

## **Development Review Comments**

April 22, 2025
PJT2025-00021
1st Submission Review Comments
255 Rockville Pike

The following are Development Review comments from City of Rockville staff related to the project submission.

## **Reviewing Staff:**

### Community Planning & Development Services Department (CPDS)

Project Manager:

Kimia Zolfagharian (KZ), Principal Planner kzolfagharian@rockvillemd.gov

#### **Comprehensive Planning Reviewers:**

Katie Gerbes (KG), Comprehensive Planning Manager kgerbes@rockvillemd.gov

Andrew Reitelbach (AR), Principal Planner <u>areitelbach@rockvillemd.gov</u>

#### **Forestry Reviewers:**

Shaun Ryan (SR), Development Review Supervisor sryan@rockvillemd.gov

Anthony Mazza (AM), Principal Planner amazza@rockvillemd.gov

#### Fire Reviewers:

Charles Biggus (CB), Fire Code Plans Examiner cbiggus@rockvillemd.gov

Shannon Patrick (SP), Fire Protection Engineer spatrick@rockvillemd.gov

#### **Building Reviewer:**

Chris Dempwolf (CD), Building Plans Examiner Supervisor cdempwolf@rockvillemd.gov

## **Department of Public Works (DPW)**

#### **Engineering Reviewers:**

Sean Murphy (SM), Principal Civil Engineer Smurphy@rockvillemd.gov

Yi Kuo (YK), Senior Civil Engineer ykuo@rockvillemd.gov

#### **Traffic & Transportation Reviewers:**

Andrew Luetkemeier (AWL), Principal Transportation Engineer aluetkemeier@rockvillemd.gov

Faramarz Mohktari (FM), Senior Transportation Planner fmohktari@rockvillemd.gov

## **Housing & Community Development Department (HCD)**

#### **Housing Reviewer:**

Punam Thukral (PT), Housing Specialist pthukral@rockvillemd.gov

### **Recreation & Parks Department (RPD)**

#### **Parks Reviewer:**

Christine Henry (CH), Deputy Director chenry@rockvillemd.gov

## **City Manager's Office (CMO)**

Publicly Accessible Art in Private Development (AIPD) Reviewer:

Anne O'Dell (AO), Culture, Arts & History Program Manager aodell@rockvillemd.gov

#### **CPDS Comments**

#### **Development & Zoning (KZ)**

- 1. Provide a document that outlines conditions of the original PDP approval PDP94-0001 and subsequent amendments, and which are being revised for this application.
- 2. Per the approval of PDP94-0001 "A parking requirement reduction of 30 percent from the total normal requirements of all nonresidential uses contained in the preliminary plan." Was approved. This application also requests a waiver for the reduction of parking requirements. Clarify whether this waiver is requested in addition to the original reduction granted with the PDP.
- 3. The parking requirements for the proposed Project Plan amendment must be evaluated based on the commercial use with the highest parking requirement.
- 4. See site plan for additional comments.

#### Comprehensive Planning (AR)

- 1. This application is compliant with the City's Comprehensive Plan. The application is located within Planning Area 1. The subject property is identified by the Comprehensive Plan as a Focus Area and is also directly adjacent to two identified Projects Rockville Metro station redesign (including the pedestrian bridge) and the re-design of Promenade Park. It also forwards the general policy recommendation for the planning area to "Increase the number of residents and housing density in Town Center, to provide additional housing options for residents across the full range of income levels and to provide additional demand for the commercial uses in this mixed-use environment." page 263. The application is also consistent with many of the broader objectives and goals within the housing element of the Comprehensive Plan. In addition, as the BRT system continues to move forward with MCDOT, it will be important to have discussions with the property owner on the design of the proposed station nearby.
- 2. Per Section 25.14.01 of the Rockville Zoning Ordinance, any structure in Rockville proposed for demolition must undergo an Evaluation of Significance by the Historic District Commission prior to demolition. The Historic District Commission meets once per month, on the third Thursday of the month. Please contact history@rockvillemd.gov for any questions about the Evaluation of Significance process, or to receive/submit an application for review by the Historic District Commission.

#### Forestry (SR)

1. See site plan for comments.

#### Fire (CB)

1. See site plan for comments.

### **Building (CD)**

- 1. No comments at this time.
- 2.

#### **DPW Comments**

#### **Engineering (SR)**

- 1. See site plan for comments.
- 2. Pending amendment of the Project Plan application for commercial uses, please include a revised Water and Sewer Authorization Application with the resubmission. The WSA must list all potential uses for the commercial alternative, including detailed retail uses (e.g., restaurant,

grocery, etc.). W&S analysis and conditions of approval will be based on the most intensive uses as established by WSSC flow rates.

#### **Traffic & Transportation (AWL/FM)**

- 1. See site plan for comments.
- 2. Because the applicant subsequently proposes an alternate commercial use in addition to the already proposed residential use, as part of the next submittal, the applicant shall submit a revised scoping intake form that documents both options for staff's review. Conditions of approval will be established based on a trip cap of the highest intensity use. If the commercial use requires a comprehensive CTR with traffic analysis, as opposed to the on site report that is required with the residential use, the applicant will need to consider the additional review time and coordination with other transportation agencies in their timeline for approval of the project plan as well as any site plan.

#### **HCD Comments**

#### Housing (PT)

- 1. In compliance with Rockville City Code Chapter 13.5, the applicant is required to provide 15% of the total units as moderately priced dwelling units (MPDU) for a period of 99 years.
- 2. The applicant must identify the location of the MPDU units, which must be evenly distributed throughout the development in all the levels of the building so as not to concentrate all the MPDUs in one section of the building.
- 3. The MPDU must be income tiered at 30%-120% of area median income (AMI). The number of MPDUs at each income band is subject to negotiation with the Department of Housing and Community Development. The rent for the MPDUs will be fixed at the rate set by the city and updated on an annual basis.
- 4. Prior to issuance of building permits, a program agreement for the MPDUs must be approved by the Mayor and Council and the City Attorney. We have a checklist that the applicant will fill out with all the information needed to draft MPDU agreements. The checklist and other relevant documents will be officially submitted to the City Attorney's Office by MPDU program specialist and the City Attorney's Office will begin drafting the agreements after the applicant receives site plan approval from the Planning Commission.

#### **RPD Comments**

#### Parks (CH)

- 1. Continue coordination of the pedestrian bridge, Truck Street, and Promenade Park during the Project Plan review phase to develop new or revised agreements for private utility responsibilities.
- 2. Improvements for Promenade Park are currently included in our Long-Range CIP. We appreciate the developers' interest and are open to exploring options to improve the park sooner. Our ask of the developer is to work with the city (Rec & Parks, Public Works, Arts & Culture, and Community Planning and Development) on a collaborative process to develop park design concepts for Promenade Park. The city would maintain responsibility for engaging and confirming community feedback on park concepts. We also request the developer fund final park design. If agreeable, we are open to discussing options for project timing, funding, and construction responsibilities for park improvements.

