

# **Development Review Comments**

April 22, 2025 STP2025-00505 1<sup>st</sup> 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 <a href="mailto:spatrick@rockvillemd.gov">spatrick@rockvillemd.gov</a>

### **Building Reviewer:**

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

James M. Metzgar, (JM) Senior Building Plans Examiner imetzgar@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. 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.
- 2. Provide a pedestrian circulation plan with the next submission.
- 3. The proposed enhancements to the façade along East Middle Lane appear to create a big wall, consider proposing different materials to break down the appearance of the façade to a pedestrian scale.
- 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. Provide clearly marked accessible routes on a site plan with the slopes & cross-slopes of the accessible route(s) including from the accessible parking spaces to the accessible entrances, and the aisles serving the parking spaces. IBC1104.1,1105.1, ANSI A117.1 – 402.2, 403

## **DPW Comments**

## **Engineering (SR)**

1. See site plan for comments.

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

1. See site plan for comments.

# **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 (MPDUs) for period of 99 years. With 285 total units in first phase of the site plan application, there must be 43 MPDU units. Once the Stie plan application is approved by the Planning Commission, the applicant will be asked to complete an MPDU checklist, in coordination with the Department of Housing and Community Development, to provide the city with all relevant information for drafting MPDU program agreement and deed of restrictive covenants. This checklist will request the applicant to provide a list of all MPDUs, site plan and the construction staging plan among other information.
- 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 the 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. Interior finishes must be indistinguishable from market rate units.
- 5. Staff would like to propose that the applicant designates a few ADA/UFAS (accessible) units within the MPDUs.
- 6. With the submission of any building permit application, the applicant must include a MPDU agreement approved by the Mayor and Council and by the City Attorney.

# **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.

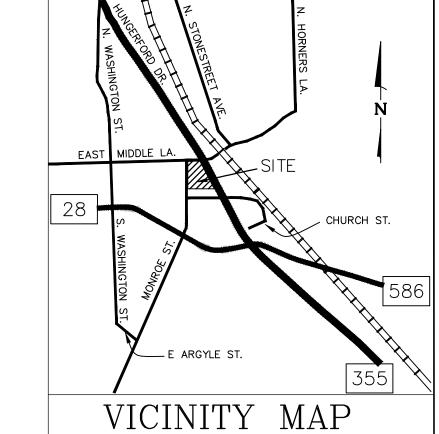
## **CMO Comments**

# 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.





SCALE 1" = 2,000'

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**BUILDING COURTYARD ELEVATIONS** 

WSSC 218NW07

REVISIONS

DESCRIPTION

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

PLAT 19531

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

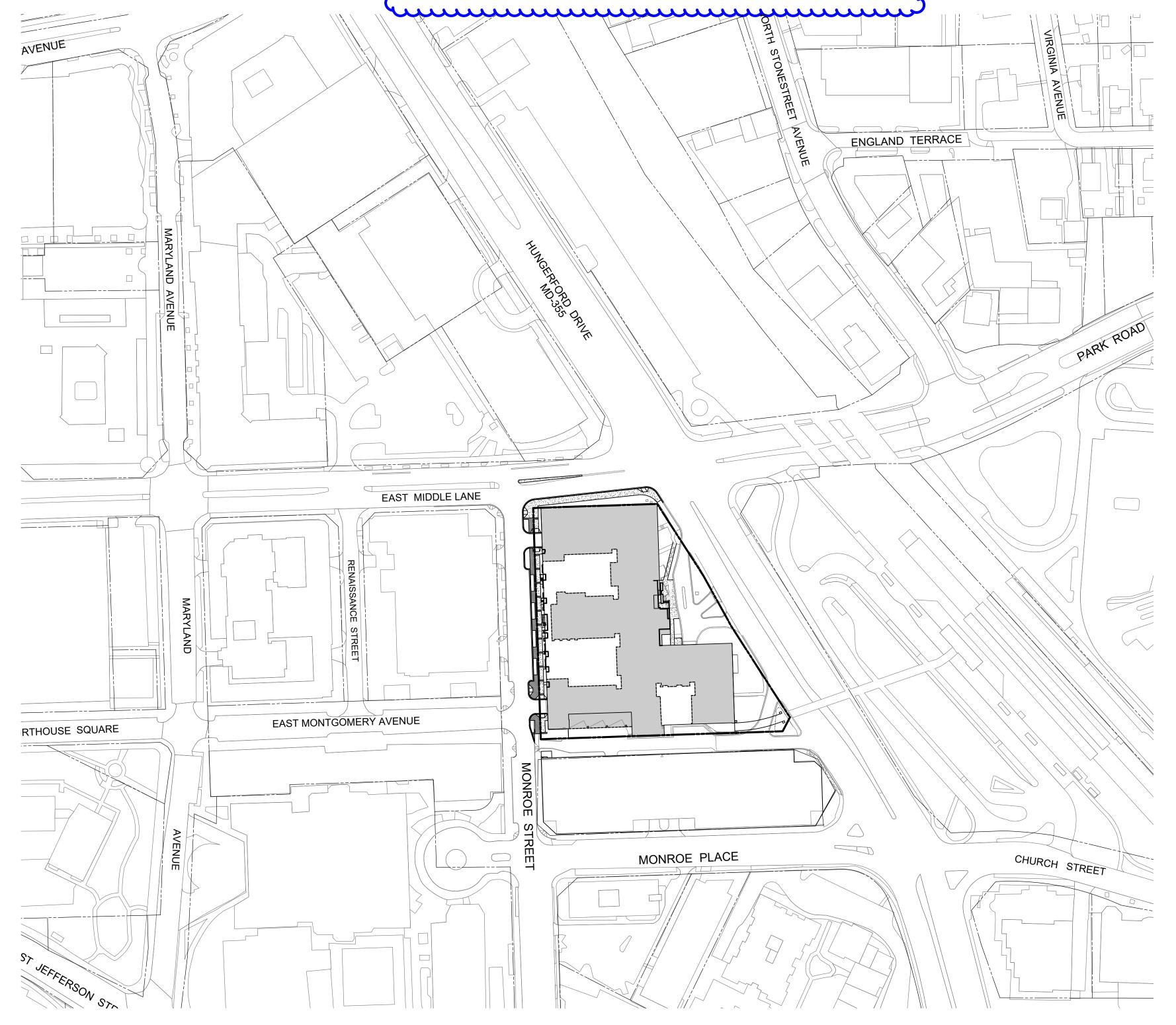
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DATE	03.05.2025

SITE PLAN **COVER SHEET** 

Community Planning & Development Services March 11, 2025

SP0.01

PROJECT NO. 93.395.02 SHEET NO. 1 of 1



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

PROJECT TEAM

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

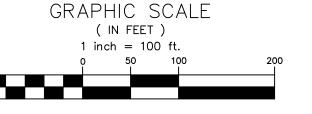
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE, NW SUITE 600 WASHINGTON, DC 20036 CONTACT: WILL ZEID WILLIAM.ZEID@GOROVESLADE.COM

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

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# SURROUNDING AREA MAP



# RESERVED FOR PLANNING COMMISSION APPROVAL LETTER

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TAX MAP GR32 WSSC 218NW07

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4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

ROCKVILLE TOWN
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CENTER PARCEL 2-F

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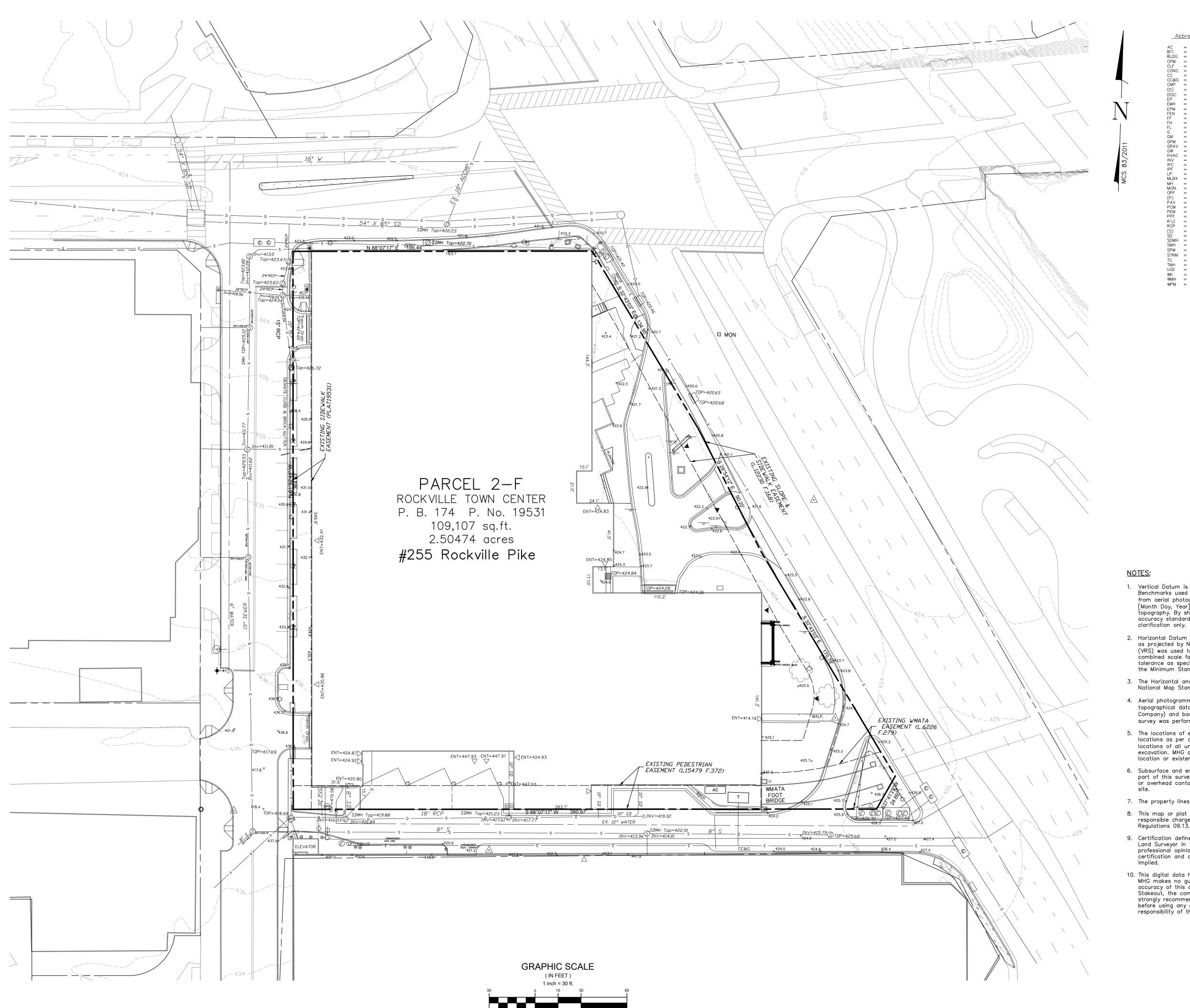
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SP0.02

 PROJECT NO.
 93.395.02

 SHEET NO.
 1 OF 1

Community Planning & Development Services
Received
March 11, 2025



<u>Abbreviation:</u> AC = Air Conditioner
BIT. = Bituminous
BLDG = Building
CPM = Cable Paint Mark (Miss Utility)
CLF = Chain Link Fence
CONC. = Concrete
CC = Concrete Curb
CC&G = Concrete Curb & Gutter
CMP = Corrugated Metal Pipe
(D) = Pend

(D) = Deed
DISC = WSSC/Metro Control
EP = Edge of Powers\* EP = Edge of Pavement
EMH = Electric Man Hole EMH = Electric Man Hole

EPM = Electric Paint Mark (Miss Utility)

FEN = Fence

FF = Finished Floor

FH = Fire Hydrant

FL = Flow Line

G = Ground

GM = Gas Meter

GPM = Gas Meter
GPM = Gas Paint Mark (Miss Utility)
GRAV = Gravel
GW = Guy Wire
HVAC = Heating, Ventilation & Air Conditioning

INV = Invert
IPC = Iron Pipe with Cap
IPF = Iron Pipe Found
LP = Light Pole
MLBX = Mail Box MH = Manhole (unidentified MOIN. = Monument
OPF = Open Pipe Found
(P) = Plat
PAV = Pavement
PCM = Painted Centerline Markings PEM = Painted Edge Markings PPF = Pinched Pipe Found R\C = Rebar with Cap Found RCP = Reinforced Concrete Pip

(S) = Survey SD = Storm Drain SDMH = Storm Drain Manhole SPM = Sewer Paint Mark (Miss Utility)
STRM = Stream/Creek

WPM = Water Paint Mark (Miss Utility)

TC = Top of Curb (@ Back)
TMH = Telephone Manhole
UGE = Under Ground Electric
WK = Walkway/Path WMH = Water Manhole

LEGEND:

<u>Symbol:</u> BENCH = Bench/Seat = Benchmark = Bike Rack ⊗ = Bollard/Fence Post CATV □ = Cable TV Box CU = Cleanout

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

G = Gas Pipeline

G POST = Gas Post

\_\_\_\_\_\_\_\_ = Communications Cable (below grade) = Concrete = Drill Hole Found \_\_\_\_\_E\_\_ = Electric Cable (below grade)

Electric Manhole EM = Electric Meter > = Entrance \_\_\_\_\_ x \_\_\_\_ = Fence, Wire

°∂P = Fill Cap (underground tank) → = Fire Department Connection - = Fire Hydrant → = Flag Pole ← = Flood Light  $\widehat{G}$  = Gas Manhole GM = Gas Meter

GV = Gas Valve *ŒŒ* = Gate = Guy Wire *■ox* = Hand Box (electric) رگر = Handicap Parking Space/Ramp

HS = Headstone AC AC = HVAC Units = Iron Pipe Found 🜣 = Light/Signal Pole (MH) = Manhole (unidentified) ₩*.* **B**X = Mailbox

 = Monument Found ---OHW--- = Over Head Wire(s) PM = Parking Meter # = Parking Spaces (count) □→ = Photo PH  $\square$  = Telephone Junction Box

S = Sewer Manhole ——S—— = Sewer Pipeline O O O = Sign
SPIGOT = Spigot SPRNK = Sprinkler Control Box/Head

= 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 = Water Blow-off Valve

water Manhole = Water Meter ——W—— = Water Pipeline

Monitoring 

⇒ = Water Valve

⇒ Well/Monitor Well

= Wheelstop 

- 1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # Benchmarks used are No. and No. . The vertical datum on this plan is from aerial photography/Field survey methods by McKenzieSnyder, Inc./MHG on [Month Day, Year] and meets National Map Accuracy Standards for a 30 scale topography. By showing the vertical datum at a larger scale does not change the accuracy standards of this datum. Any larger scale detail is for horizontal location
- 2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on (DATE). The combined scale factor for this site is . This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land Surveyors.
- 3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a xx scale map.
- 4. Aerial photogrammetric/Field survey methods were used in the compilation of the topographical data shown on this plan. The (aerial was performed by (Aerial Company) and based on aerial photography dated [Month Day, Year] OR The field survey was performed by (MHG) on [Month Day, Year].
- 5. The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- 6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this
- 7. The property lines shown hereon do not constitute a current boundary survey.
- 8. This map or plat and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.04 and 09.13.06.12.T
- 9. Certification defined The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or
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REVISIONS DESCRIPTION

WSSC 218NW07

4TH ELECTION DISTRICT CITY OF ROCKVILLE MARYLAND

PLAT 19531

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

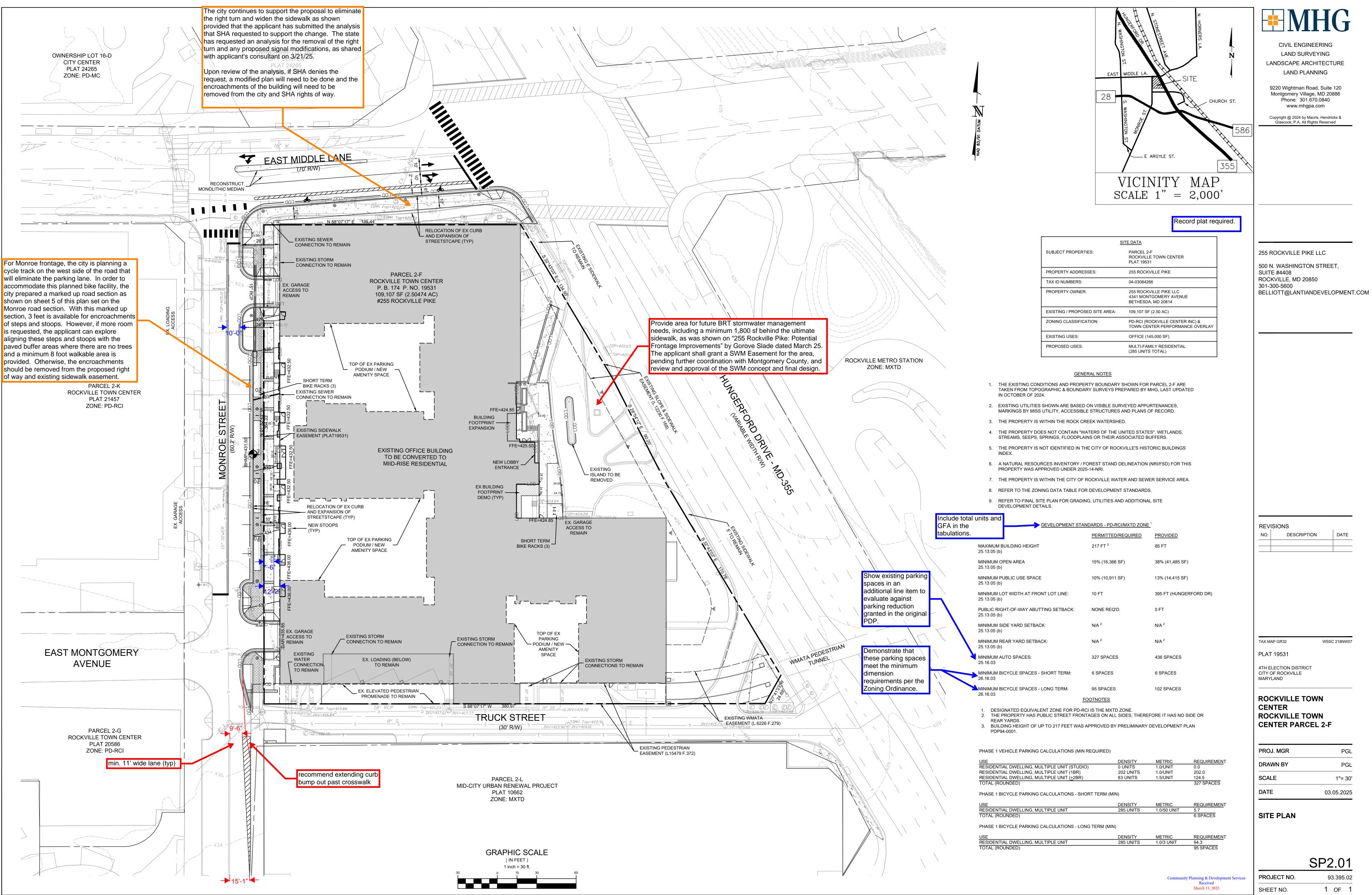
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**EXISTING CONDITIONS PLAN** 

> SP1.01 93.395.02

> > 1 of 1

PROJECT NO. Community Planning & Development Services March 11, 2025 SHEET NO.



