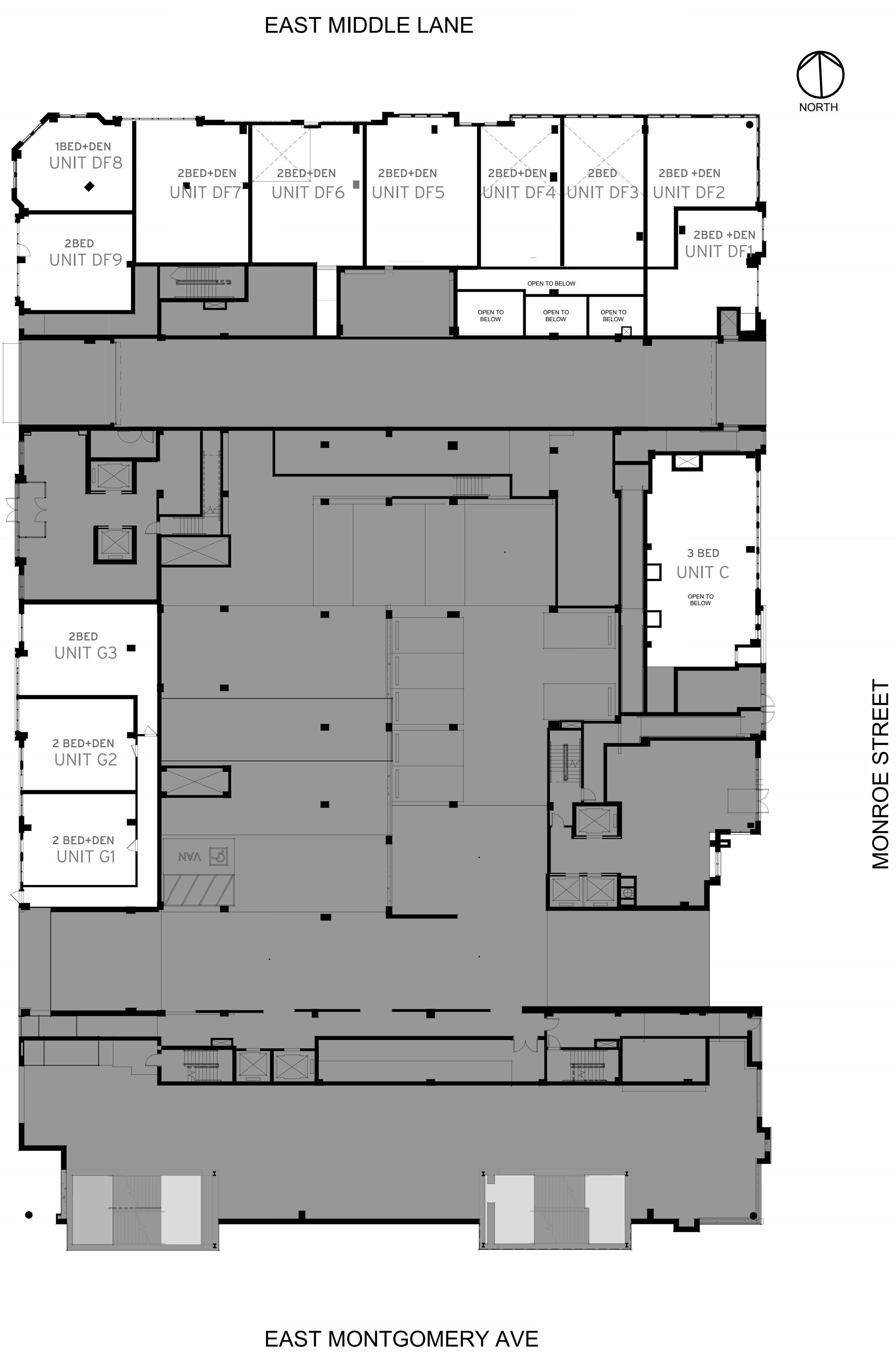
PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
Feb. 21, 2025
SCALE:
1/16" = 1'-0"

APPROVED
JOB NO.
23338.BAC

DRAWING NO.
A-01



A1 Retail Conversion - Overall View Ground Floor
1/16" = 1'-0"



A6 Retail Conversion - Overall View Mezzanine L2
1/16" = 1'-0"

SITE PLAN SUBMISSION - FEBRUARY 21, 2025

**BLVD ANSEL
APARTMENTS-
Retail
Conversion**

33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

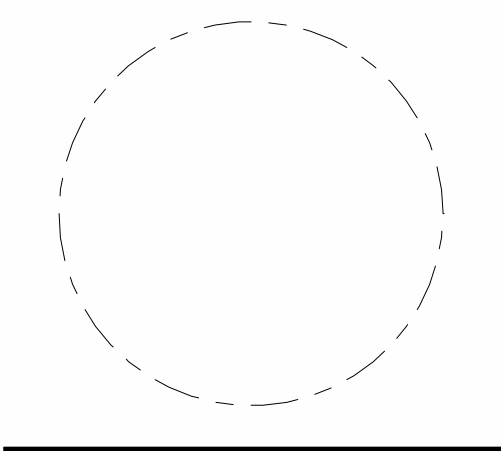
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



Elevations Key

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

DRAWN
D.O., J.C.