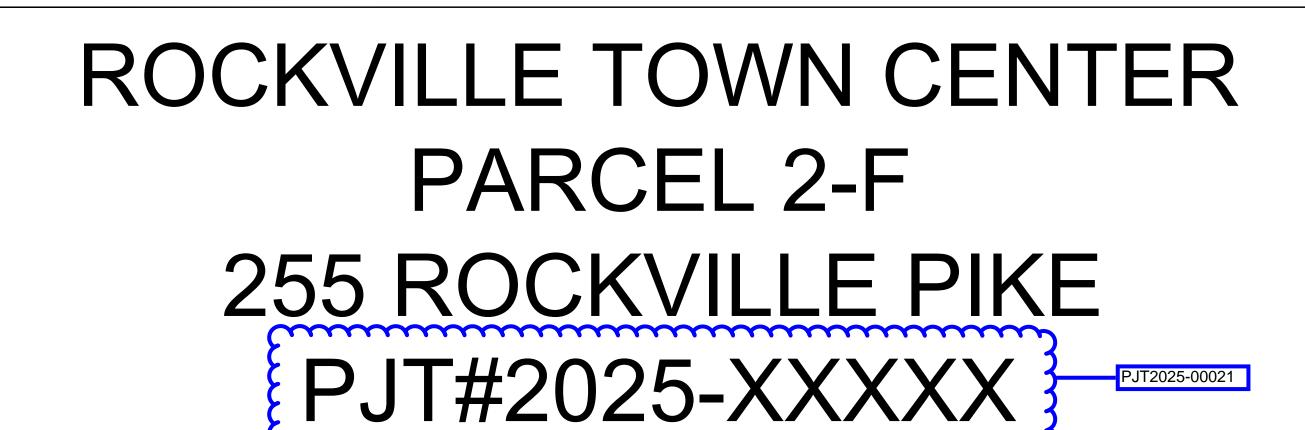
#### **CMO Comments**

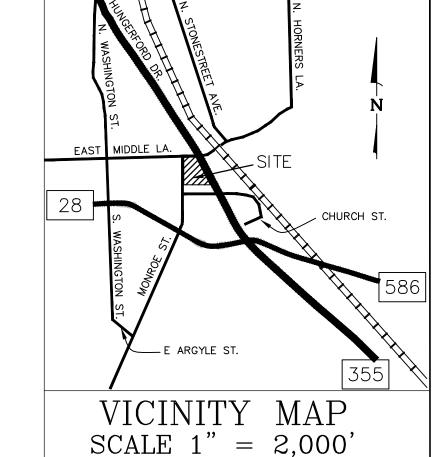
#### PAAIPD (AO)

1. The Publicly Accessible Art in Private Development Ordinance applies. The Publicly Accessible Art in Private Development application, implementation manual, and information about the ordinance can be found here: https://www.rockvillemd.gov/2081/Publicly-

Accessible-Art There are multiple options for how the expenditure may be applied. Please contact Anne O'Dell for more information and to discuss options and what the most logical course would be considering the developer's vision.

Note: At the time of the next submittal, the applicant will need to provide a point- by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed via letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.





LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING 9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

Copyright @ 2024 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

255 ROCKVILLE PIKE LLC

500 N. WASHINGTON STREET, SUITE #4408 ROCKVILLE, MD 20850 301-300-5600 BELLIOTT@LANTIANDEVELOPMENT.COM

## SHEET INDEX

PJ 0.01 COVER SHEET EXISTING CONDITIONS PLAN PRJOECT PLAN

PJ 2.12 OPEN AREA EXHIBIT

LANDSCAPE PLAN - GROUND LEVEL LANDSCAPE PLAN - LEVEL 02 LANDSCAPE DETAILS

 $\cdots$ ARCHITECTURAL

A-1.01 EXISTING CONDITIONS PHOTOS ADAPTIVE RE-USE STRATEGY PHASE 1 - 3D VIEWS A-2.02 PHASE 2 - 3D VIEWS

**BUILDING SECTIONS** A-3.01 ADAPTIVE RE-USE CONCEPT & PHASING PLAN minument of the second

Project Plan request is only for change of use and associated site improvements. Architectural Plans can be included with the Site Plan set since it is related to the

REVISIONS DESCRIPTION

PLAT 19531

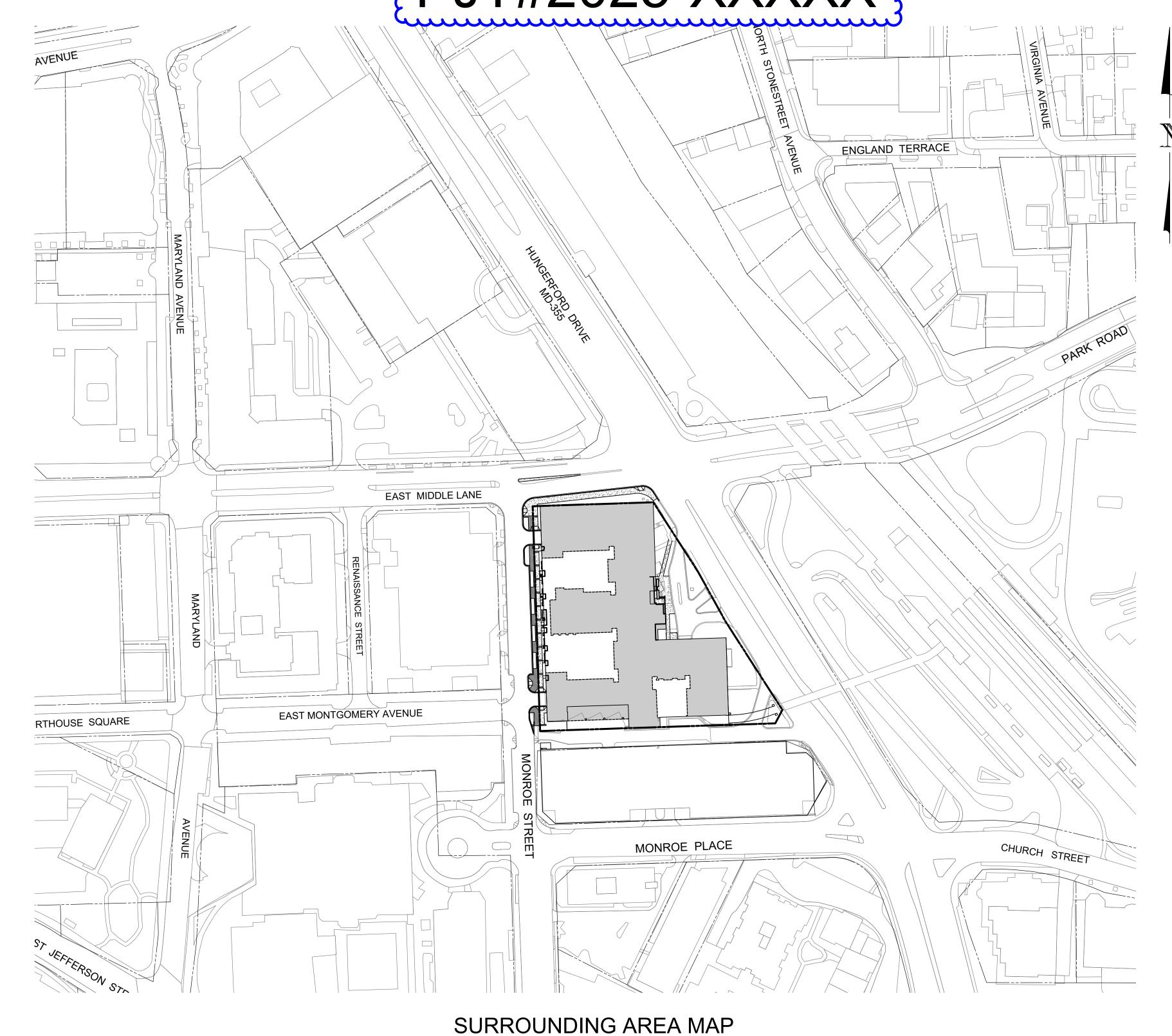
4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

**ROCKVILLE TOWN CENTER ROCKVILLE TOWN CENTER PARCEL 2-F** 

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 100'
DATE	03.05.2025

PROJECT PLAN **COVER SHEET** 

PJ0.01 PROJECT NO. 93.395.02 1 of 1 SHEET NO.