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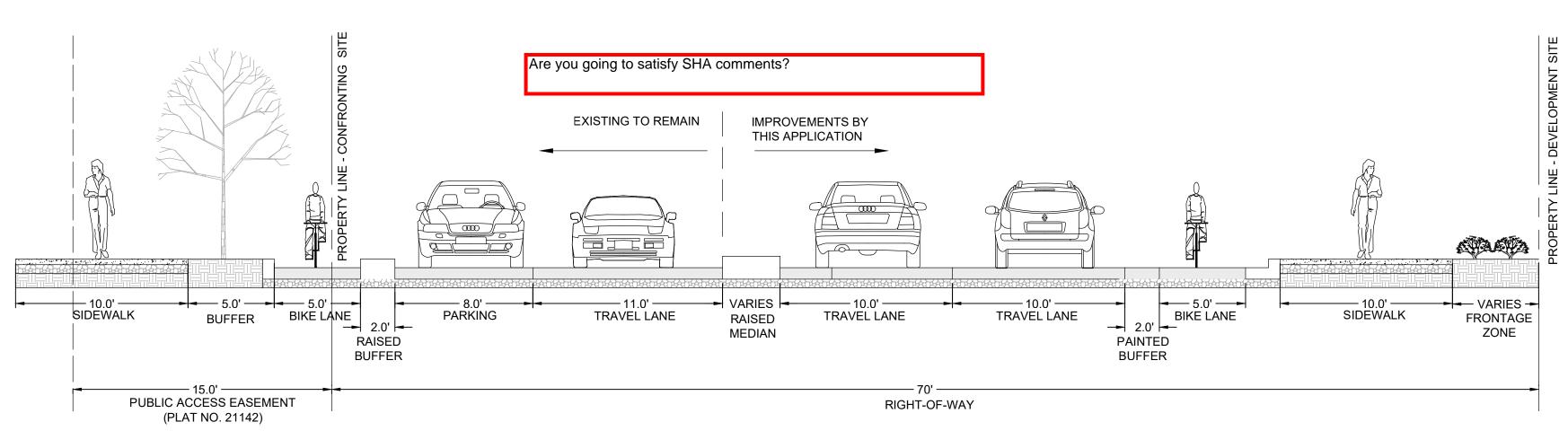
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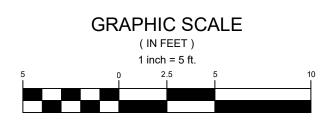
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E. MIDDLE LANE- TYPICAL SECTION



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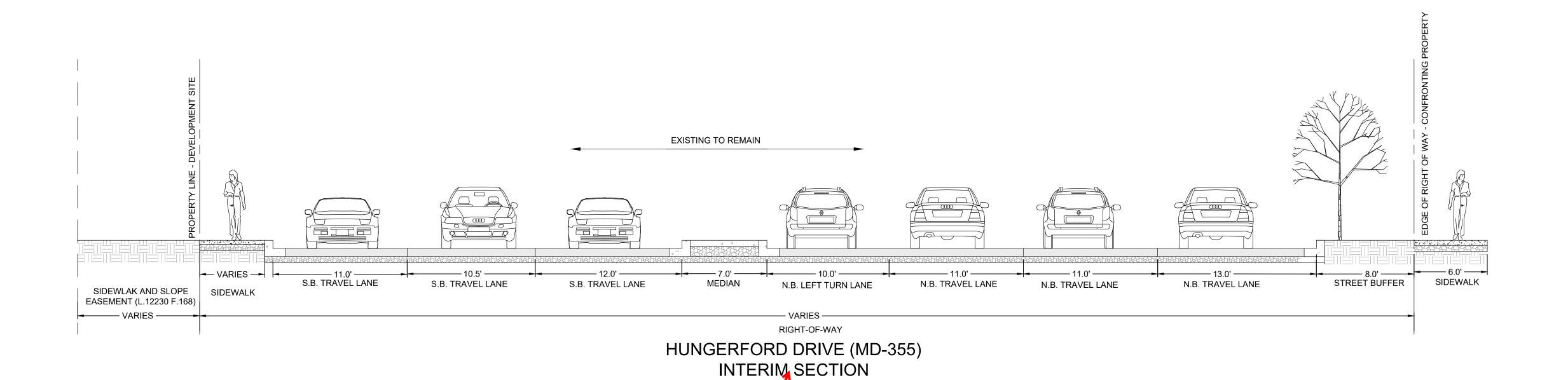
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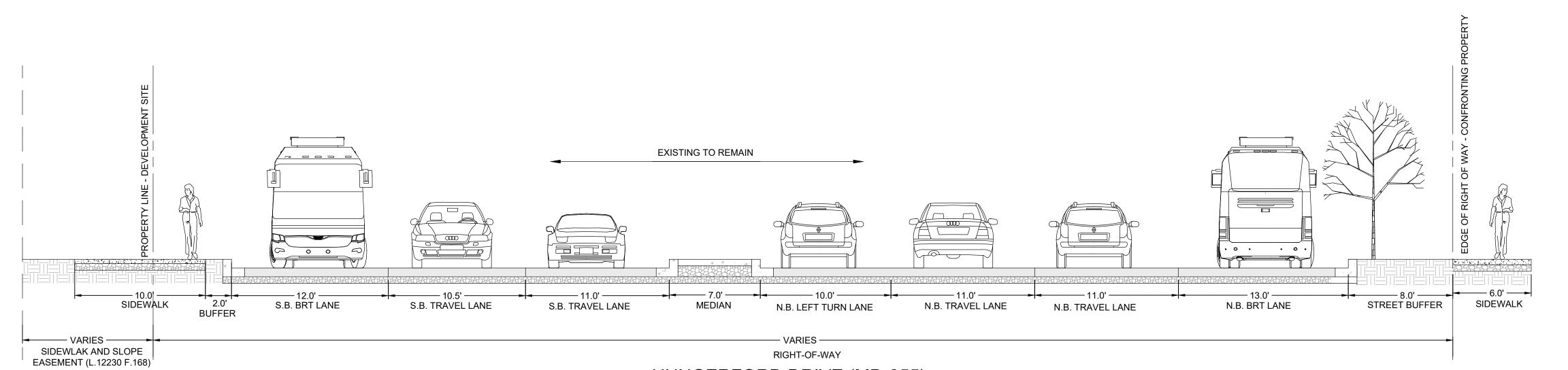
SP2.11

Community Planning & Development Services
Received
March 11, 2025

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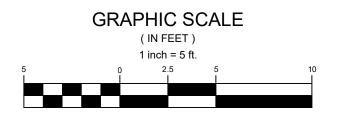
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HUNGERFORD DRIVE (MD-355) FUTURE (BRT) SECTION

remove future section if proposed by others



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STREET SECTIONS

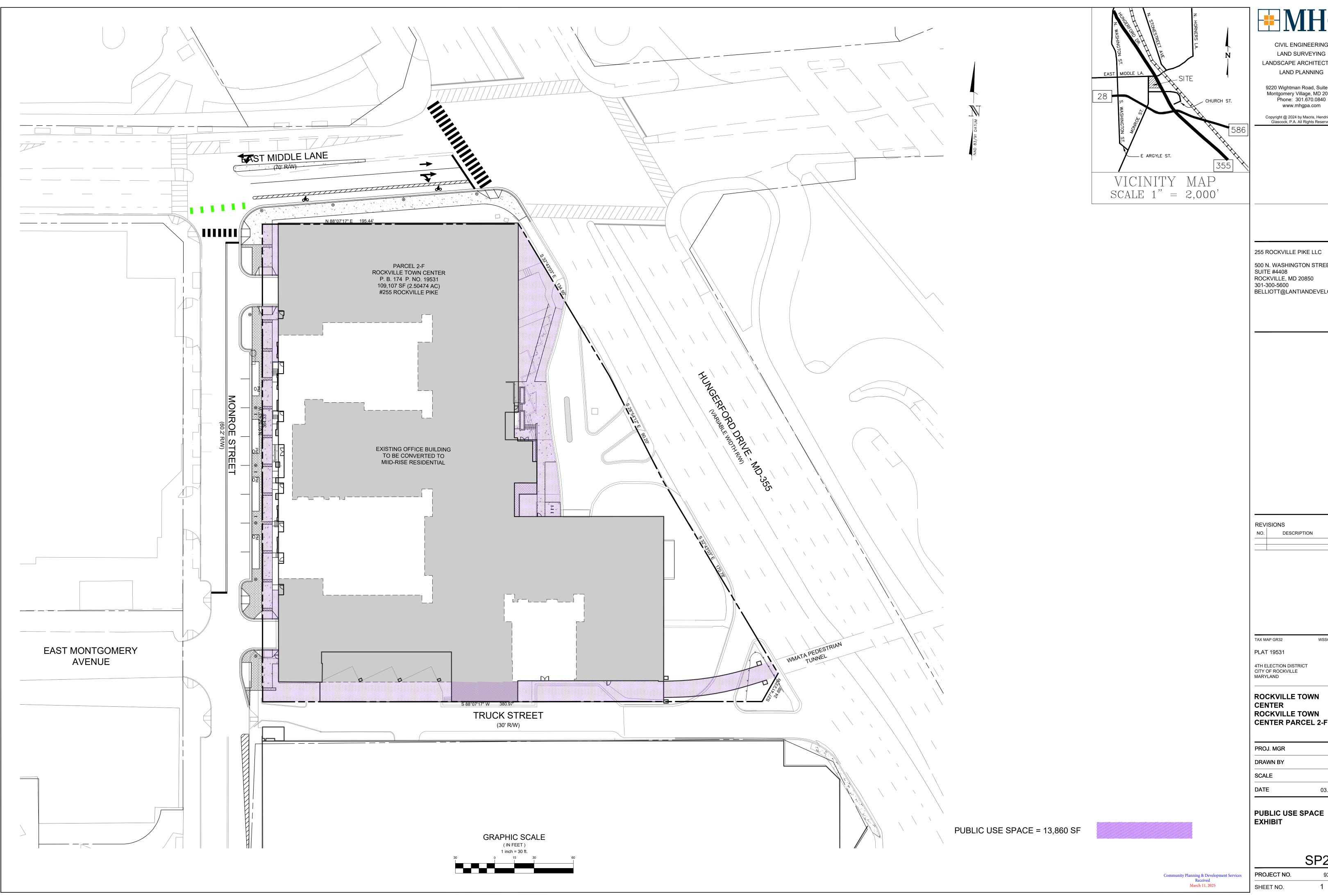
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Community Planning & Development Services
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March 11, 2025

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SHEET NO. 93.395.02

SHEET NO. 1 OF 1



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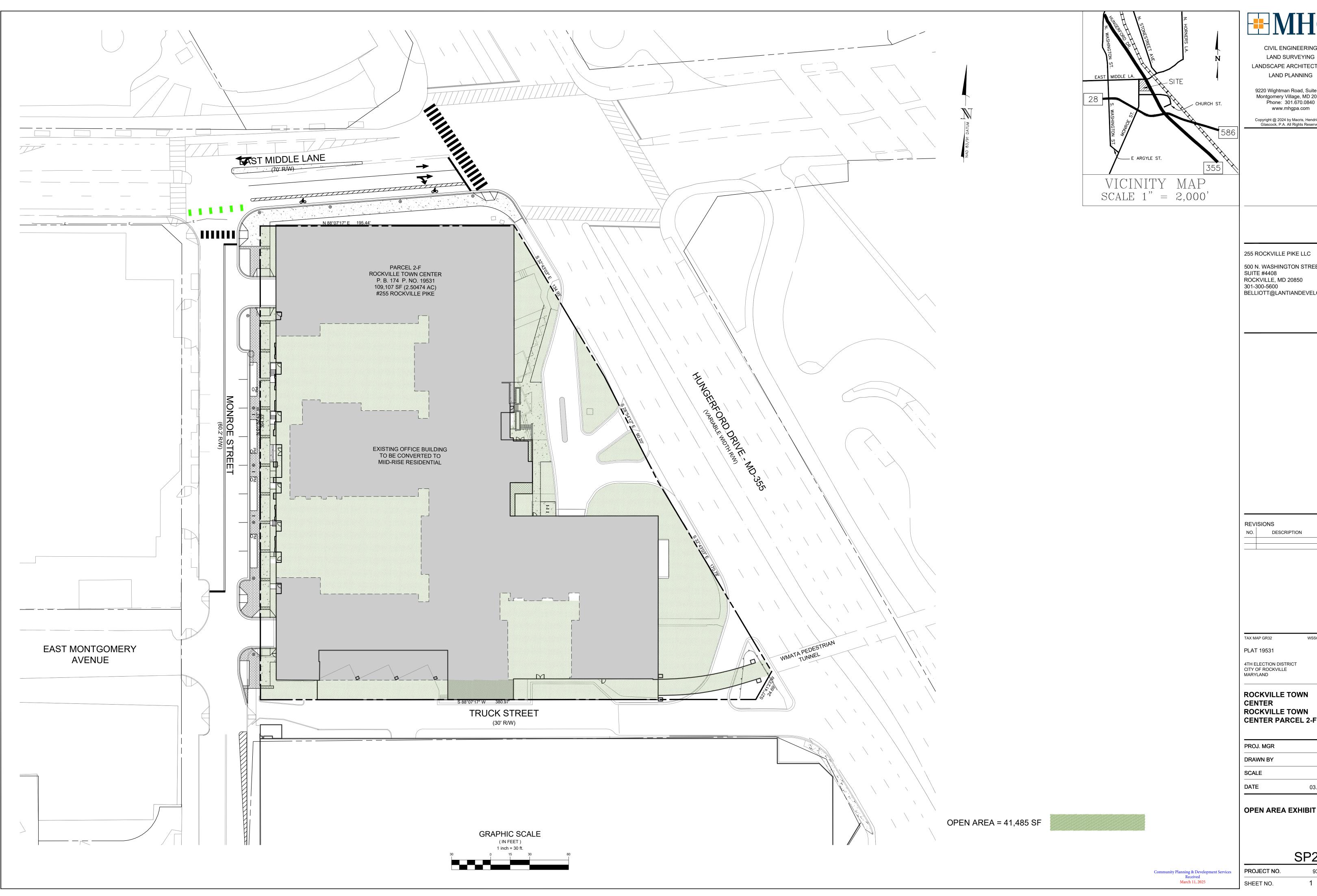
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PUBLIC USE SPACE