DATE
Feb. 21, 2025

SCALE:
1" = 40'-0"

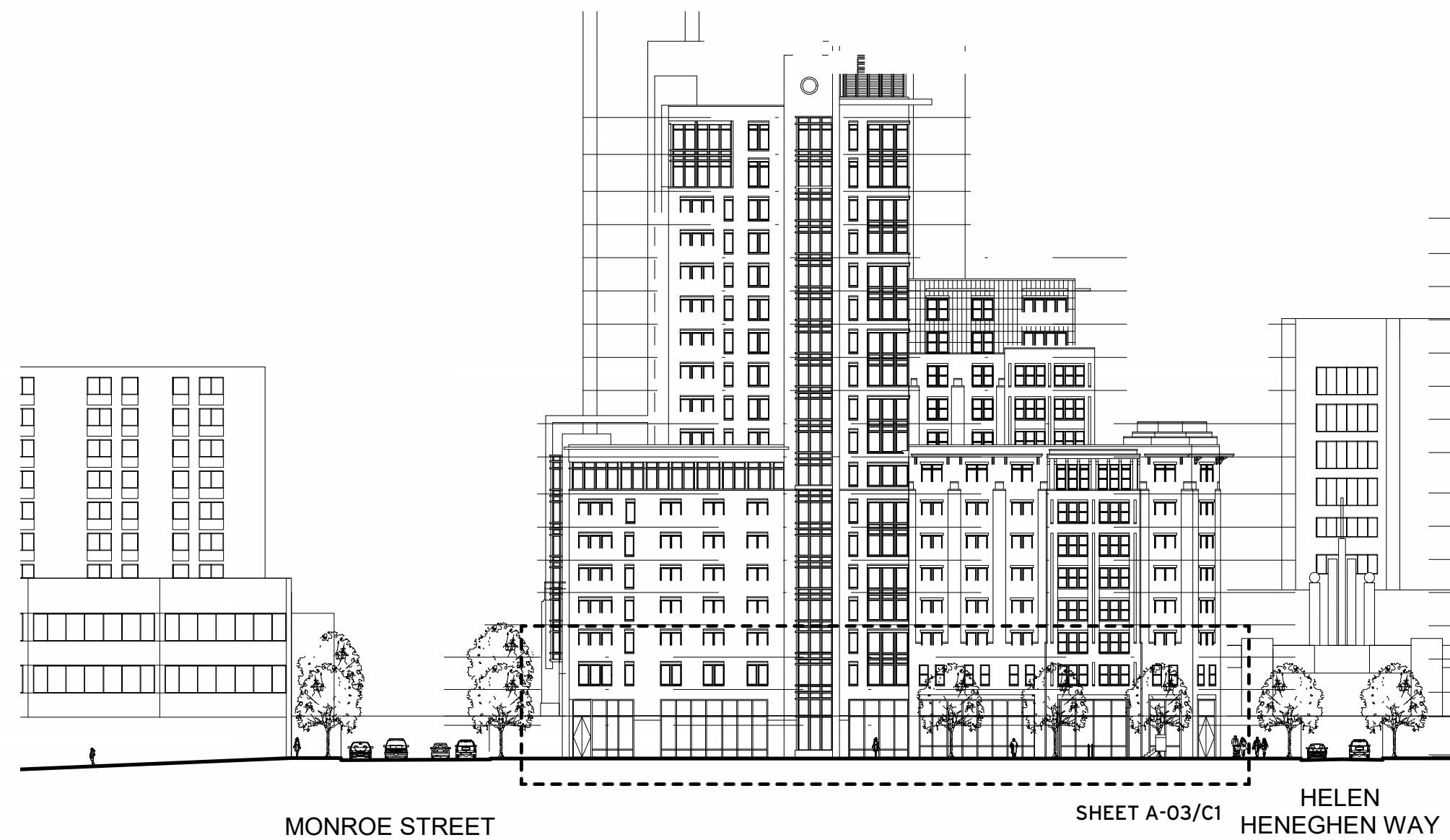
DRAWING NO.