PROJECT TEAM

4341 MONTGOMERY AVE BETHESDA, MD 20814 **CONTACT: BOB ELLIOT** BELLIOT@LANTIANDEVELOPMENT.COM

11 N. WASHINGTON STREET, SUITE 700 ROCKVILLE, MD 20850 CONTACT: SCOTT WALLACE SWALLACE@MILESSTOCKBRIDGE.COM

1140 CONNECTICUT AVE, NW SUITE 600 WASHINGTON, DC 20036 CONTACT: WILL ZEID WILLIAM.ZEID@GOROVESLADE.COM

CIVIL ENGINEER MHG 9220 WIGHTMAN ROAD, SUITE 120 MONTGOMERY VILLAGE, MD 20832 CONTACT: PATRICK G. LA VAY PLAVAY@MHGPA.COM

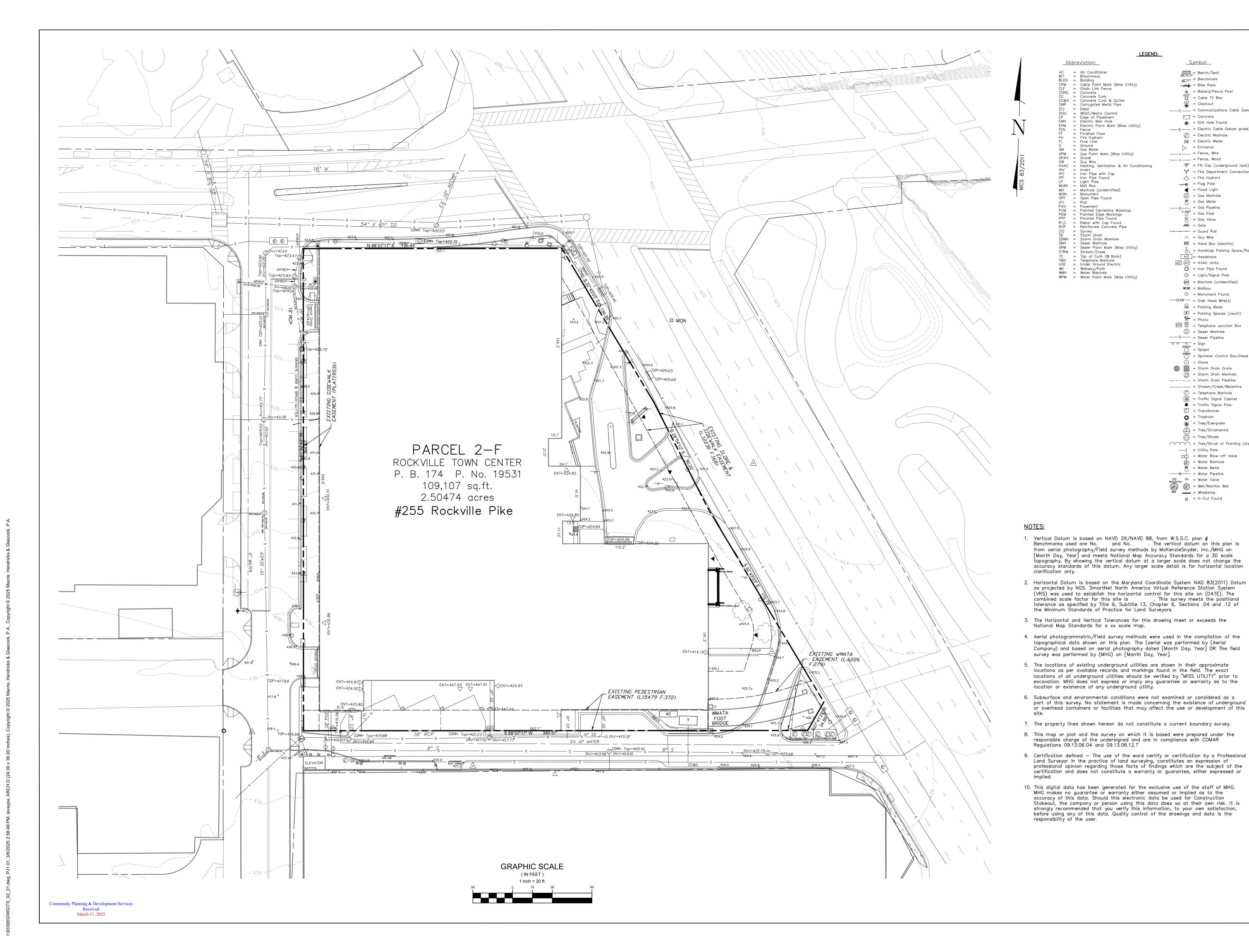
101 N. UNION STREET, SUITE 320 ALEXANDRIA, VA 22314 CONTACT: TRINI RODRIGUEZ TRODRIGUEZ@PARKERRODRIGUEZ.COM

ARCHITECT TORTI GALLAS + PARTNERS 1923 VERMONT AVENUE, NW GRIMKE SCHOOL, 2ND FLOOR WASHINGTON, DC 20001 CONTACT: F. NESLI DOGRUSOZ

Community Planning & Development Services

March 11, 2025

JOANNE.NDOGRUSOZ@TORTIGALLAS.COM



LEGEND:

<u>Symbol:</u>

BENCH = Bench/Seat

= Benchmark = Bike Rack

= Concrete

> = Entrance \_\_\_\_\_ x \_\_\_\_ = Fence, Wire

\_\_\_\_\_ // = Fence, Wood

- = Fire Hydrant → = Flag Pole ← = Flood Light

 $\widehat{G}$  = Gas Manhole

GM = Gas Meter

GV = Gas Valve

*■ox* = Hand Box (electric)

🜣 = Light/Signal Pole

= Monument Found

(MH) = Manhole (unidentified)

# = Parking Spaces (count)

SPRNK = Sprinkler Control Box/Head

PH  $\square$  = Telephone Junction Box S = Sewer Manhole ——S—— = Sewer Pipeline

رگر = Handicap Parking Space/Ramp

G = Gas Pipeline

G POST = Gas Post

*ŒŒ* = Gate

= Guy Wire

HS = Headstone AC AC = HVAC Units = Iron Pipe Found

₩*.* **B**X = Mailbox

□→ = Photo

O O O = Sign
SPIGOT = Spigot

---OHW--- = Over Head Wire(s)

PM = Parking Meter

= Storm Drain Grate = Storm Drain Manhole ——·—— = Storm Drain Pipeline \_\_\_\_\_ = Stream/Creek/Waterline (7) = Telephone Manhole = Traffic Signal Cabinet = Traffic Signal Pole = Trashcan # = Tree/Evergreen = Tree/Ornamental  $\mathcal{E}^{+}_{+}$  = Tree/Shade = Tree/Shrub or Planting Line

= Utility Pole

——W—— = Water Pipeline

Monitoring 

⇒ = Water Valve

⇒ Well/Monitor Well

= Wheelstop

= Water Blow-off Valve

water Manhole = Water Meter

⊗ = Bollard/Fence Post

\_\_\_\_\_\_\_\_ = Communications Cable (below grade)

CATV □ = Cable TV Box CU = Cleanout

= Drill Hole Found

Electric Manhole EM = Electric Meter

\_\_\_\_\_E\_\_ = Electric Cable (below grade)

°∂P = Fill Cap (underground tank)