SP2.11

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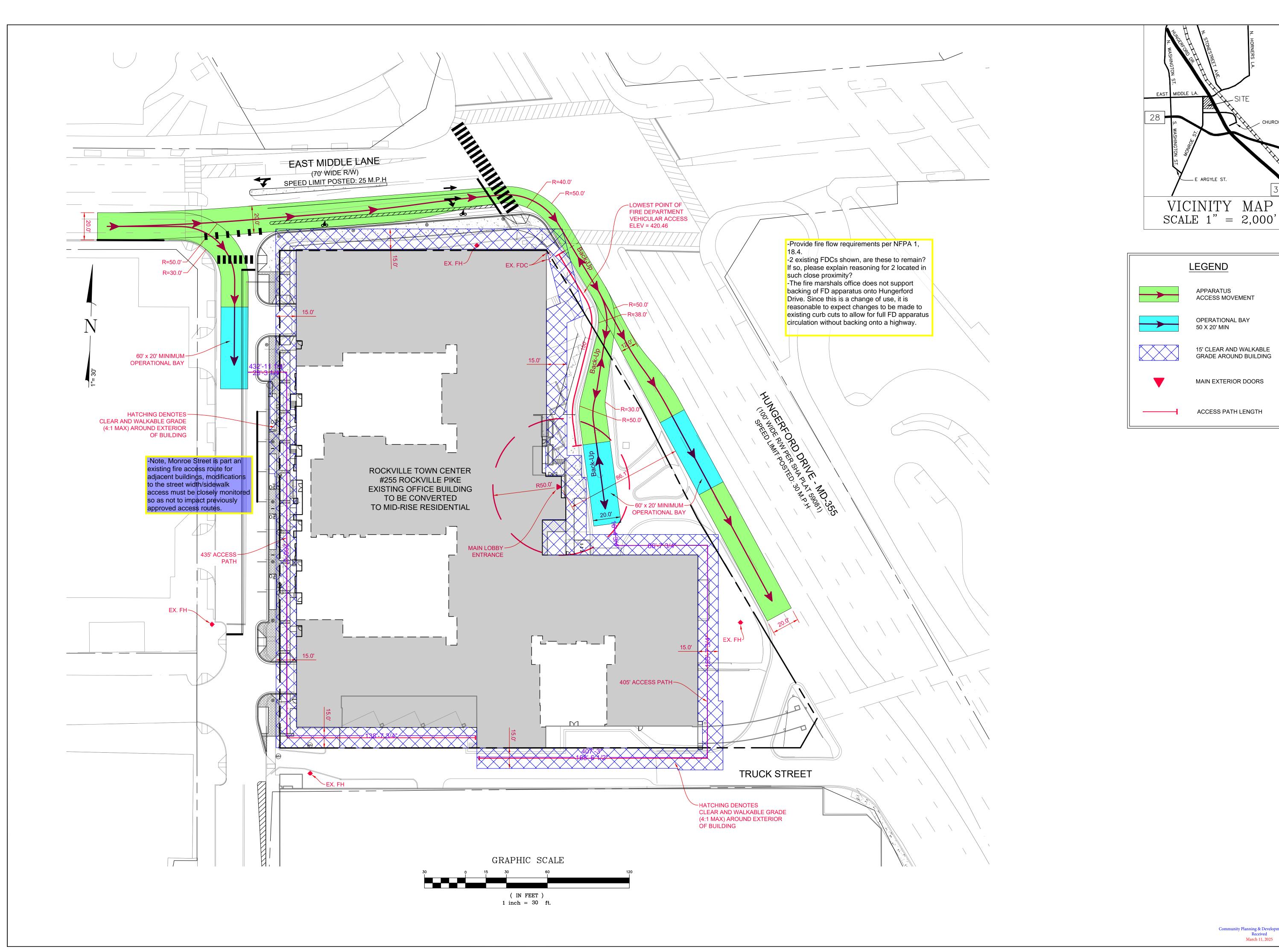
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OPEN AREA EXHIBIT

SP2.12

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4TH ELECTION DISTRICT CITY OF ROCKVILLE

PLAT 19531

MARYLAND

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CENTER PARCEL 2-F

PROJ. MGR	PGL
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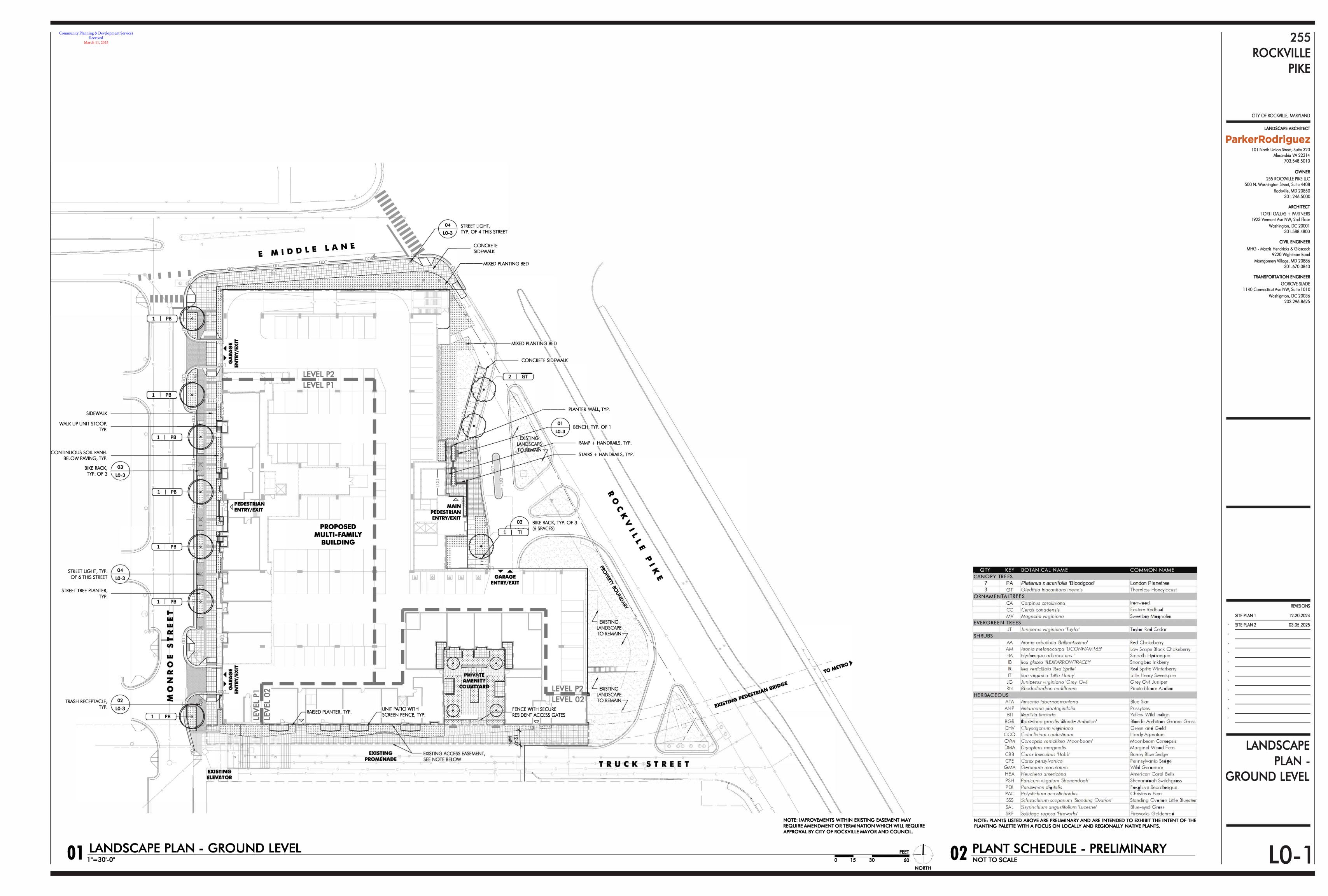
FIRE DEPARTMENT SITE PLAN

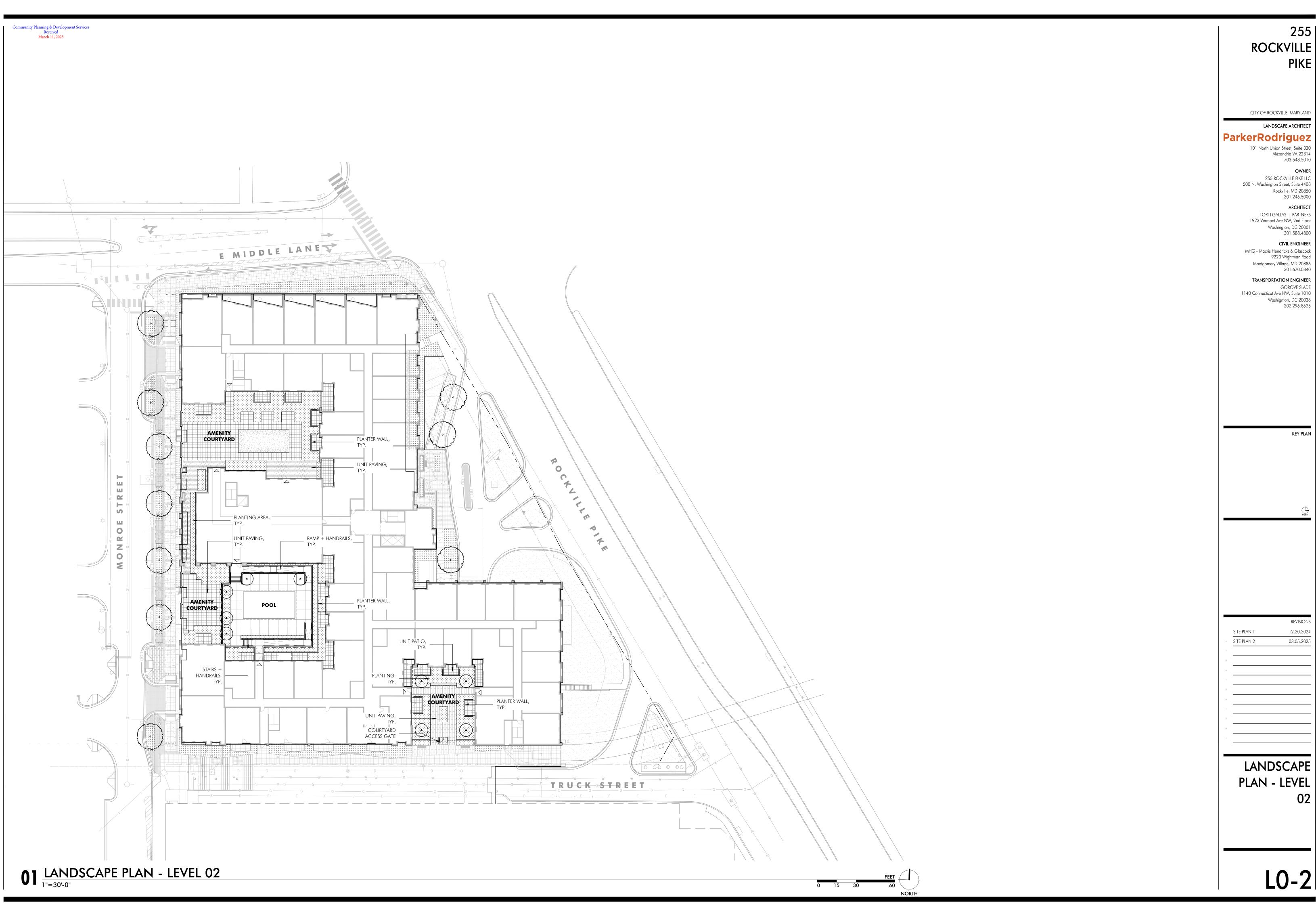
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PIKE

OWNER Rockville, MD 20850

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Type LE5

Type LE5

LUMEC

**KEY PLAN** 

# configurator

**Knight Bench** 

SBKNI-072BA

Quantity: 1

Weight: 148.30 lbs. **Dimension:** 72" L X 22.7" D X 31.1" H

Configuration: Backed Slat Material: Aluminum with Cast Zinc Endcaps Slat Finish: Powdercoat, Dark Corten Texture

Frame Material: Solid Aluminum Frame Finish: Powdercoat Inner Surfaces, Dark Grey

Metallic Texture Polished Edges And Clear Top Coat

Armrests: Two (External) / One (Intermediate) Mounting: Surface Mount

T 800.451.0410 | www.forms-surfaces.com

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Smart Code: SBKNI-72-B-ALS-PC/DCTALF-PC/DGM-3A-SFM

COLOR:

SPECIFICATION SHEET

Page 1 of 1 | Rev. 12-18-24

MANUFACTURER: FORMS+SURFACES SBKNI-072BA MODEL: MATERIALS ALUMINUM POLYESTER POWDERCOAT FINISH: PER SPECIFICATION SHEET

OPTIONS: THREE ARM RESTS

OR APPROVED EQUAL

# 01 BENCH NOT TO SCALE



MANUFACTURER: MODEL: MATERIALS: FINISH:

COLOR:

OPTIONS:

VICTOR STANLEY RECYCLED SOLID STEEL BAR POLYESTER POWDERCOAT **BLACK SATIN** RAIN BONNET LID, KEYED

LOCKING MECHANISM, SELF

CLOSE DOOR OR APPROVED EQUAL

# VICTOR STANLEY Create a timeless moment. Product may be patented. Visit VICTORSTANLEY.COM for details. 02 TRASH + RECYCLING RECEPTACLE NOT TO SCALE

# form+

configurator

Eleven Bike Rack

**SKELE** Quantity: 1

Weight: 36.40 lbs. **Dimension:** 24.8" L X 3.3" D X 44.4" H

Tube Material: Stainless Steel Short Tube Finish: Radial Satin with Ceramiloc Treatment Tall Tube Material: Powdercoat, Dark Grey Metallic Texture Top Plate Material: Stainless Steel

Top Plate Finish: Satin Mounting: Cast-in-place



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Smart Code: SKELE-SSTSAT-PC/DGM-SST-SATCIP

Page 1 of 1 | Rev. 12-18-24

MANUFACTURER: MODEL: MATERIALS: FINISH: COLOR: **OPTIONS:** 

FORMS+SURFACES STAINLESS STEEL PER SPECIFICATION SHEET PER SPECIFICATION SHEET CAST-IN-PLACE MOUNTING

OR APPROVED EQUAL

# SPEC20240102\_101618\_10361\_0.DOC 04-30-2024 Page 3 / 5

MANUFACTURER: MODEL: **OUTPUT:** 4940lm COLOR TEMP: 3000K OPTICS: TYPE 5

**BUG RATING:** B3-U3-G1 **MATERIALS:** FINISH:

COLOR: FEDERAL GREEN

# City of Rockville Maryland (Reference=L83273-3)

470mmø EPA: 1.76 sq ft / weight: 45 lb (20.5 kg)

Qty 1 Luminaire L80-55W32LED3K-G3-PC-CS-LE3-120-DMG-SF80-PH7-GN8TX

Note: 3D image may not represent color or option selected...

Logos above include link, click to access.

# **Description of Components:**

Finial: Decorative cast 356 aluminum, mechanically assembled.

Roof: A spun aluminum dome, mechanically assembled to the cast aluminum heat sink.

Guard: In a round shape with 4 arms, this guard is a one-piece cast 356 aluminum mechanically assembled to the fitter.

Access-Mechanism: A gravity die cast 356 aluminum frame with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

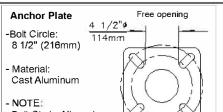
Globe: (PC-CS), Made of one-piece seamless injection-molded satin clear polycarbonate. The globe is assembled on the access-mechanism.

LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System: (LE3), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.

SPEC20240102\_101618\_10361\_0.DOC 04-30-2024 Page 1/5

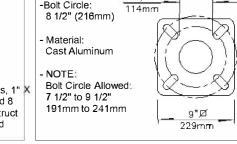
# LUMEC



Comes with 4 steel anchor bolts, 1" X 33" + 3" J Type Bolts, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Base & Bolts Information

City of Rockville Maryland (Reference=L83273-3)



# Qty 1 Pole RTA400F-12-GN8TX

**Description of Components:** Pole Shaft: Shall be made from a mandrel-formed aluminum tapered shaft, 12 fluted round, having a 0.125" (3.2mm) wall thickness, welded to both the bottom and top of the anchor plate

**Maintenance Opening:** The pole shall have a 3" x 5" (76mm x 127mm) maintenance opening centered 10" (254mm) from the bottom of the anchor plate, complete with a weatherproof cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 23 lbs (10.5 kg)

LUMEC

04 STREET LIGHT

03 BIKE RACK

CAST ALUMINUM/POLYCARBONATE POLYESTER POWDERCOAT

City of Rockville Maryland (Reference=L83273-3)

L80-55W32LED3K-G3

LB0-30W16LED4K-G3

L80-35W32LED4K-G3 3

L80-48W16I.ED4K-G3 1

L80-55W32LED4K-G3

SPEC20240102\_101618\_10361\_0.DOC

04-30-2024 Page 5 / 5

LED Wattage and Lumen Values: 3000K Contemporary Lantern (L80-L81)

LED Wattage and Lumen Values: 4000K Contemporary Lantern (L80-L81)

with a layout - contact Applications at outdoorlighting.applications@signify.com.