A-02



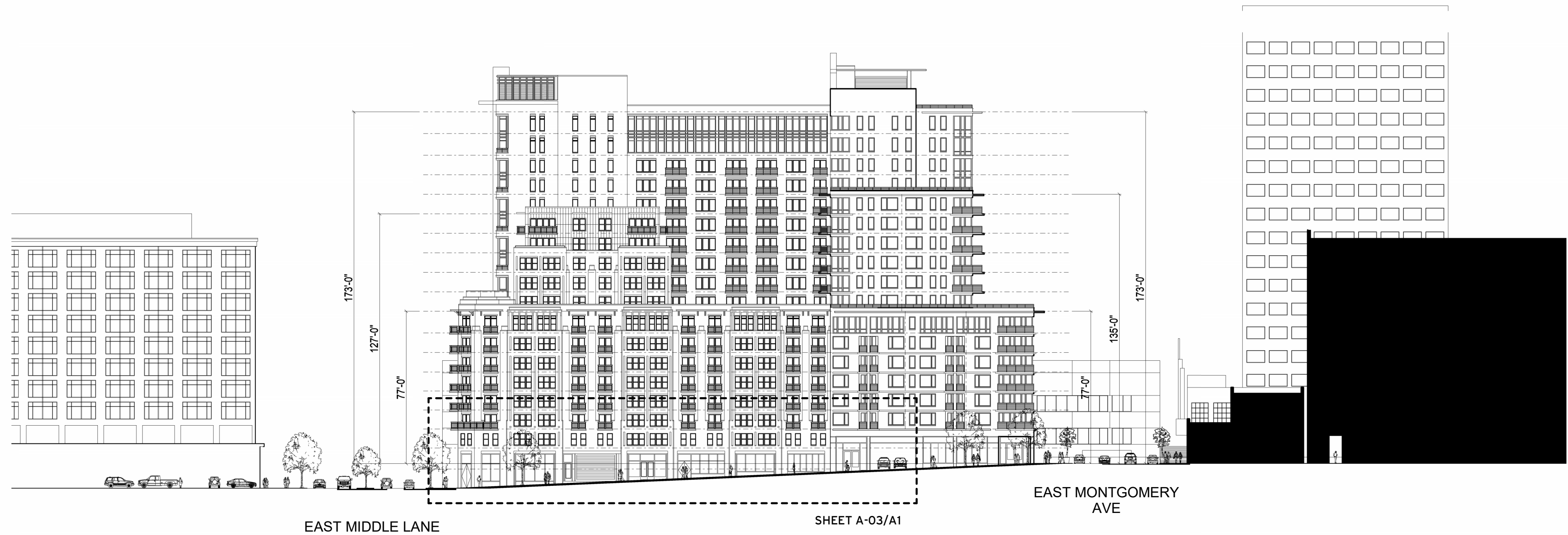
E1 EAST ELEVATION (MONROE STREET)

1" = 40'-0"



C1 NORTH ELEVATION (EAST MIDDLE LANE)

1" = 40'-0"



A1 WEST ELEVATION (HELEN HENEGHAN WAY)

1" = 40'-0"

SITE PLAN SUBMISSION - FEBRUARY 21, 2025

**BLVD ANSEL
APARTMENTS-
Retail
Conversion**

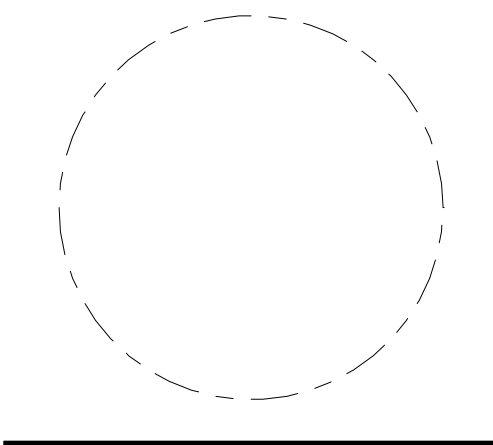
33 Monroe Street, Rockville,
Maryland 20850

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
Feb. 21, 2025
SCALE:
1/8" = 1'-0"
DRAWING NO.
A-03

APPROVED
J.C.
JOB NO.
23338.BAC



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 SUBMISSION - FEBRUARY 21, 2025

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

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GALLAS +
PARTNERS**
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**BLVD ANSEL
APARTMENTS-
Retail
Conversion**

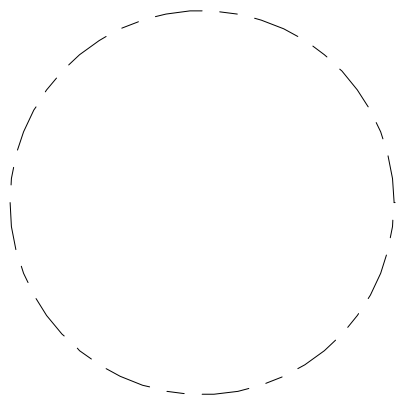
33 Monroe Street, Rockville,
Maryland 20850

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
Feb. 21, 2025
SCALE:
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

SITE PLAN SUBMISSION - FEBRUARY 21, 2025