→ = Fire Department Connection

CIVIL ENGINEERING LAND SURVEYING

LANDSCAPE ARCHITECTURE LAND PLANNING

Copyright @ 2024 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

255 ROCKVILLE PIKE LLC

500 N. WASHINGTON STREET, SUITE #4408 ROCKVILLE, MD 20850 301-300-5600 BELLIOTT@LANTIANDEVELOPMENT.COM

REVISIONS NO. DESCRIPTION

WSSC 218NW07

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

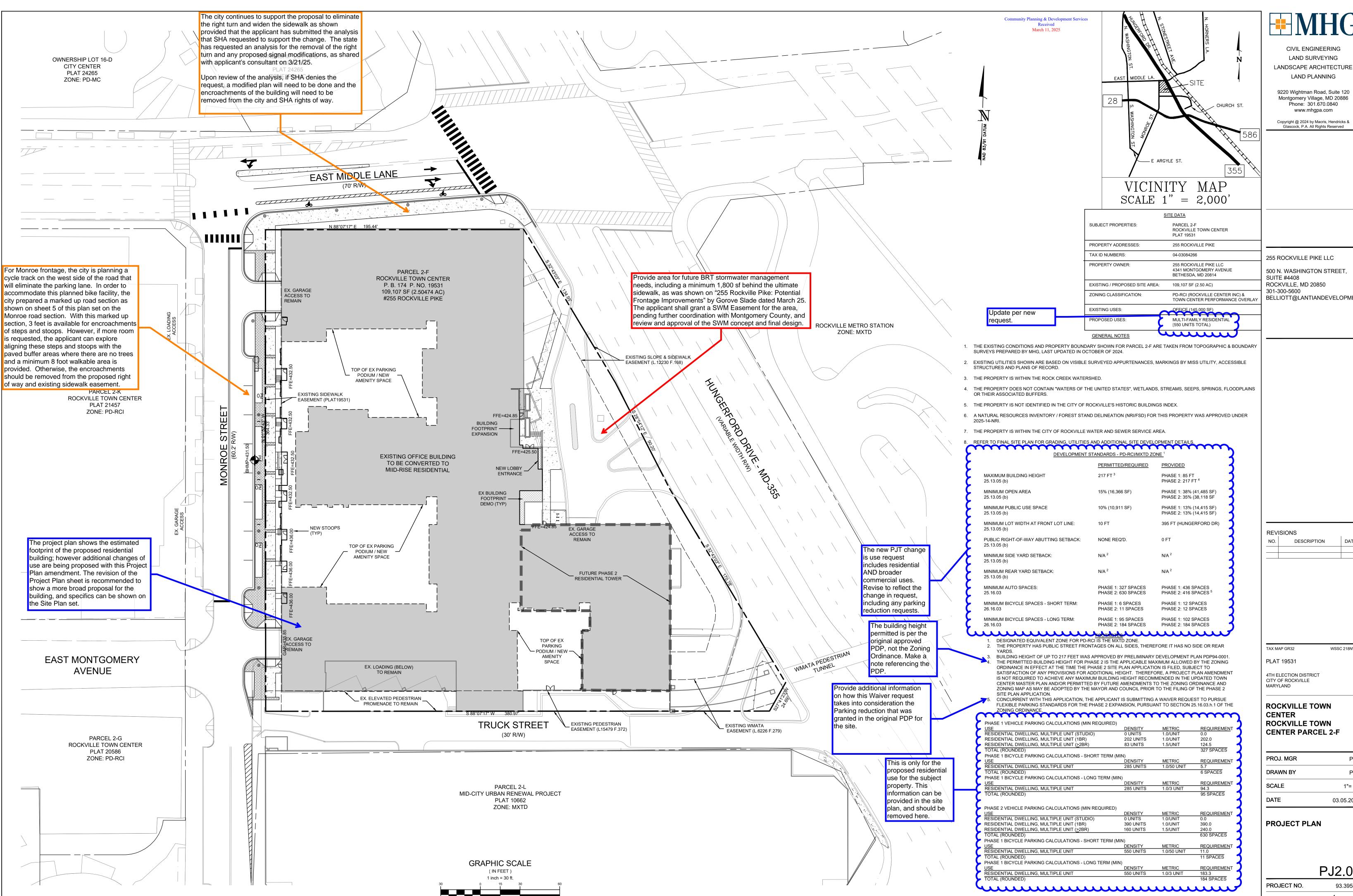
PLAT 19531

**ROCKVILLE TOWN** CENTER **ROCKVILLE TOWN CENTER PARCEL 2-F** 

	_
PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

**EXISTING CONDITIONS PLAN** 

PJ1.01 PROJECT NO. 93.395.02 SHEET NO. 1 of 1



CIVIL ENGINEERING LAND SURVEYING

LAND PLANNING 9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Copyright @ 2024 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