Type LE2

S Current (mA) Temp- Wattage Lumens (Lm/W) Rating L

530 3 000 53 4997 94 B1-U3-G1 4980 94 B1-U3-G1 4963 94 B1-U3-G2 4940 93 B3-U3-G

Type LE3

 Ds
 Current (mA)
 Temp. (W)
 Wattage (W)
 Lumens
 (Lm/W)
 Rating
 Lumens
 (Lm/W)
 Rating
 Lumens
 (Lm/W)
 Rating
 Lumens
 (Lm/W)
 Rating

 6
 700
 4900
 37
 3206
 87
 81-U3-G1
 3196
 86
 B1-U3-G1
 3184
 86
 B1-U3-G1
 3169
 86
 B2-U3-G1

 2
 350
 4000
 36
 3609
 100
 B1-U3-G1
 3594
 100
 B1-U3-G1
 3595
 100
 B1-U3-G1
 3569
 99
 B3-U3-G1

5 1050 4900 54 4416 82 B1-U3-G1 4402 82 B1-U3-G1 4386 81 B1-U3-G2 4366 81 B3-U3-G1

. 530 4000 53 5247 99 B1-U3-G1 5229 99 B1-U3-G2 5211 98 B1-U3-G2 5187 98 B3-U3-G2

Color System Delivered Efficacy BUG Delivered Efficacy BUG Delivered Efficacy BUG Delivered Efficacy BUG

Type LE4

LBO-3OW16LED3K-G3 16 700 3000 37 3053 83 B1-U3-G1 3044 82 B1-U3-G1 3032 82 B1-U3-G1 3018 82 B2-U3-G1 LBO-3SW32LED3K-G3 32 350 3000 36 3437 95 B1-U3-G1 3423 95 B1-U3-G1 3414 95 B1-U3-G1 3399 94 B2-U3-G1

L80-48W16LED3K-G3 16 1050 3000 54 4206 78 B1-U3-G1 4192 78 B1-U3-G1 4177 77 B1-U3-G2 4158 77 B3-U3-G1

 LB0-70W64LED3K-G3
 64
 350
 3000
 68
 6753
 99
 B1-U3-G2
 6734
 99
 B1-U3-G2
 6709
 99
 B1-U3-G2
 6677
 98
 B3-U3-G2

 LB0-72W32LED3K-G3
 32
 700
 3000
 72
 6248
 87
 B1-U3-G1
 6228
 87
 B1-U3-G2
 6207
 86
 B1-U3-G2
 6178
 86
 B3-U3-G2

L80-80W48LED3K-G3 48 530 3000 80 7280 91 B1-U3-G2 7268 91 B1-U3-G2 7233 90 B1-U3-G2 7199 90 B3-U3-G2

LBO-70W64LED4K-G3 64 350 4000 68 7091 104 B1-U3-G2 7071 104 B1-U3-G2 7044 104 B1-U3-G2 7011 103 B3-U3-G2 LBO-72W32LED4K-G3 32 700 4000 72 6560 91 B1-U3-G2 6539 91 B1-U3-G2 6517 91 B1-U3-G2 6487 90 B3-U3-G2

L80-80W48LED4K-G3 48 530 4000 80 7644 96 B2-U3-G2 7631 95 B1-U3-G2 7595 95 B1-U3-G2 7559 94 B3-U3-G2

Actual performance may vary due to installation variables including ontics, mounting/ceilling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance

OR APPROVED EQUAL

MOUNTING HEIGHT: 13 FT. 8 IN. 12 FT. HEIGHT FIBERGLASS POLE BY WHATLEY

Alexandria VA 22314

703.548.5010

**ARCHITECT** 

TORTI GALLAS + PARTNERS 1923 Vermont Ave NW, 2nd Floor Washington, DC 20001 301.588.4800 CIVIL ENGINEER

MHG - Macris Hendricks & Glascock 9220 Wightman Road Montgomery Village, MD 20886 301.670.0840

TRANSPORTATION ENGINEER **GOROVE SLADE** 1140 Connecticut Ave NW, Suite 1010 Washignton, DC 20036 202.296.8625

**KEY PLAN** 

**LANDSCAPE** 

**NOTES** 

Planting Notes for Landscape Plans

NOVEMBER 2019

Page **1 ●**f **3** 

# INSTALLATION OF PLANT MATERIAL

<sup>1</sup> See definitions section #9

- 1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
- 2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
- 3. Comply with appropriate City Soil Specification:
  - I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED<sup>1</sup>
  - Site preparation
  - a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
  - b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to
  - a radius of 10' minimum or to new hard edge of planting bed, whichever is less.
  - c. Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
  - d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour. e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or
  - watering (not both) between lifts to minimize potential settling. 2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry
  - standards. Amend soil, if necessary, to achieve the current industry standard. 3. The Forestry Inspector may require additional soil specifications, based on site conditions.
  - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
    - 1. Site Preparation: a. Remove all construction debris and top four to six inches of existing soil.
    - b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
    - c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install
    - d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebuilding specification.
    - e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
  - 2. The Forestry Inspector may require additional soil specifications, based on site conditions.
  - III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7

1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:

a. Option 1- Till Method- Depth of tilling for planting must be at least twenty-four (24) inches: i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.

ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches. b. Option 2 – Aeration and Vertical Mulching

i. Using a 2-3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches. ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.

iii. Each hole must be refilled with mature compost. c. The Forestry Inspector may require additional soil specifications, based on site conditions.

IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing

shows the following:

1. Soil pH is between 5.5 and 7 2. The top 24" of existing soil contains a minimum of 4-6% organic matter by weight

3. The soil is free of contaminants

4. The soil texture is sandy loam or loam 5. The soil has an infiltration rate not less than 1" per hour

6. The soil does not contain debris or stones greater than one inch

7. The soluble salt content is less than 3 dS/m 8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of commercial soil testing facilities.

V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.

4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured" to be prior to the addition of any surface compost till layer or mulch or sod.

5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:

a. Plant quality. b. Proper form for species.

c. Proper ratio of caliper size/height to container size/root ball size.

d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).

e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).

g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree.

h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.

6. Proper Installation a. Root flare no higher than 3 inches from existing grade.

b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the

rejection of the plant material c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.

d. All burlap or twine removed completely.

e. No hose and wire; staking and strapping per City planting detail. f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has

been prepared per the city's specifications (Planting, #3). g. Mulched properly, per City planting detail.

7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

h. Wildlife protection installed, if required; type approved by the Forestry Inspector.

Pag**e 2** of **3** 

8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.

9. DEFINITIONS a. Topsoil

i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:

1. Be friable and well drained

2. Have a pH between 5.5-7.

3. Have an organic matter content between 4-6%.

4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m 5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious

contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger). 6. Have a nutrient profile such that it has an adequate rating, per current industry standards.

7. Be free of noxious weed seeds

b. Compost

i. Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before

ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (test information and equipment available at www.solvita.com).

iii. Compost shall also be: 1. Free of weed seeds.

2. Free of heavy metals or other deleterious contaminants.

3. Have a soluble salt content which is less than 3 dS/m.

c. Severely Degraded Soil

i. Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

Page 3 of 3

1. ADAPTIVE RE-USE EXHIBIT ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY.

Vilte coresina al Recoville Down Square

# t: 301.588.4800 f: 301.650.2255 www.tortigallas.com

# 255 Rockville Pike

1923 VERMONT AVE NW, 2<sup>nd</sup> Floor WASHINGTON, DC 20001

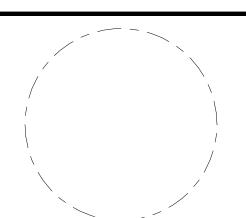
255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

Key Plan

Issue NO.

DATE

Revisions NO. DATE



# Existing Conditions

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J.

DRAWN R.G.

2025

DATE 03/05/2025

APPROVED N.D. SCALE: JOB NO. 23433.00

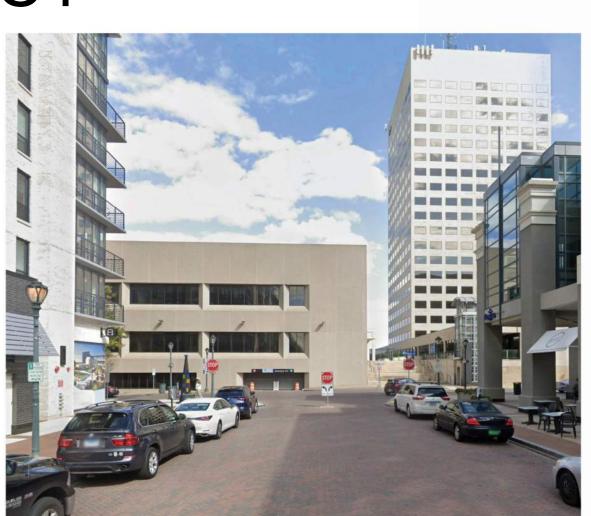
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# Adaptive Re-use Strategy

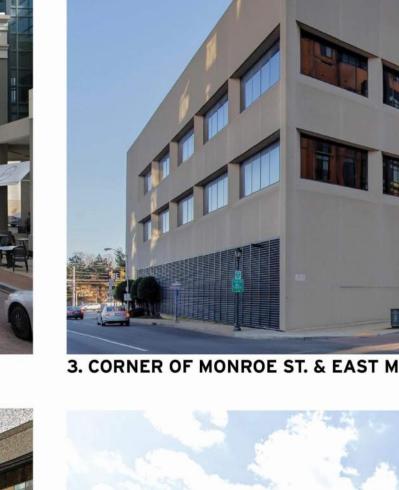
ROCKVILLE PIKE
2. MODIFY COLUMNS, FOOTINGS, & PODIUM SLAB

ROCKVILLE PIKE

1. DEMO OFFICE LEVELS



1. VIEW DOWN EAST MONTGOMERY AVE



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

3. PHASE 1 REDEVELOPMENT

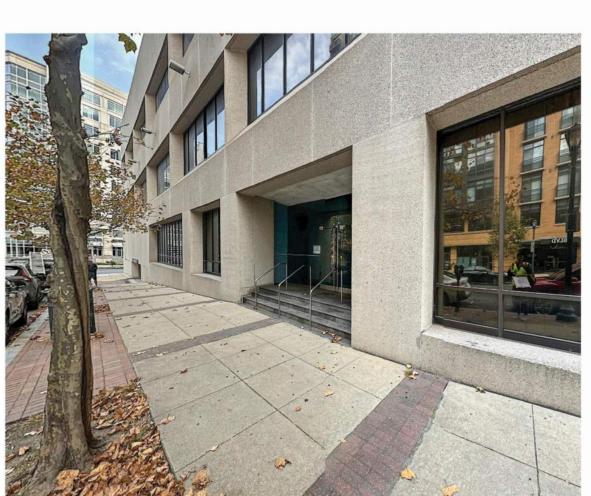
4. PHASE 2 REDEVELOPMENT





6. AERIAL VIEW ON ROCKVILLE PIKE





2. VIEW OF MONROE ST ENTRANCE



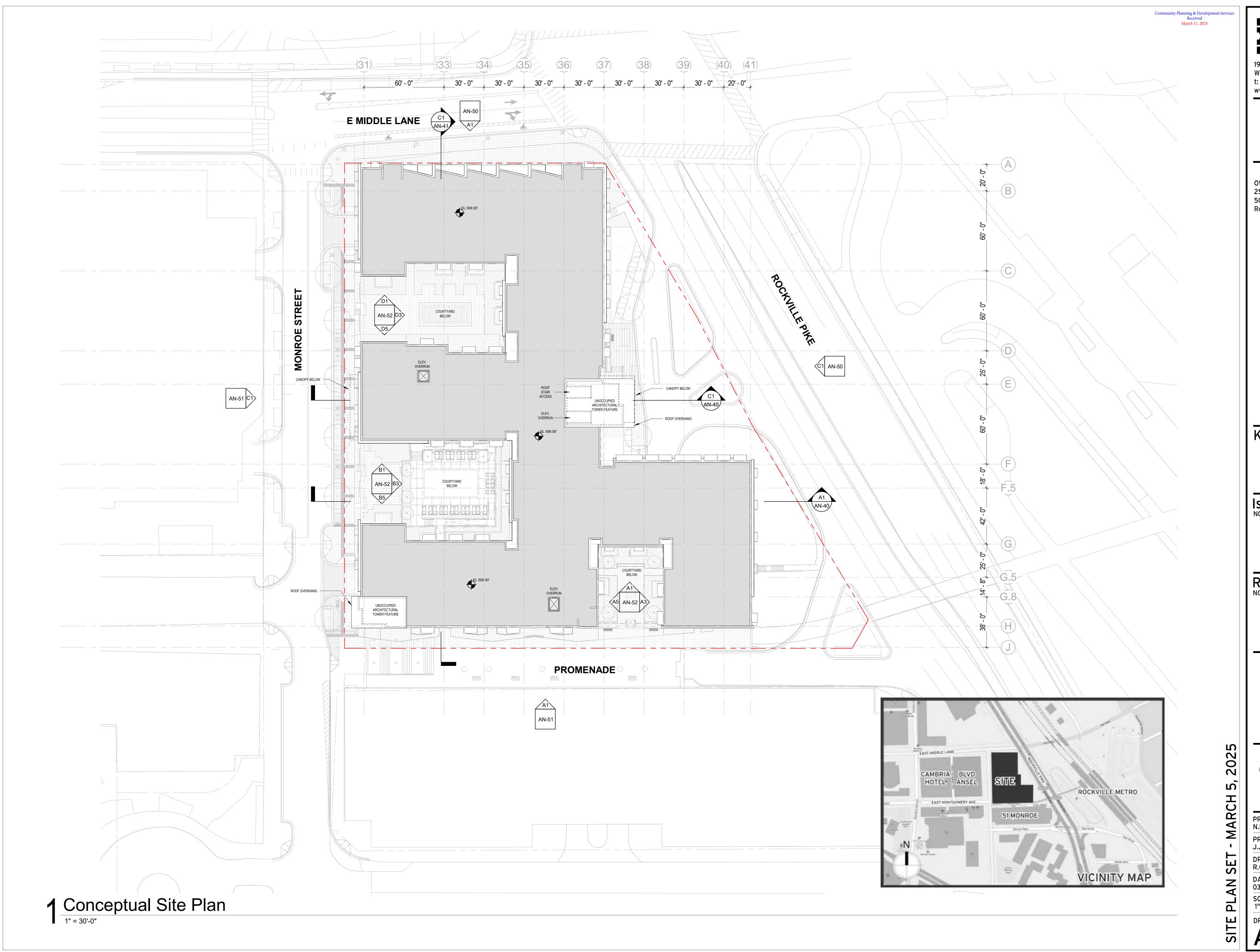


**Existing Conditions Photos** 

5. VIEW OF ROCKVILLE PIKE ENTRANCE



7. TRUCK STREET ENTRANCE



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

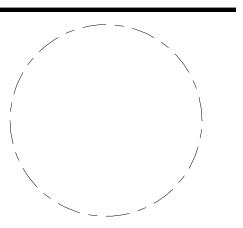
Key Plan

Issue NO.

Revisions NO.

DATE

DATE



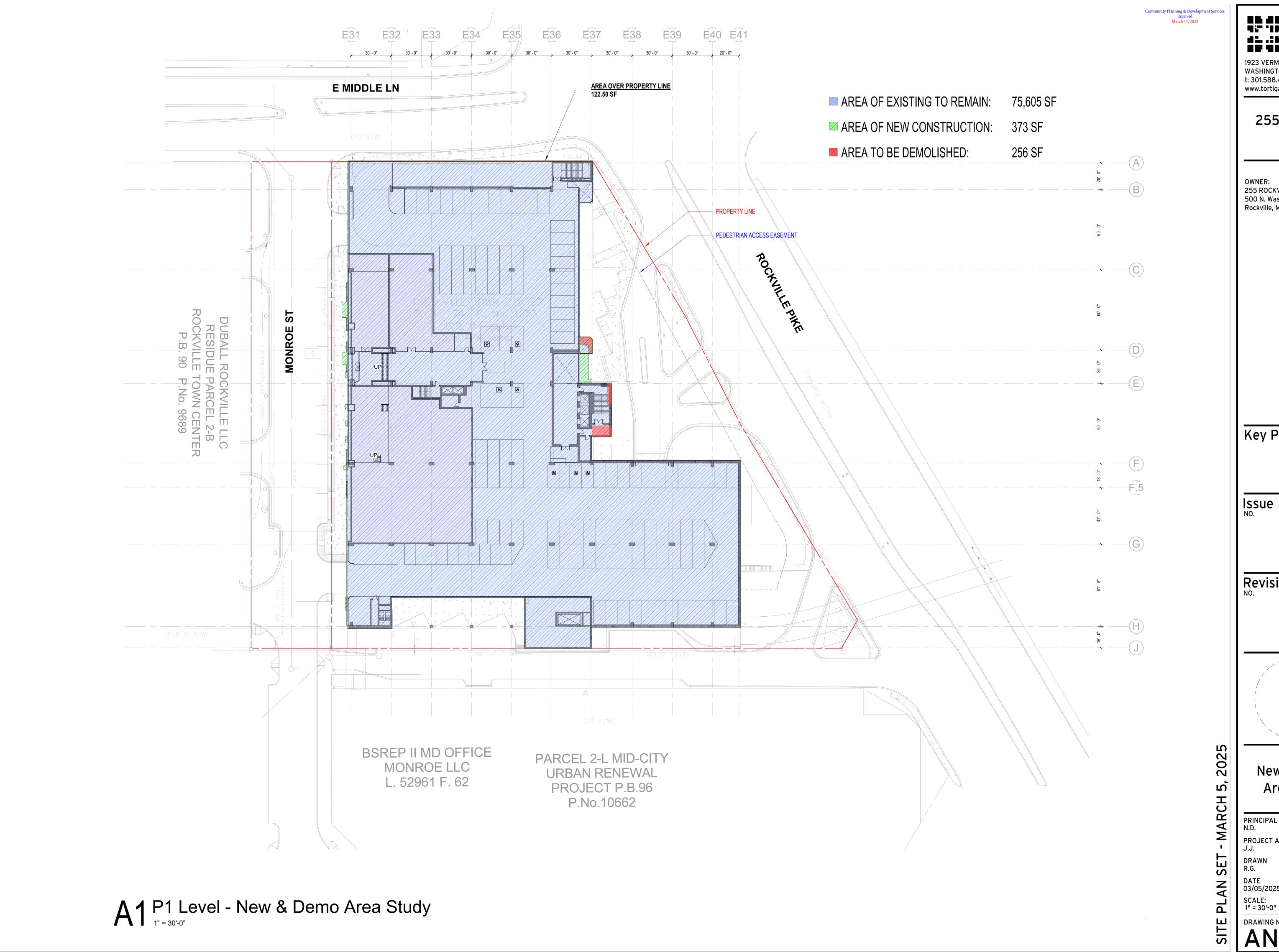
# **Conceptual Site** Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DRAWN R.G. DATE 03/05/2025

APPROVED N.D. SCALE: 1" = 30'-0" JOB NO. 23433.00



> 255 Rockville Pike

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

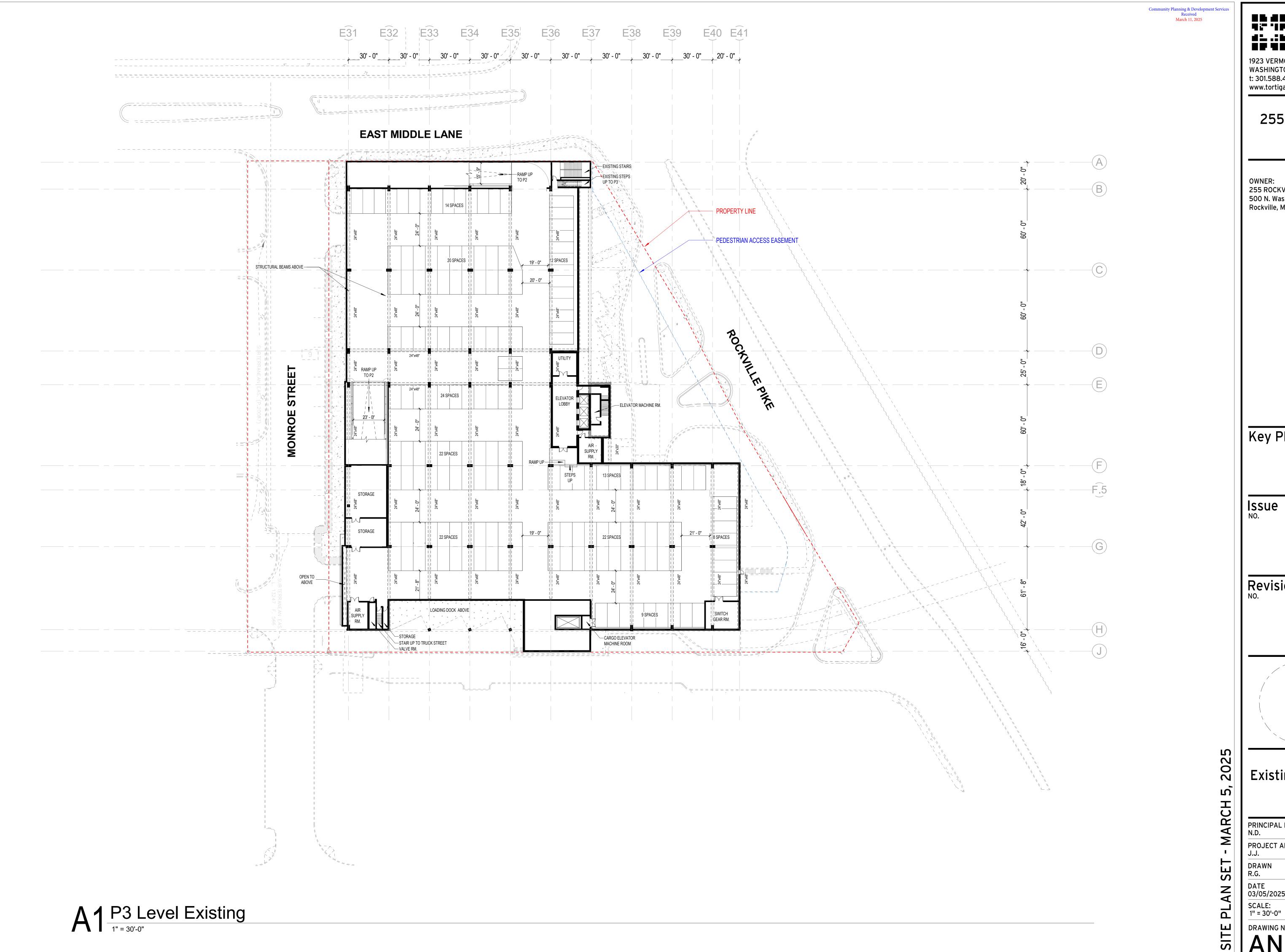
Key Plan

DATE

Revisions DATE

New vs Demo Area Study

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J. DRAWN R.G. DATE 03/05/2025 APPROVED N.D. SCALE: 1" = 30'-0" JOB NO. 23433.00



255 Rockville Pike

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

Key Plan

Revisions DATE

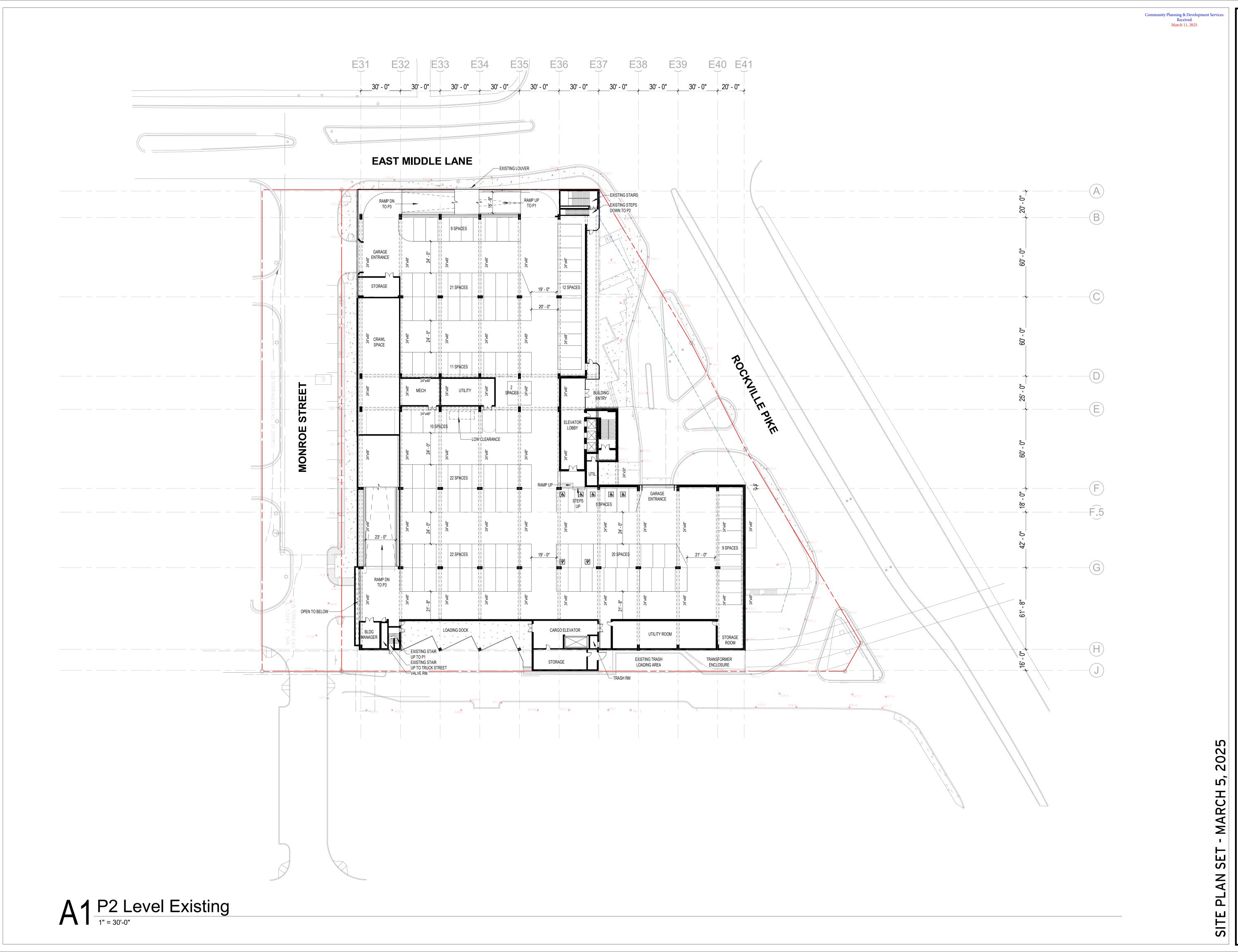
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Existing P3 Floor Plan

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J.

DATE 03/05/2025 APPROVED N.D. JOB NO. 23433.00



> 255 Rockville Pike

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

Key Plan

Issue NO.

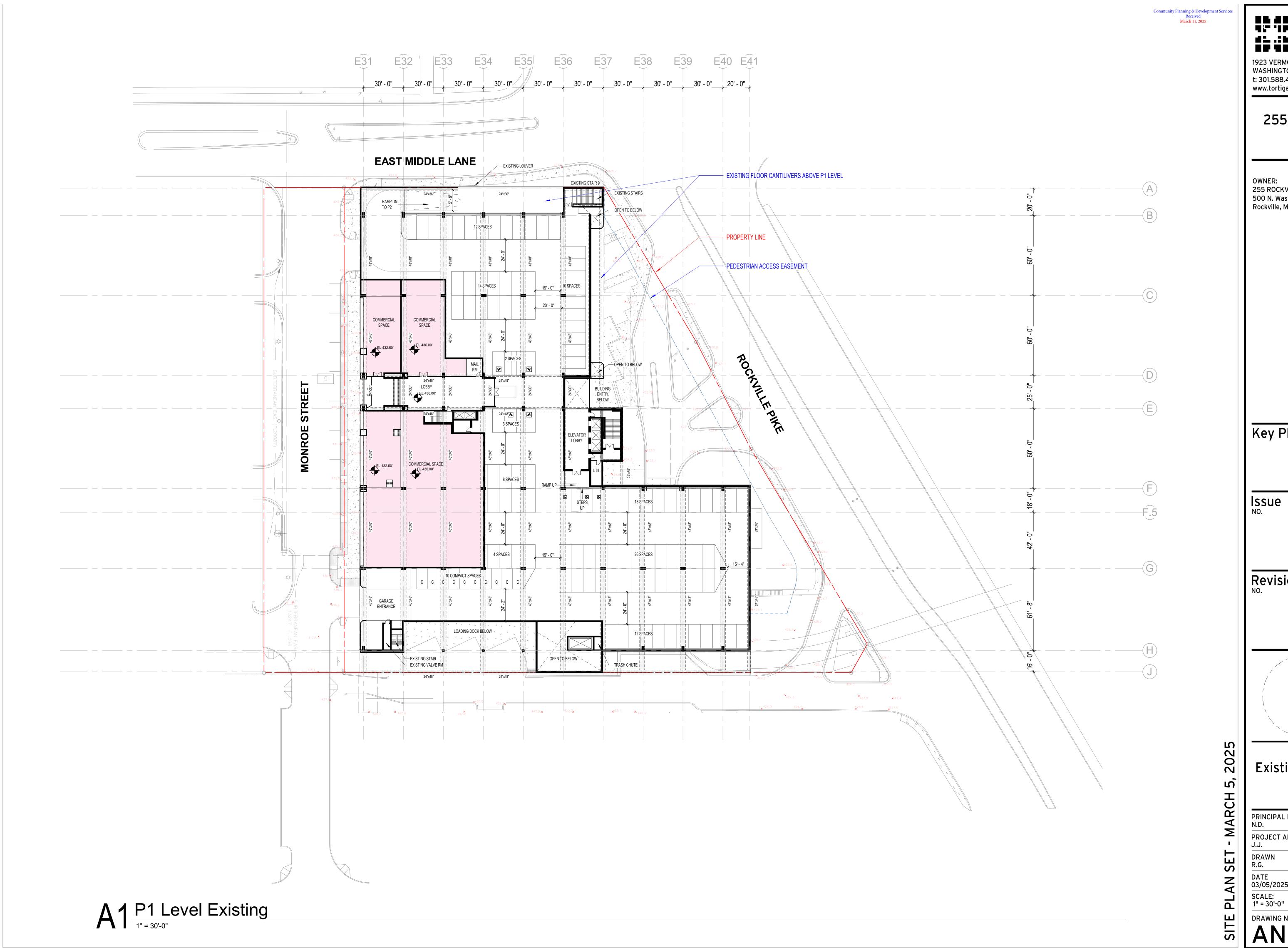
Revisions NO. DATE

DATE

Existing P2 Floor Plan

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J. DRAWN R.G. DATE 03/05/2025 APPROVED N.D.

SCALE: 1" = 30'-0" JOB NO. 23433.00 DRAWING NO.



# 255 Rockville Pike

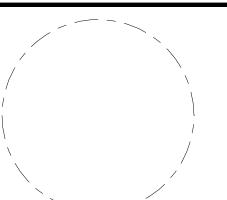
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Key Plan

Issue NO.

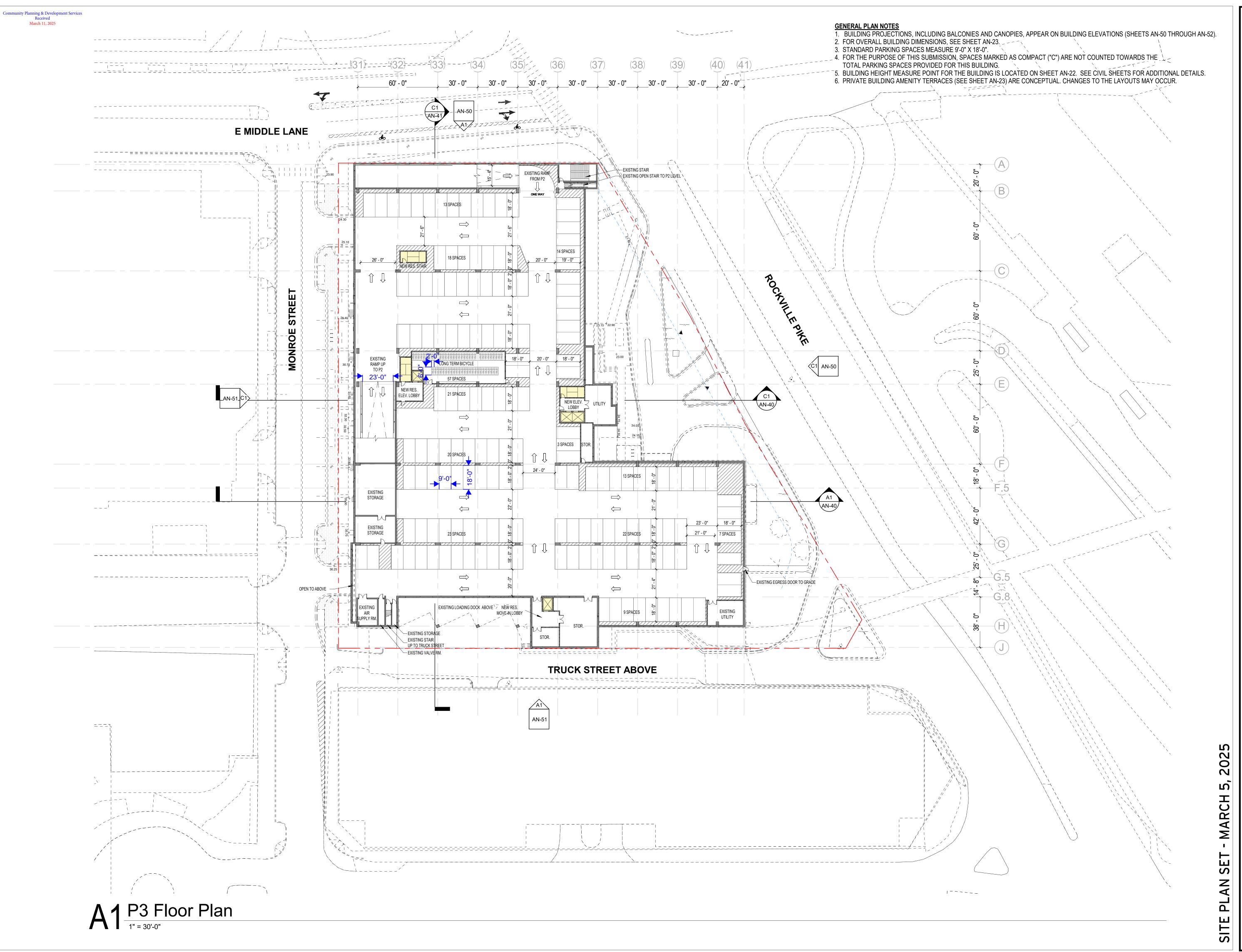
Revisions DATE

DATE



# Existing P1 Floor Plan

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J. DRAWN R.G. DATE 03/05/2025 APPROVED N.D. JOB NO. 23433.00



255 Rockville

Pike

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

Key Plan

Issue NO.