255 ROCKVILLE PIKE LLC 500 N. WASHINGTON STREET,

BELLIOTT@LANTIANDEVELOPMENT.COM

**ROCKVILLE TOWN CENTER PARCEL 2-F** 

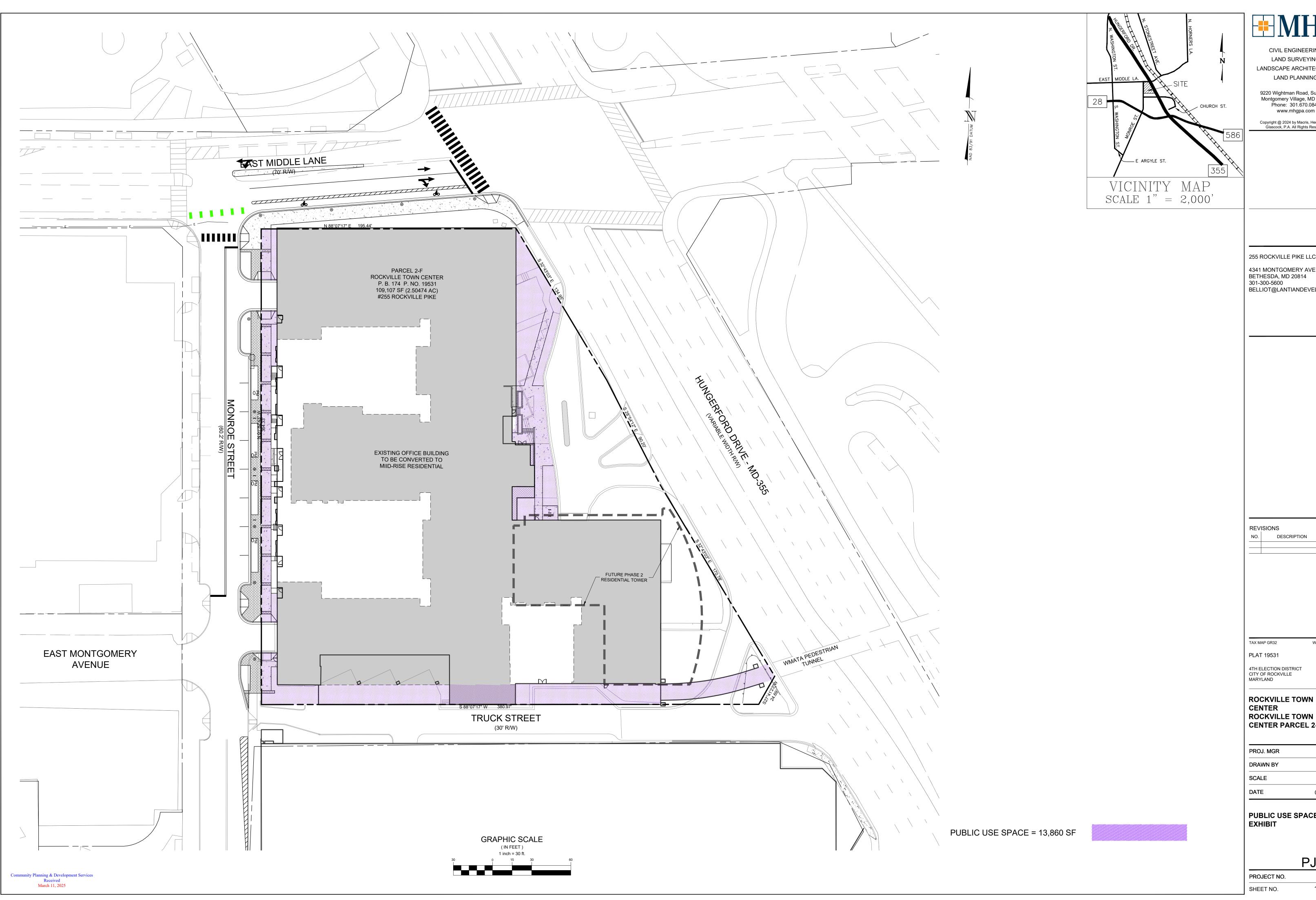
1"= 30' 03.05.2025

WSSC 218NW07

PROJECT PLAN

PJ2.01

PROJECT NO. 93.395.02 SHEET NO. 1 of 2



CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

LAND PLANNING

Copyright @ 2024 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

255 ROCKVILLE PIKE LLC

4341 MONTGOMERY AVE BETHESDA, MD 20814 301-300-5600 BELLIOT@LANTIANDEVELOPMENT.COM

REVISIONS NO. DESCRIPTION

WSSC 218NW07

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

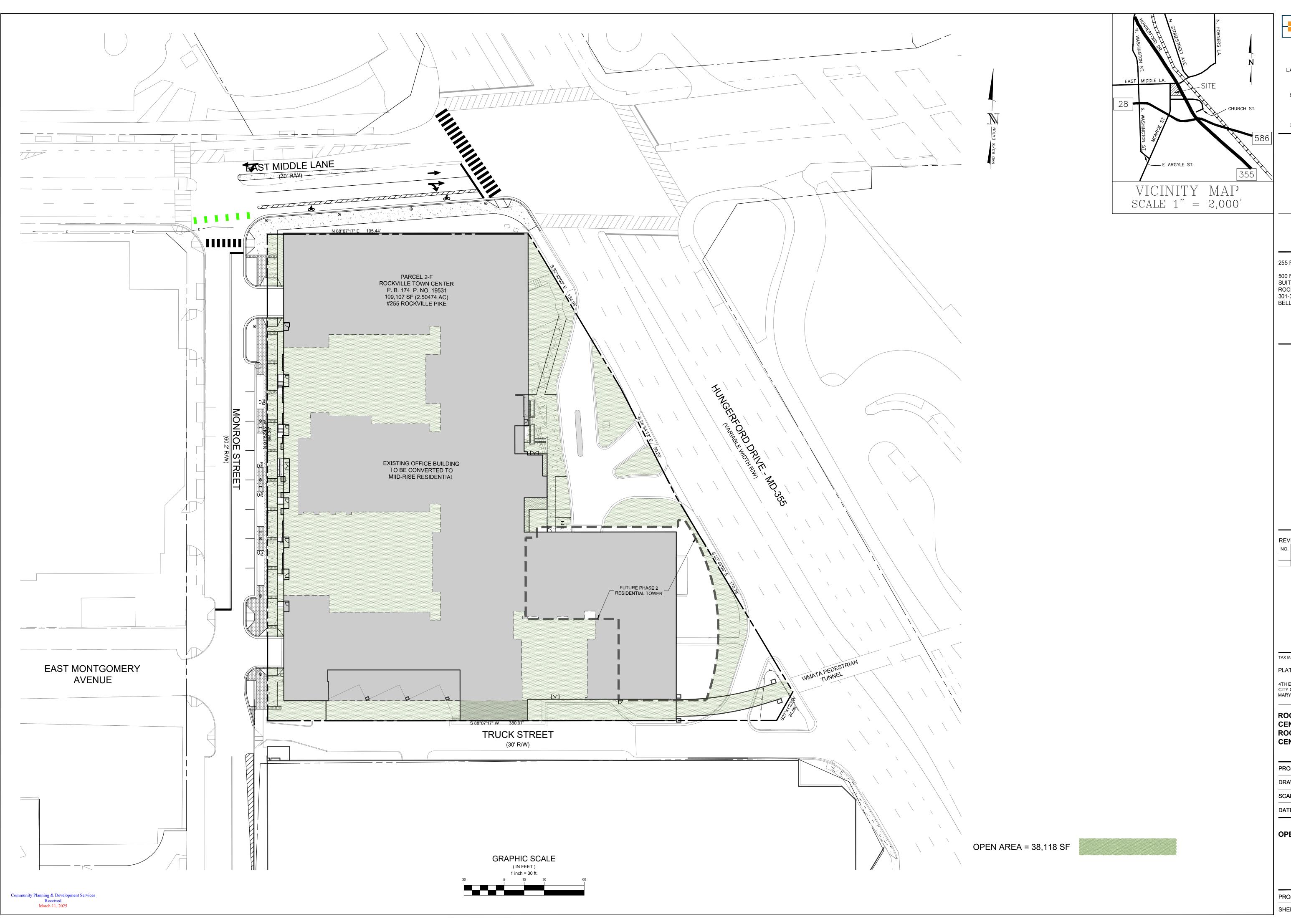
CENTER ROCKVILLE TOWN CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

PUBLIC USE SPACE

PJ2.11

PROJECT NO. 93.395.02 1 of 1 SHEET NO.





CIVIL ENGINEERING

LAND SURVEYING

LANDSCAPE ARCHITECTURE

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

LAND PLANNING

Copyright @ 2024 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

255 ROCKVILLE PIKE LLC

500 N. WASHINGTON STREET, SUITE #4408 ROCKVILLE, MD 20850 301-300-5600 BELLIOTT@LANTIANDEVELOPMENT.COM

REVISIONS

NO. DESCRIPTION DAT

MAP GR32 WSSC 218NW07

PLAT 19531

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

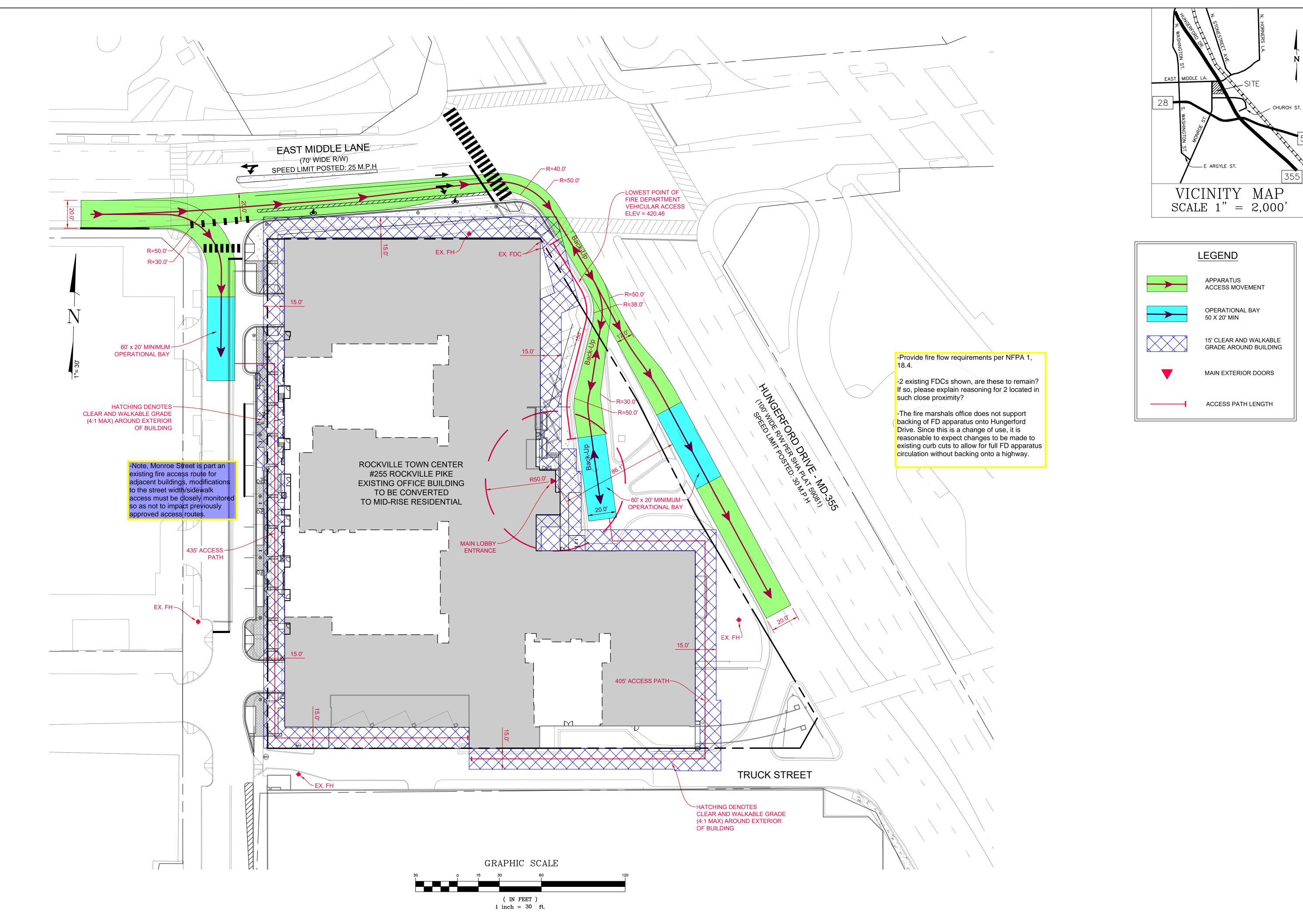
PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.05.2025

OPEN AREA EXHIBIT

PJ2.12

 PROJECT NO.
 93.395.02

 SHEET NO.
 1 OF 1



**MHC** 

CIVIL ENGINEERING

LAND SURVEYING

LANDSCAPE ARCHITECTURE

LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

Copyright @ 2025 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

255 ROCKVILLE PIKE LLC

500 N. WASHINGTON STREET, SUITE #4408 ROCKVILLE, MD 20850

301-300-5600 BELLIOTT@LANTIANDEVELOPMENT.COM

TAX MAP GR32 WSSC 218NW07

PLAT 19531

REVISIONS

NO. DESCRIPTION

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN
CENTER
ROCKVILLE TOWN
CENTER PARCEL 2-F

PROJ. MGR	PGL
DRAWN BY	JDP
SCALE	1"= 30'
DATE	03.06.2025

FIRE DEPARTMENT SITE PLAN

Community Planning & Development Services
Received
March 11, 2025

RECEIVED

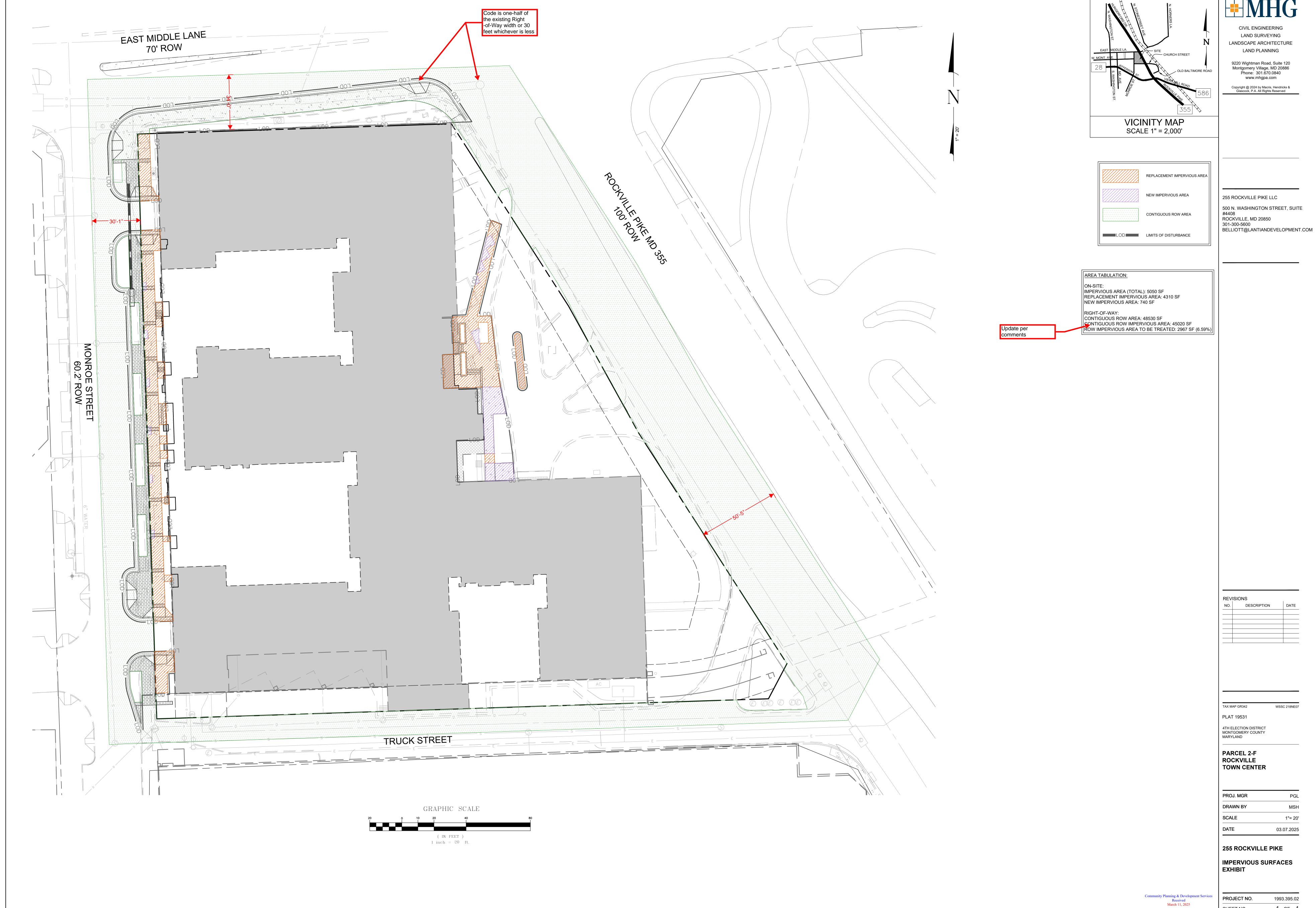
March 11, 2025

RECEIVED

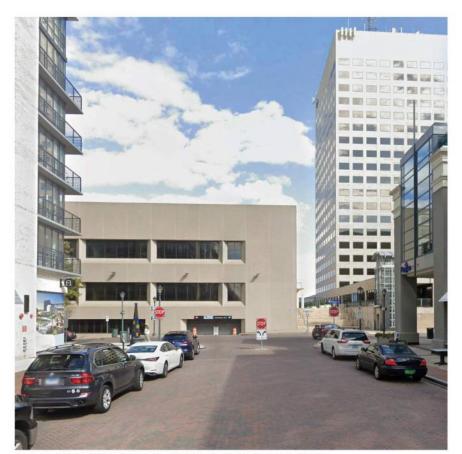
SHEET NO.

93.395.02

1 OF 1



1 of 1 SHEET NO.



1. VIEW DOWN EAST MONTGOMERY AVE



2. CORNER OF MONROE ST. & EAST MIDDLE LN.



4. AERIAL VIEW ON ROCKVILLE PIKE



**VICINITY MAP** 



5. TRUCK STREET ENTRANCE



255 Rockville Pike

OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

EXISTING CONDITION PHOTOS

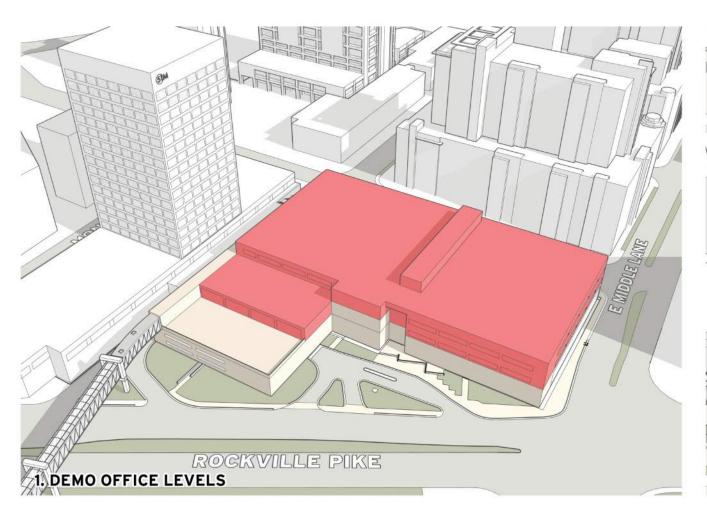
DATE: 03/05/2025

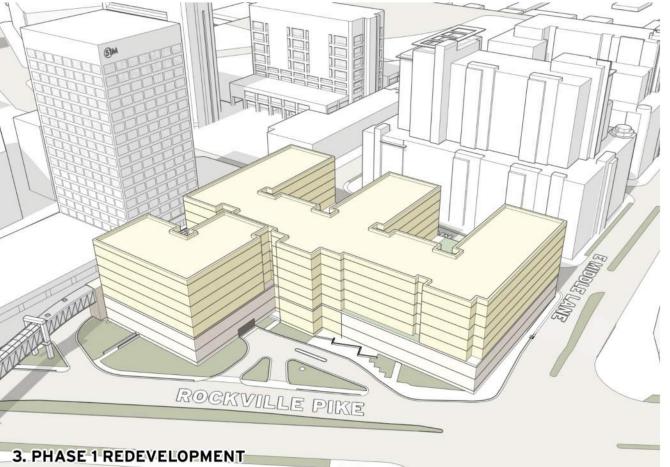
DRAWING NO.