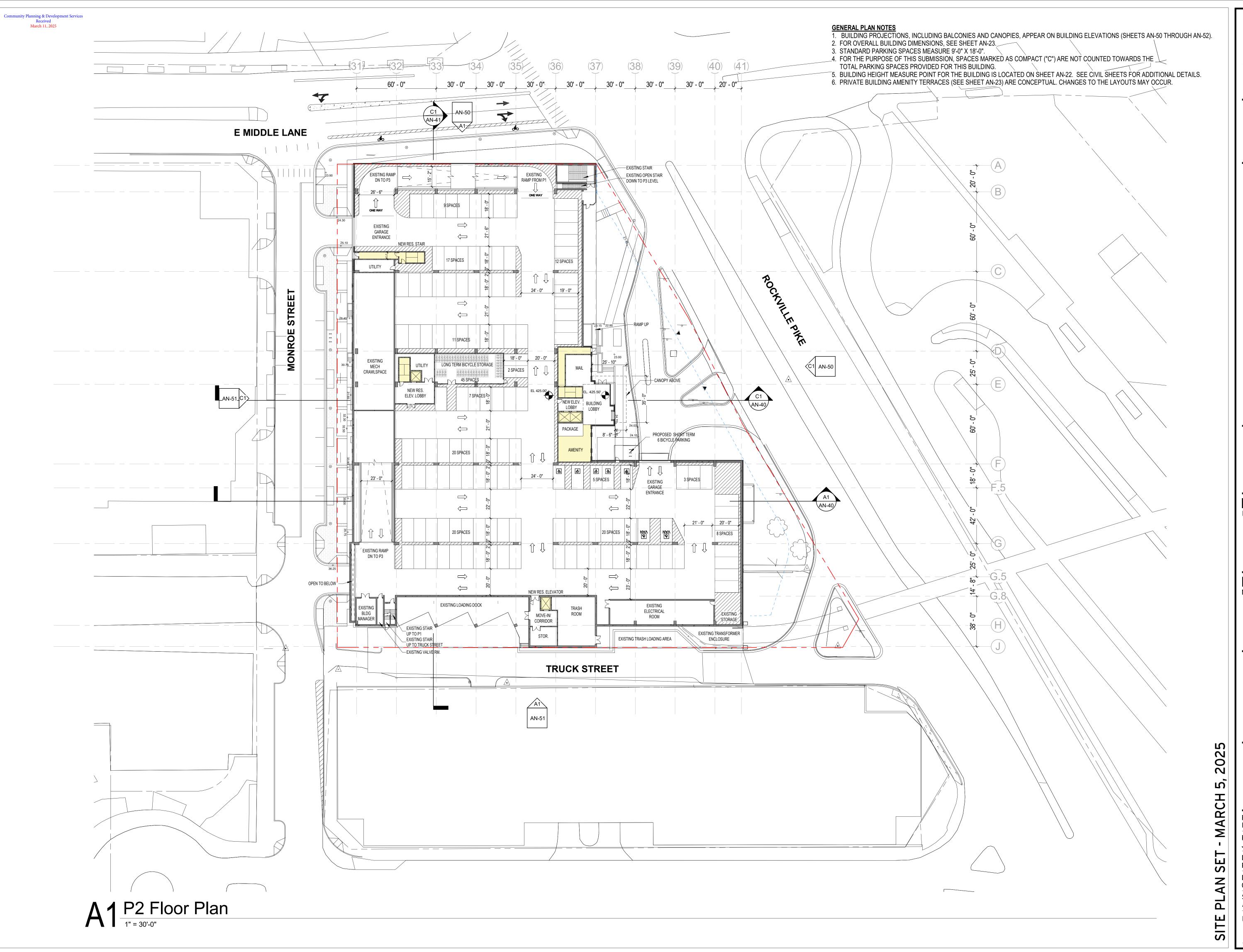
Revisions

Proposed P3 Floor Plan

PRINCIPAL IN CHARGE N.D.

DRAWN R.G.

DATE 03/05/2025 SCALE: As indicated



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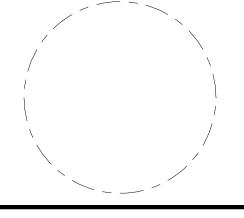
Key Plan

Issue NO.

Revisions

DATE

DATE



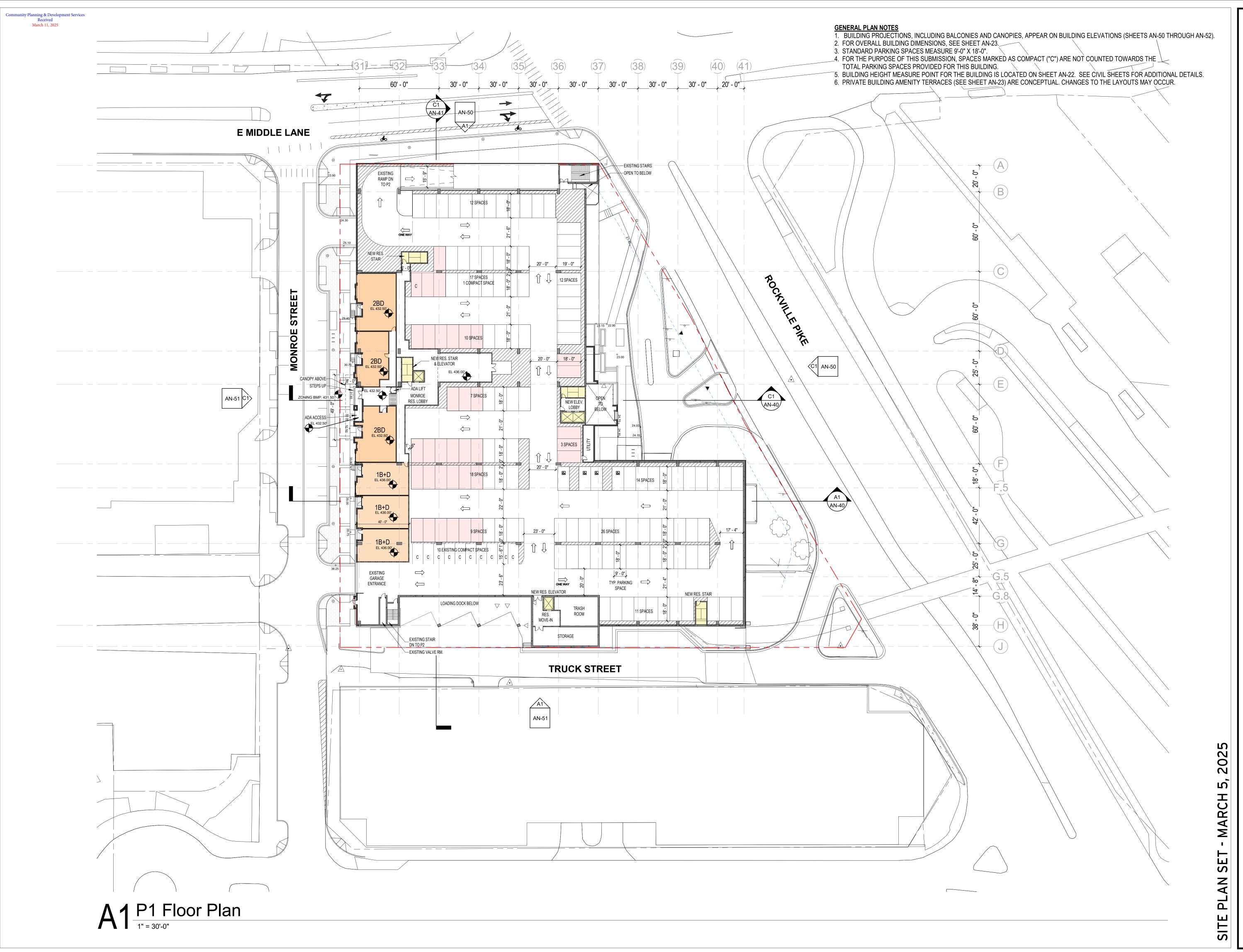
Proposed P2 Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DRAWN R.G.

DATE 03/05/2025 APPROVED N.D. SCALE: As indicated JOB NO. 23433.00



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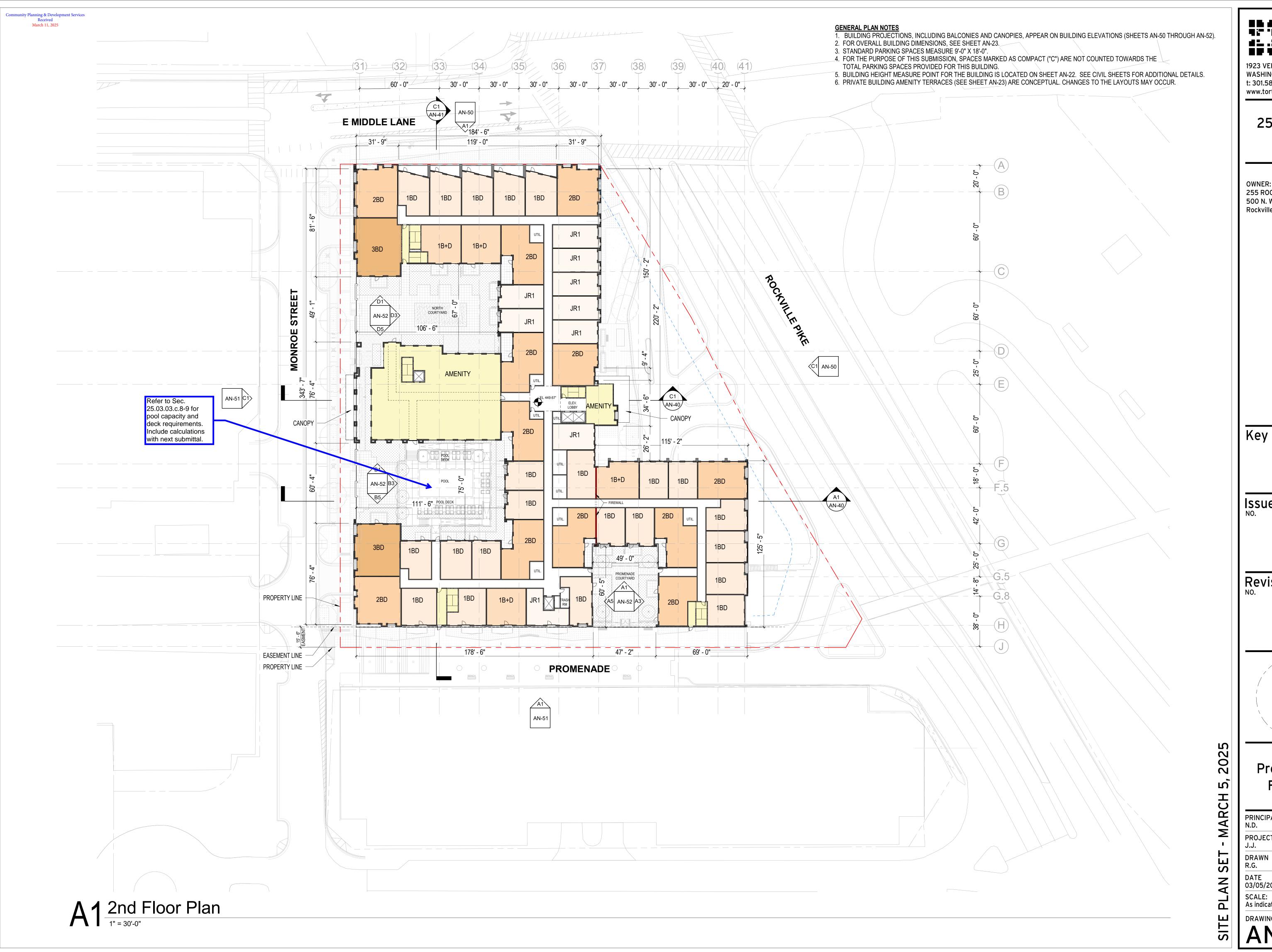
Proposed P1 Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DRAWN R.G.

DATE 03/05/2025 APPROVED N.D. SCALE: As indicated JOB NO. 23433.00



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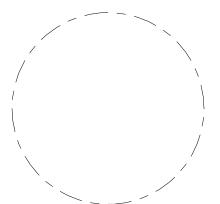
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Issue NO.

Revisions

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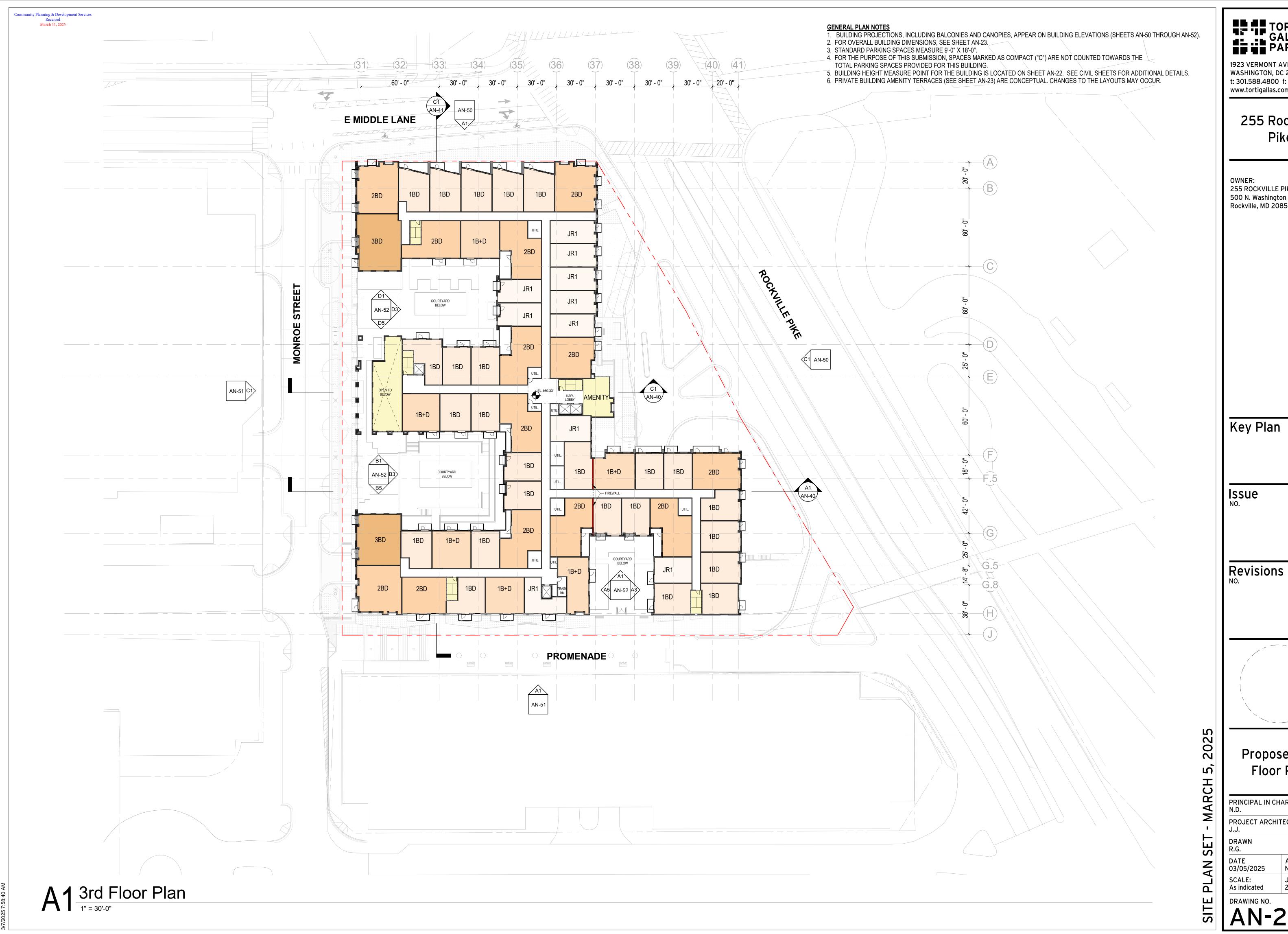
Proposed 2nd Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DATE 03/05/2025

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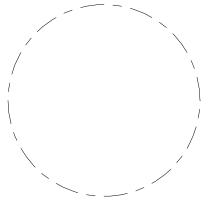
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Key Plan