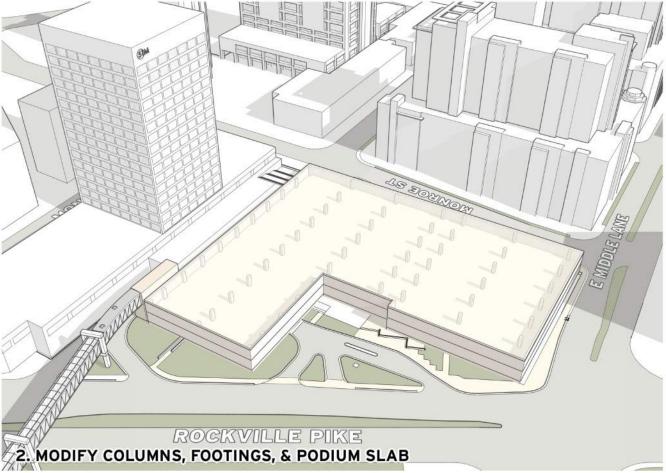
A-1.01

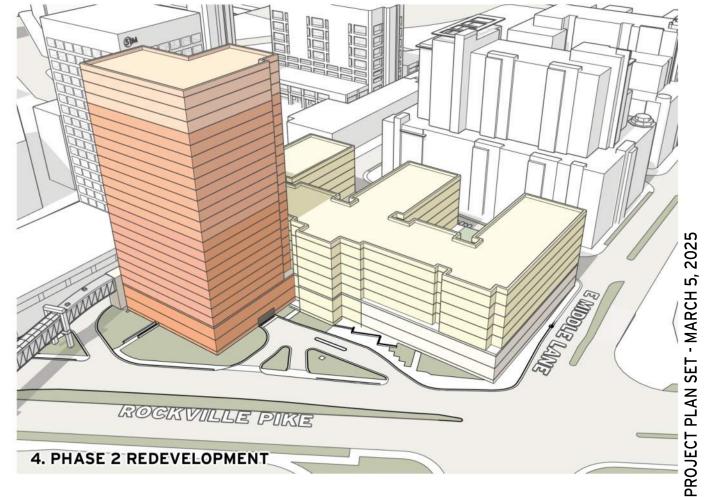


3. VIEW DOWN ROCKVILLE PIKE











255 Rockville Pike

OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

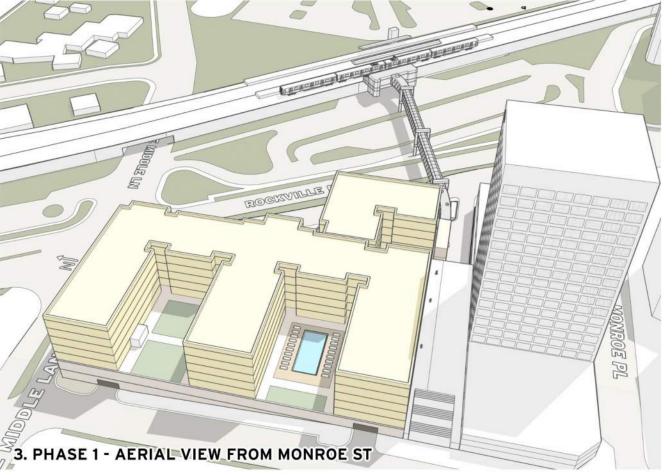
ADAPTIVE RE-USE STRATEGY

DATE: 03/05/2025

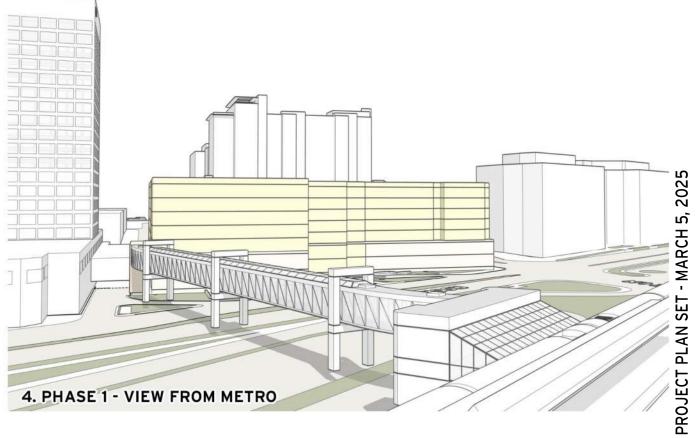
DRAWING NO.

A-1.02











255 Rockville Pike

OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

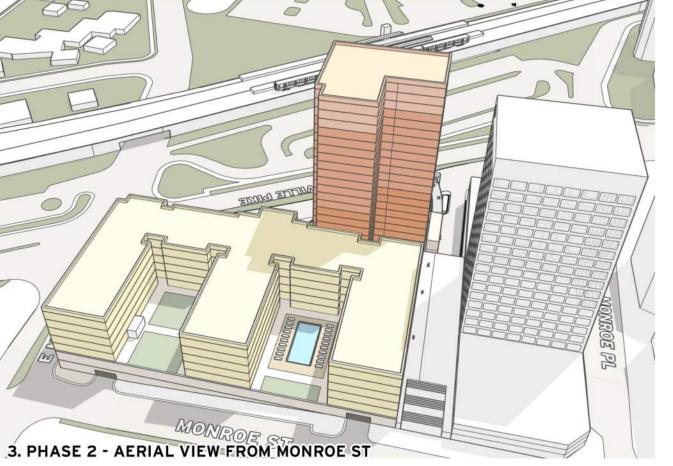
PHASE 1 - 3D VIEWS

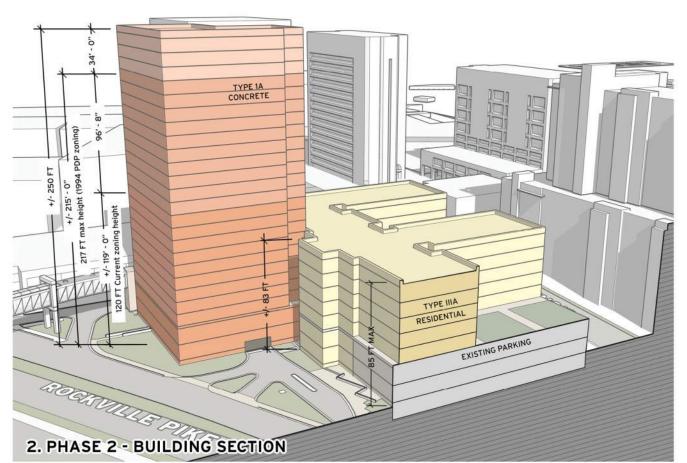
DATE: 03/05/2025

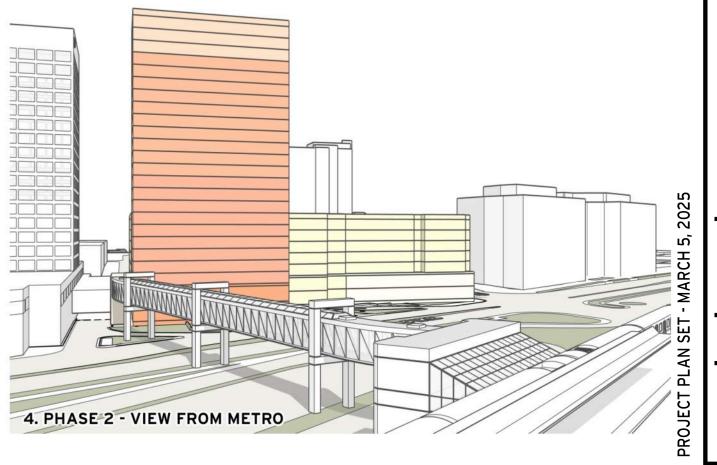
DRAWING NO.