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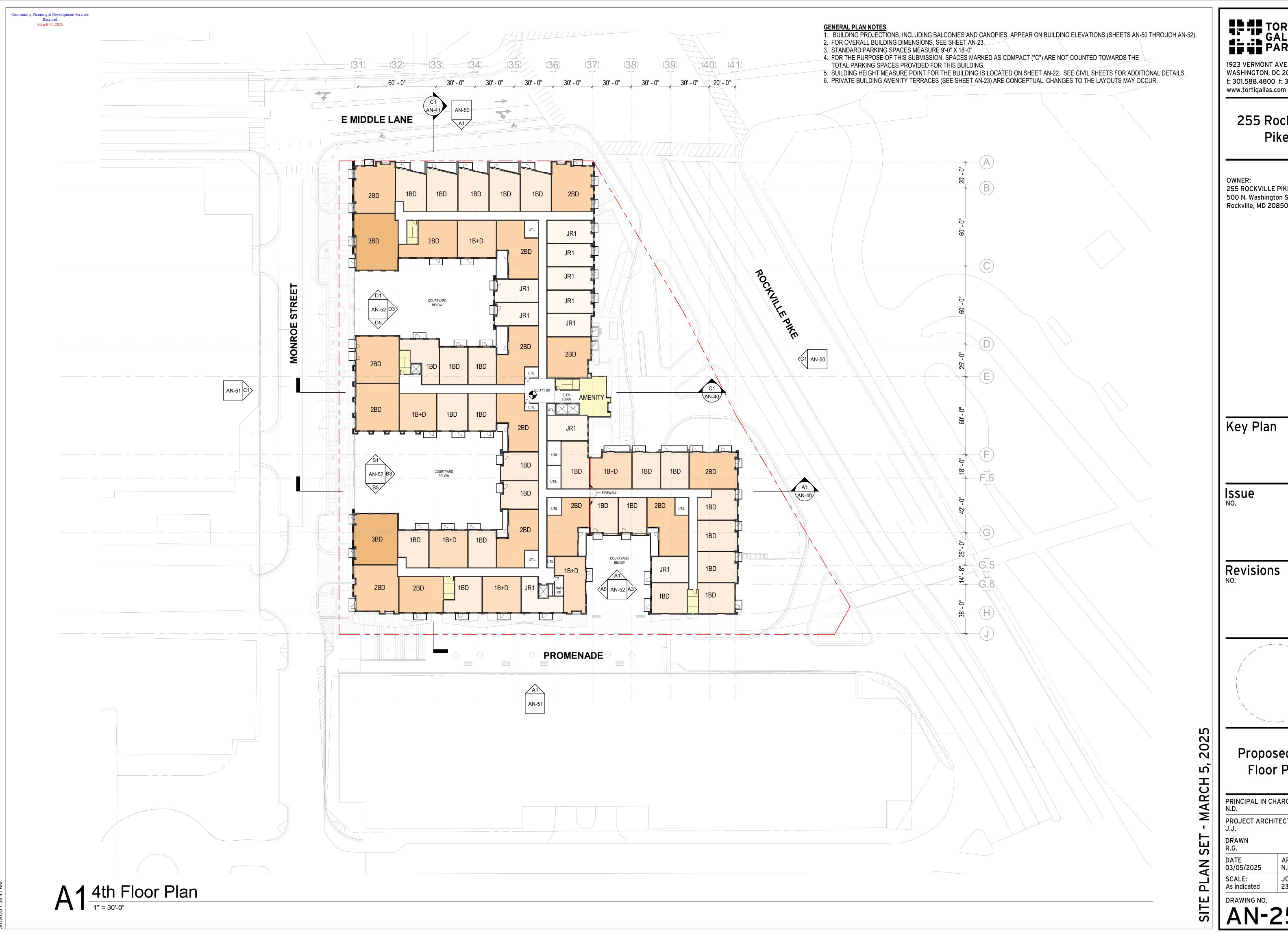


Proposed 3rd Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

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Key Plan

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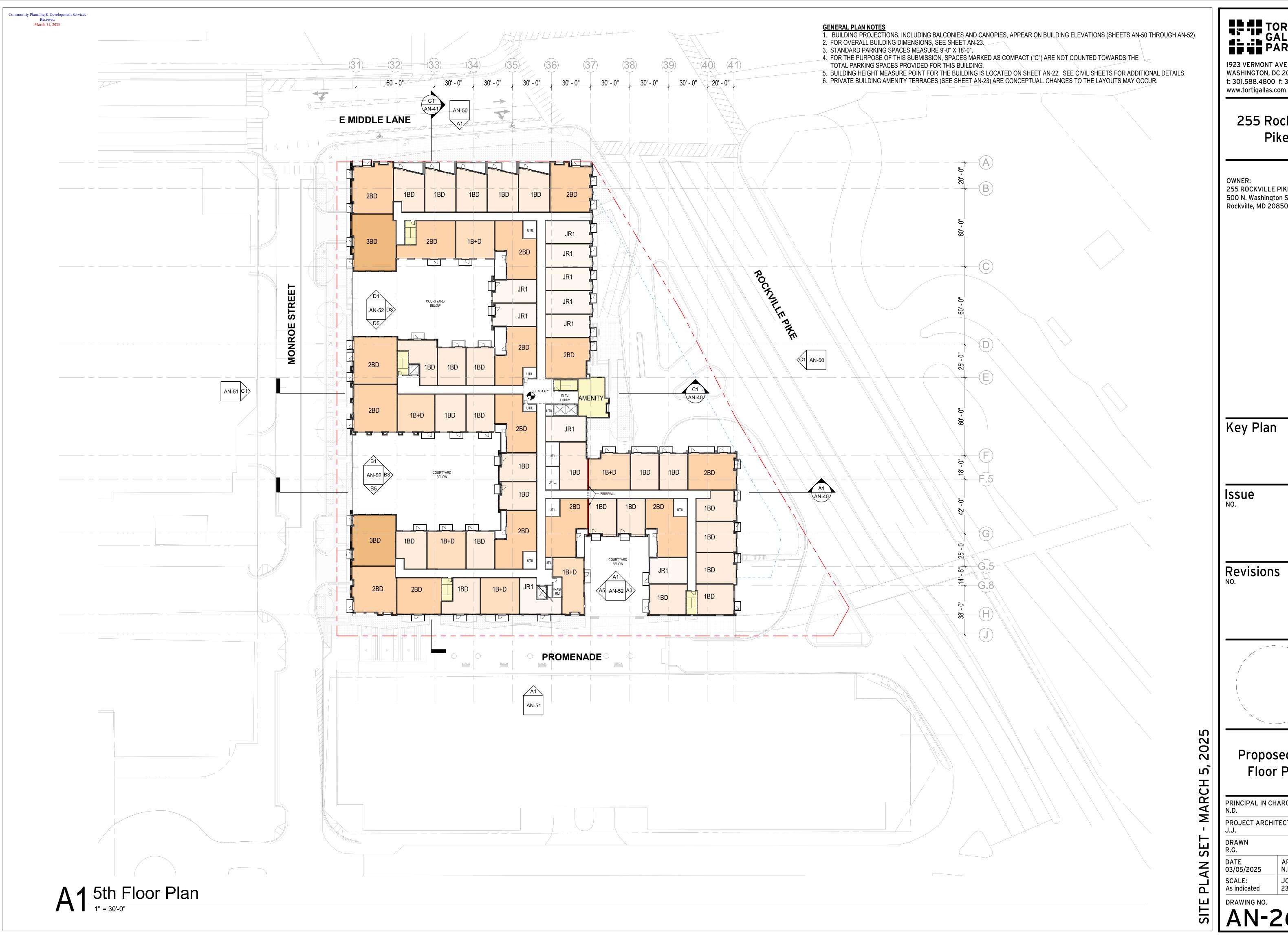
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Proposed 4th Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

APPROVED N.D. JOB NO. 23433.00



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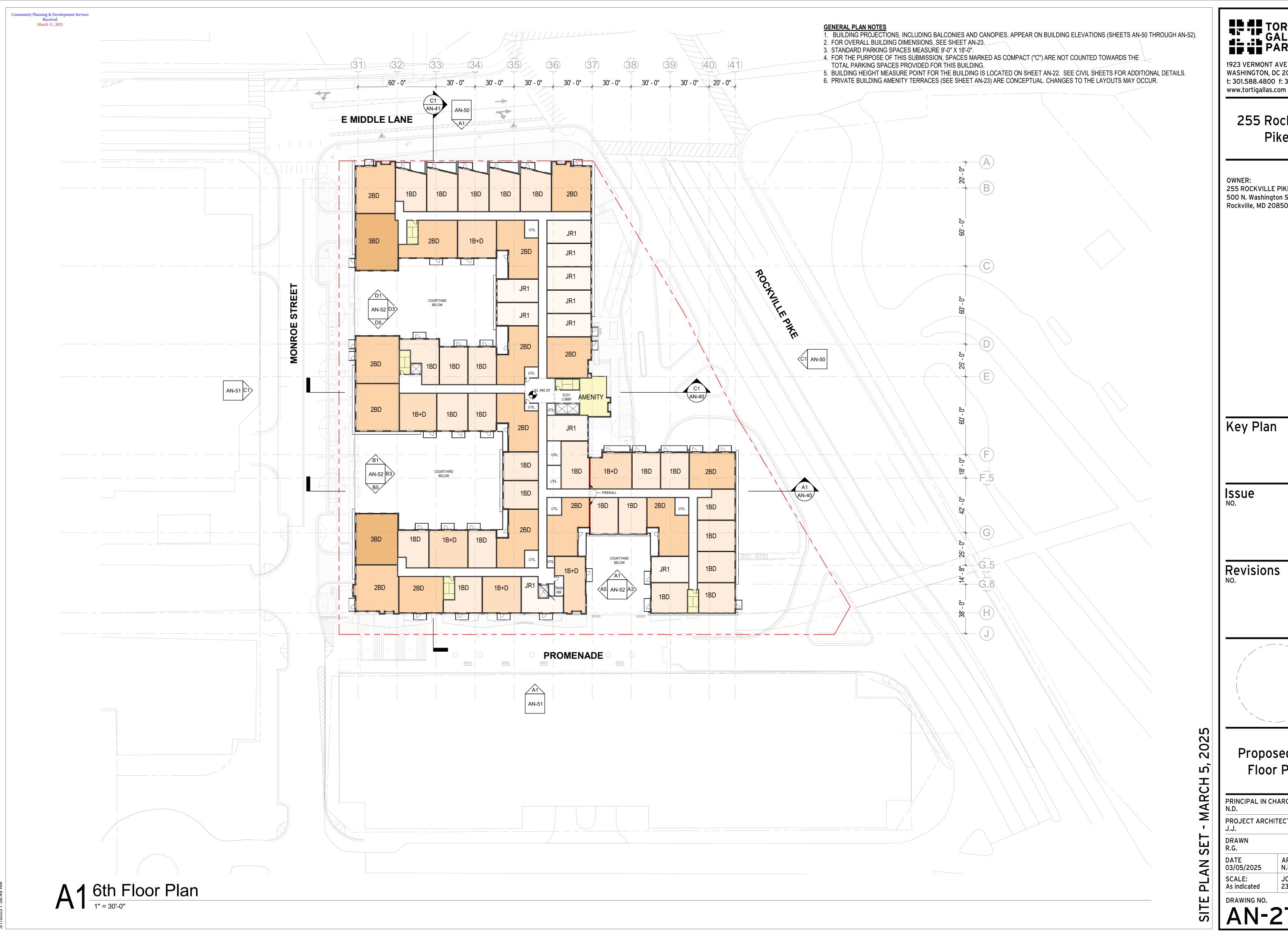
Proposed 5th Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DRAWN R.G. DATE 03/05/2025

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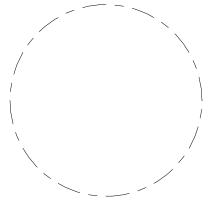
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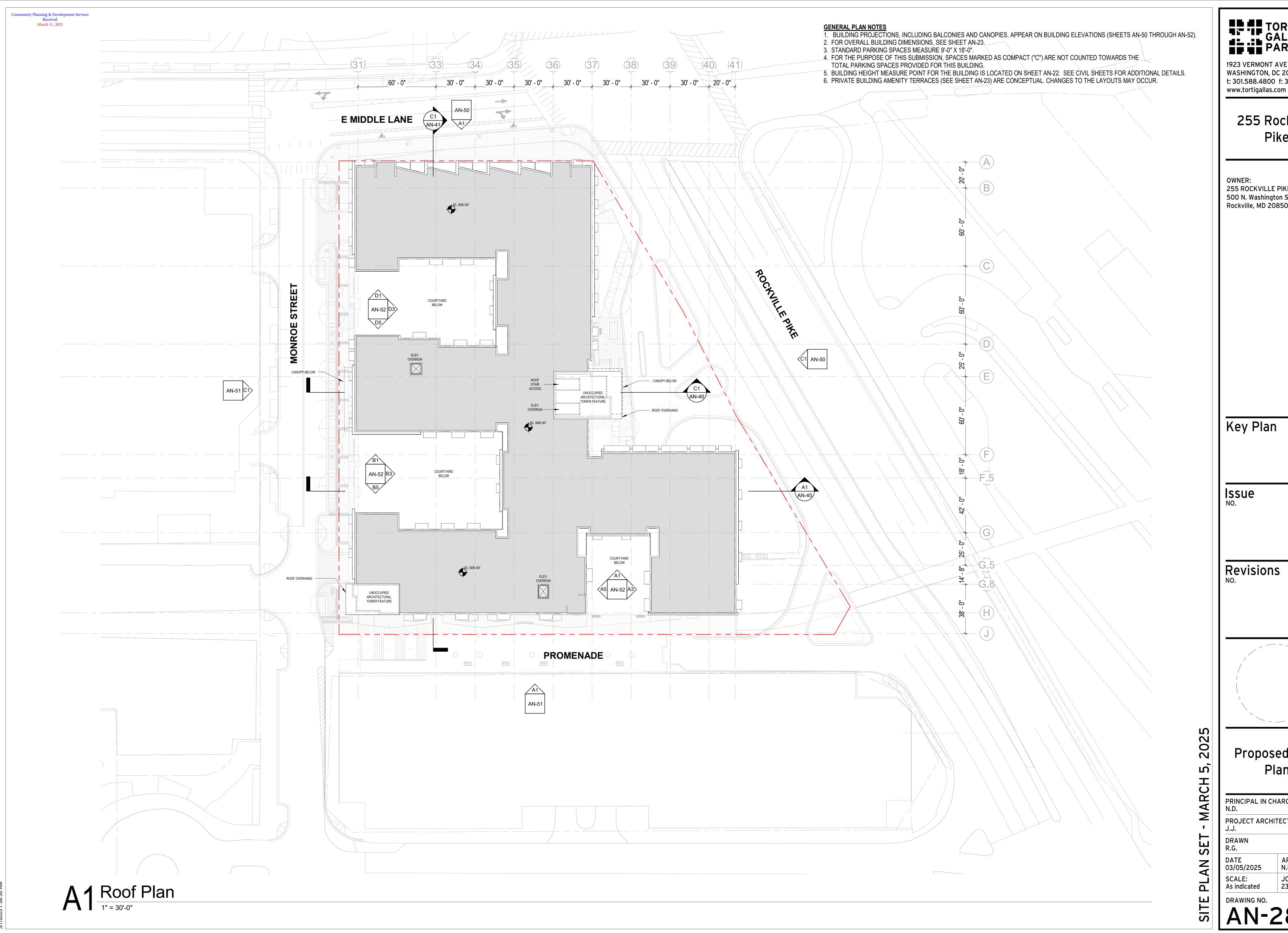
Proposed 6th Floor Plan

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

DRAWN R.G.

DATE 03/05/2025 APPROVED N.D. JOB NO. 23433.00



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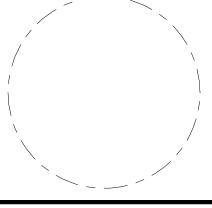
Pike

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Key Plan

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Proposed Roof Plan

PRINCIPAL IN CHARGE N.D.

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APPROVED N.D. JOB NO. 23433.00

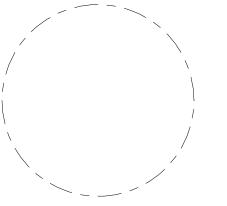


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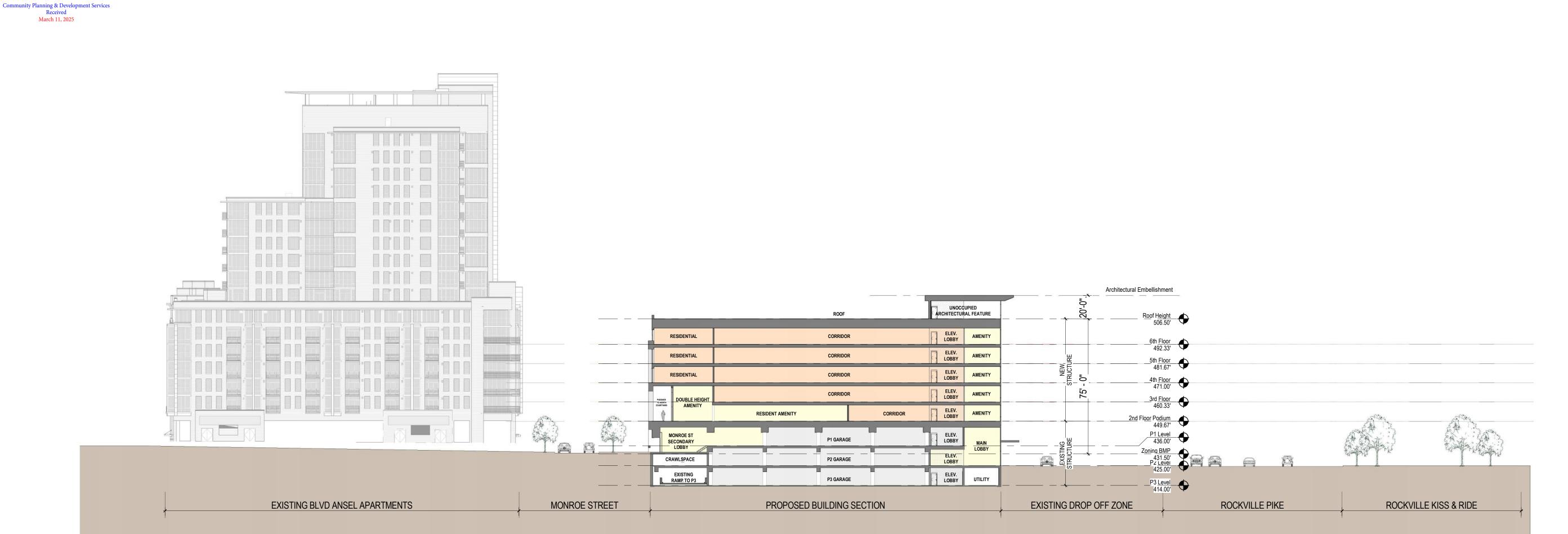
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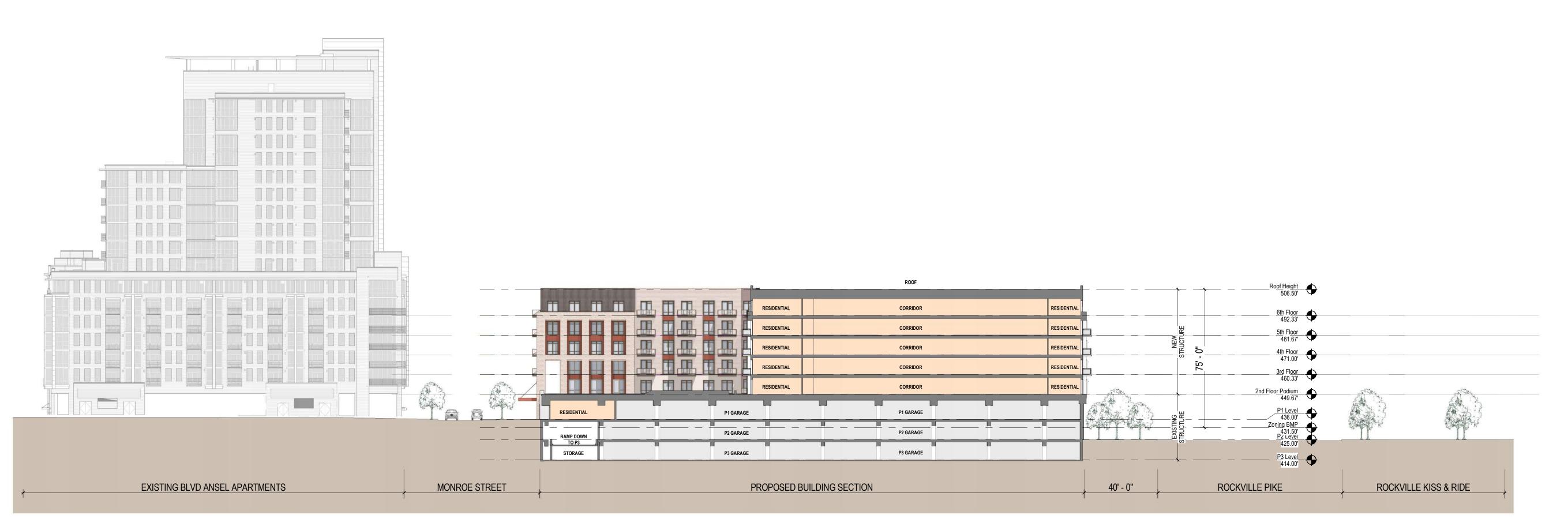
Promenade

PRINCIPAL IN CHARGE N.D. PROJECT ARCHITECT J.J. APPROVED N.D.

JOB NO. 23433.00



# C1 East-West Section A



A1 East-West Section B

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Revisions DATE

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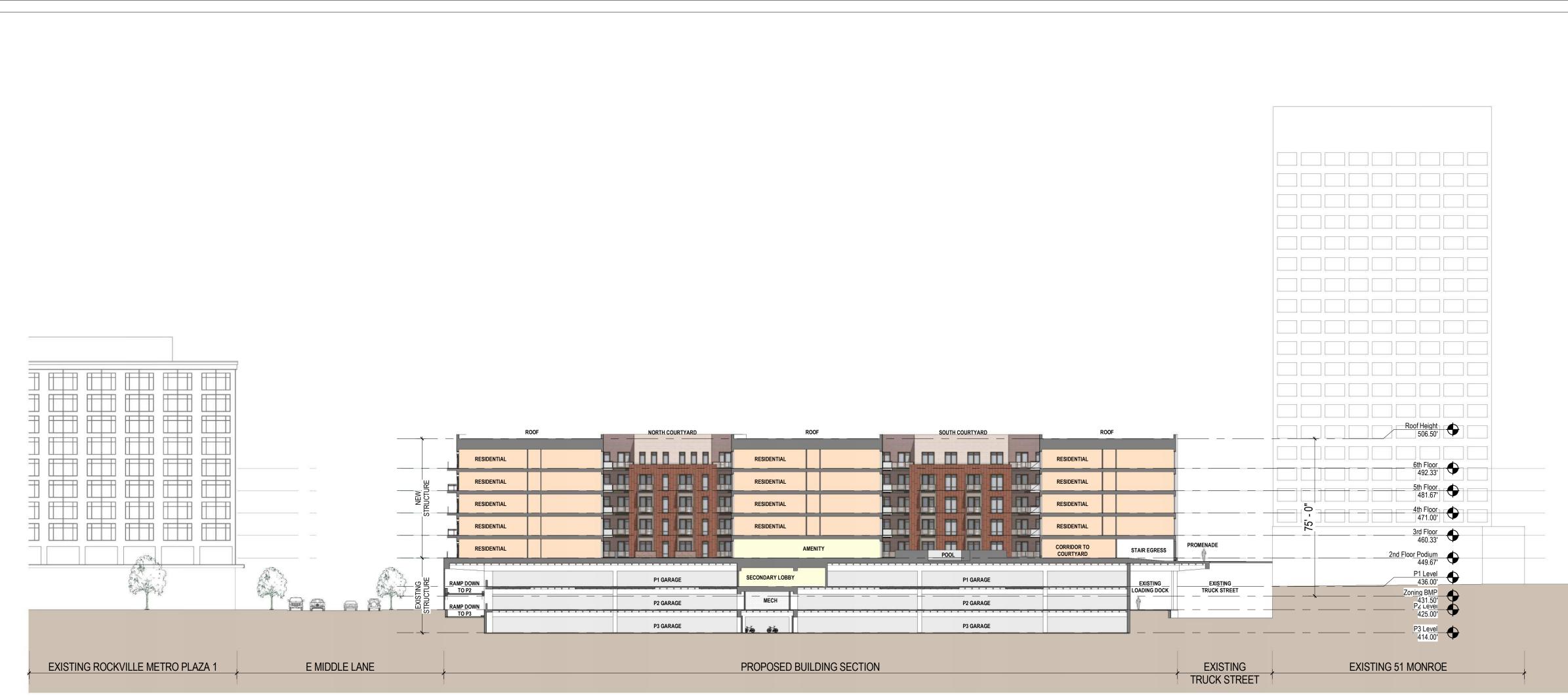
**Building Sections** 

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

MARCH

DRAWN R.G. DATE 03/05/2025 APPROVED N.D. SCALE: 1" = 30'-0" JOB NO. 23433.00



C1 North-South Section A

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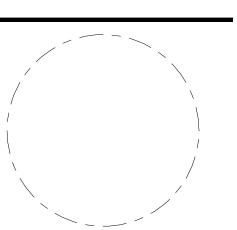
Key Plan

Issue NO.

Revisions NO.

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DATE



Building Sections

PRINCIPAL IN CHARGE
N.D.

PROJECT ARCHITECT
J.J.

DRAWN
R.G.

DATE
03/05/2025

APPROVED
N.D.

SCALE: JOB NO. 23433.00

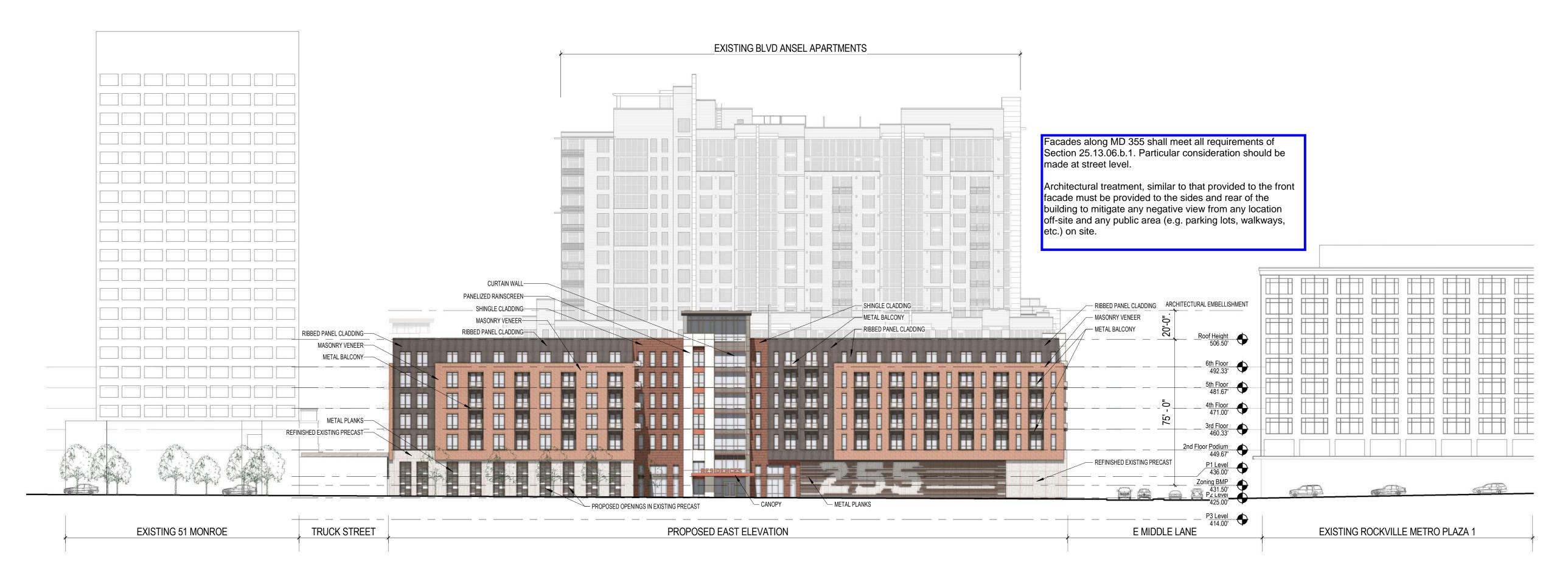
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- MARCH 5,

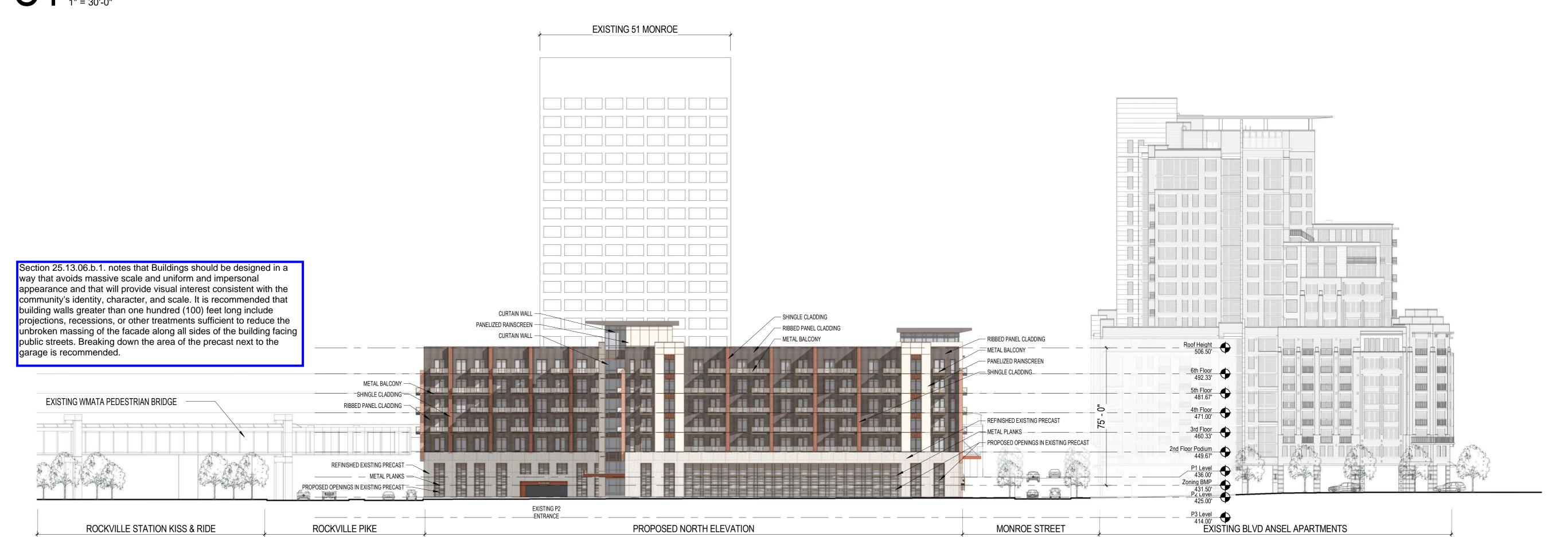
AN-41

Community Planning & Development Services Received March 11, 2025





# C1 East Elevation - Rockville Pike



A1 North Elevation - East Middle Lane

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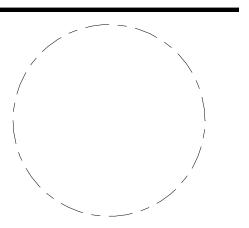
OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

Key Plan

Issue No.

Revisions NO. DATE

DATE



# Building Elevations

2025

MARCH

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PRINCIPAL IN CHARGE
N.D.

PROJECT ARCHITECT
J.J.

DRAWN
R.G.

DATE APPROVED
03/05/2025 N.D.

SCALE: JOB NO.
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# C1 West Elevation - Monroe St



A1 South Elevation - Promenade

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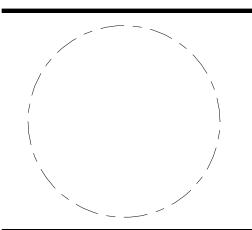
OWNER: 255 ROCKVILLE PIKE LLC 500 N. Washington Suite #4408 Rockville, MD 20850

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Issue NO.

Revisions NO. DATE

DATE



Building Elevations

PRINCIPAL IN CHARGE N.D.

PROJECT ARCHITECT J.J.

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2025

MARCH

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DATE APPROVED N.D.

SCALE: JOB NO. 23433.00

DRAWING NO.

N-51









D3 North Courtyard - East Elev

D5 North Courtyard - South Elev







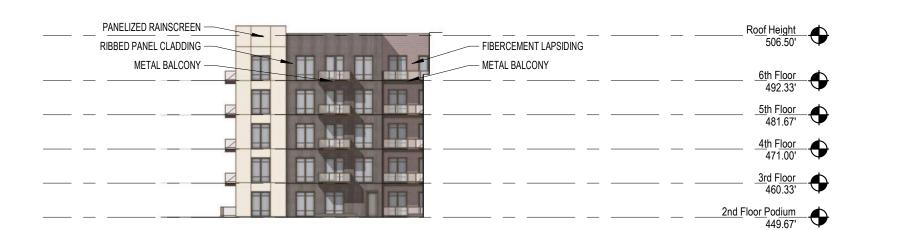
B1 South Courtyard - North Elev

B3 South Courtyard - East Elev

B5 South Courtyard - South Elev







A1 Promenade Courtyard - North Elev



A5 Promenade Courtyard - West Elev

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> 255 Rockville Pike

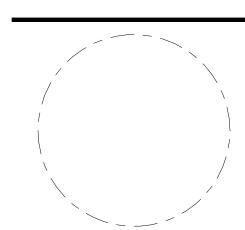
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DATE

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Building Courtyard Elevations

2025

MARCH 5,

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
J.J.

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R.G.

DATE APPROVED
03/05/2025 N.D.

SCALE: JOB NO.
1" = 30'-0" 23433.00

DRAWING NO.

3:15:00 PN

N-52