A-2.01











255 Rockville Pike

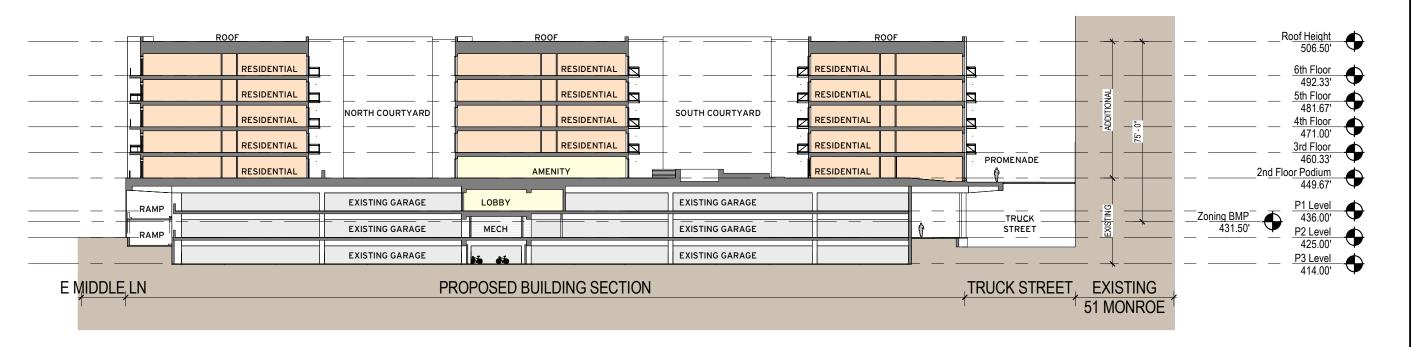
OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

PHASE 2 - 3D VIEWS

DATE: 03/05/2025

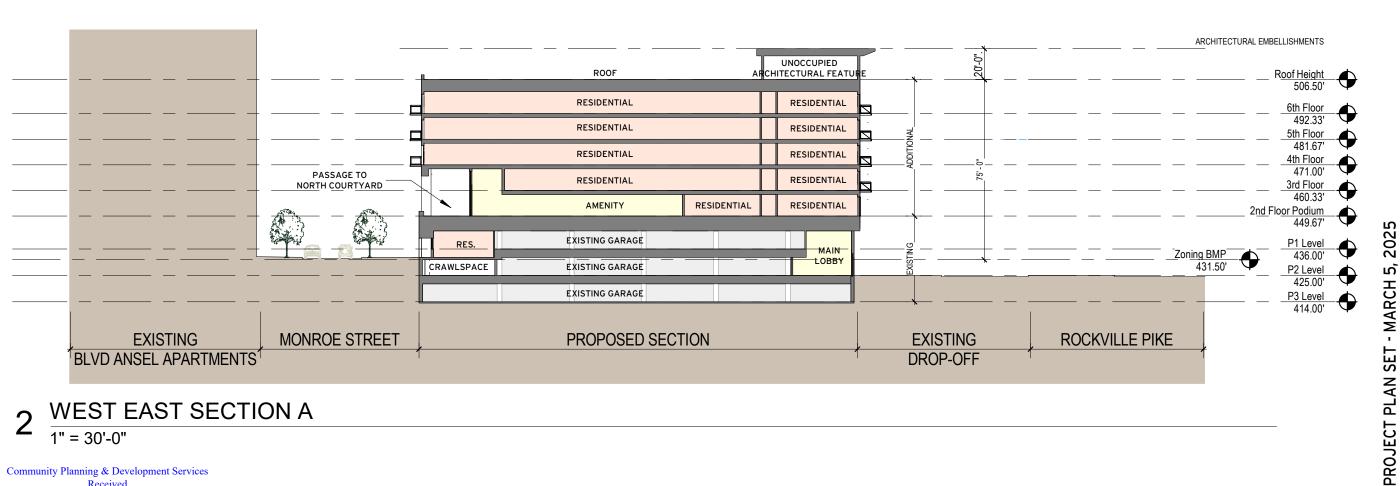
DRAWING NO.

A-2.02



## **NORTH - SOUTH SECTION A**

1" = 30'-0"



# WEST EAST SECTION A

Community Planning & Development Services Received March 11, 2025

TORTI GALLAS + **PARTNERS** 

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

255 Rockville Pike

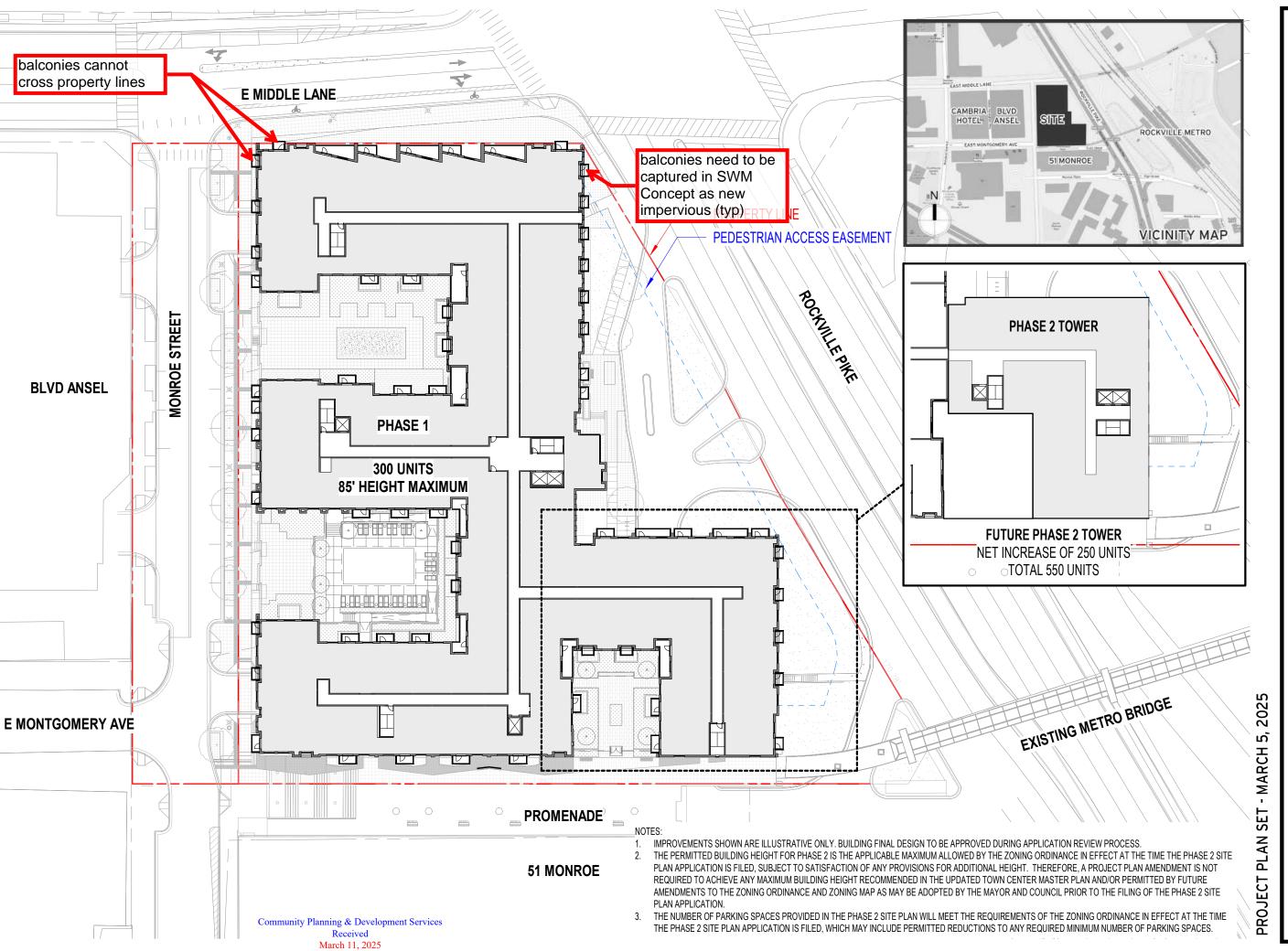
OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

**BUILDING SECTIONS** 

DATE: 03/05/2025

DRAWING NO.

A-3.01



TORTI
GALLAS +
PARTNERS

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

255 Rockville Pike

OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

ADAPTIVE RE-USE CONCEPT & PHASING PLAN

DATE: 03/05/2025

DRAWING NO.

A-4.01