

Development Review Comments

May 27, 2025
Project No. PJT2025-0023, WAV2025-00015 & WAV2025-00016

1st Submission Review Comments

Momentum at Rockville Station – 41 Maryland Avenue

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:

Chris Davis (CRD), Senior Planner cdavis@rockvillemd.gov

Comprehensive Planning Reviewer:

Andrew Reitelbach (AR), Principal Planner areitelbach@rockvillemd.gov

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 mohktari@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 (CRD)

- 1. The subject site is currently designated Office Commercial Residential Mix (OCRM) by the Rockville 2040 Comprehensive Plan and is zoned PD-RCI (Planned Development Rockville Center Inc.) with an equivalent zone of MXTD (Mixed-Use Transit District). The MXTD zone is "intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.
- 2. Per Section 25.13.03, multiple-unit dwellings are a permitted use in the MXTD zone;
- 3. Using the corresponding Montgomery County Student Generation Rates, staff estimates that the proposed development will generate: 6 students at the elementary school level (Beall ES); 2 students at the middle school level (Julius West MS); and 3 students at the high school level (Richard Montgomery HS).
- 4. The applicant has submitted a waiver request of the equivalent zone standards of the MXTD zone for building height and indicated that such was filed on a technical timing basis in anticipation of adoption of Zoning Text Amendment (ZTA) TXT2025-00269 and associated building standards established in areas of the Town Center. While this ZTA has been adopted by Mayor and Council, the development standards established therein are applicable to applications for a Town Center interim comprehensive plan floating zone per the adopted Ordinance 06-25 It appears the proposed building height will exceed the maximum building height of the MXTD (equivalent) zone (120 feet). As the subject application is not seeking such floating zone, the submitted waiver is necessary per Section 25.14.07.d.3.(a)(ii). Please update the project narrative to address the specific criteria for a waiver of the equivalent development standards for the proposed height as detailed in Section 25.14.07.d.4.
- 5. Revise Sheets A-09 thru A-13 of the architectural plans to note the proposed building height in accordance with Section 25.03.03.c.3.
- 6. In regards to the proposal not to provide any on-site parking and the requested parking waiver, please clarify the following:
 - a. On Table 4 (page 10) of the parking waiver memo, please clarify for each location if the number of provided parking spaces stated are inclusive of spaces required for the uses on those properties or are the spaces listed the number of parking spaces in excess of those required for the on-site uses?
 - b. Do existing MPDU residents of 44 Maryland Avenue currently utilize parking within the existing 44 Maryland Avenue garage? If these residents are moved to MPDU units, will they have the same access to parking within 44 Maryland Avenue as they currently have?
 - c. The submitted parking waiver memo includes observations from a field study showing overall parking occupancy during one business day. Staff recommends further observation of parking facilities in the town center areas beyond a single day. Specifically, how do parking utilization rates change on weekends and during special/town center events? Please also provide additional information on the costs associated with parking at nearby facilities identified in the waiver memo.
- 7. See project plan markups in blue for additional comments.

Comprehensive Planning (AR)

- 1. This application is consistent with the City's 2040 Comprehensive Plan, including the recently adopted Town Center Master Plan (TCMP) amendment.
 - 41 Maryland Avenue is a designated Focus Area in the Town Center Master Plan (page 36), where at least 100 residential units are encouraged to be developed. This proposal exceeds

that recommended minimum. In addition, increasing the number of homes, both within Town Center specifically and the City as a whole, is a general recommendation found throughout the Housing chapters of both the TCMP and the Comprehensive Plan.

2. The associated request for a parking reduction for this project, to a minimum of zero parking spaces, is also consistent with the TCMP. The Focus Area section for this property (page 36) states that "any on-site parking requirements should be waived due to the site's limited size, prime Town Center location, nearby structured parking options, and transit access."

Forestry (SR)

1. See PFCP site plan for comments.

Fire (CB)

1. See site plan for comments.

Building (CD)

1. No comments.

DPW Comments

Engineering (SM)

- 1. Please see plan markups for comments.
- 2. The Pre-App SWM Concept must be approved prior to submission of the Site Plan. The Pre-App SWM Approval letter will establish percent of ESD required and safe conveyance analysis. The Pre-App SWM Concept will not be approved until the NRI/FSD is approved. The Development Stormwater Management Concept must be approved prior to Site Plan approval. The SWM Construction Plans (Permit) cannot be submitted until the Site Plan is approved.
- 3. Provide dry utility layout per ordinance 25.17.03a. All underground lines and cables shall be placed in a public utility easement, or otherwise on private property. No utilities may be placed in the public right-of-way or on City property without the express written permission of the City, and subject to such terms and conditions that the City may require. Applicant shall submit a conceptual dry utility plan that will be required to be approved by both the utility companies and DPW prior to site plan approval.
- 4. Water and Sewer Authorization must be approved prior to site plan approval.

Traffic & Transportation (FM and AWL)

- 1. Please see plan markups for comments
- 2. Applicant will need to complete the on site transportation report in accordance with the city's CTR. Applicant shall concentrate discussion in the report on pedestrian access from the anticipated parking areas and commuter locations since there is no on site parking, how the loading will function, and how short term drop off/pick up will function considering commercial deliveries and goods bought and unloaded by residents.
- 3. Fees for the scoping intake form and on site report are also due at \$200 and \$1,000, respectively.

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 a period of 99 years. With 147 total units, there must be 22 MPDUs. The applicant proposes a total of 46 MPDUs,

which would include 40 MPDUs transferred from 44 Maryland Avenue (BLVD Forty-Four), plus six more to provide "significantly more" MPDUs, as described in city code. Staff finds that there should be a total of 68 MPDUs provided at 41 Maryland Ave, to satisfy the base requirement for the applicant property and then include the transfer, as proposed, from 44 Maryland Ave. The control period of the MPDUs at 44 Maryland Avenue is set to expire on March 7, 2046. When transferring the MPDUs to 41 Maryland Avenue, those MPDUs' control period should restart for a period of 99 years.

- 2. The MPDUs transferred from 44 Maryland Avenue should provide the following:
 - The same number of bedrooms with comparable living space.
 - The same income cap, up to 60% of area median income (AMI).
 - Comparable amenities. If any of the transferred tenancies currently have a parking space, the applicant should work with them to locate a new, nearby place to park their vehicle, following the same regulations regarding MPDU parking charges as they would if the MPDU had not transferred.
 - Additionally, the applicant should keep the city informed regarding the transfer plan for existing tenants.
- 3. If the applicant pursues a development option that utilizes Low Income Housing Tax Credits (LIHTC), the applicant must ensure, in a manner acceptable to the Department of Housing and Community Development and the Office of the City Attorney, that upon the expiration of the LIHTC compliance period, all units intended to satisfy the city's MPDU requirements are subject to covenants or other long-term protective measures ensuring that such units will meet the city's affordability control period and all other requirements of City Code Chapter 13.5.
- 4. Once the site plan 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 the MPDU program agreement and deed of restrictive covenants. This checklist will request the applicant to provide a list of all MPDUs and the project plan and the construction staging plan, among other information.
- 5. The applicant should identify the location of MPDU units, which must be distributed in all sections and levels of the building, so as not to concentrate all MPDUs in one section or sections of the building.
- 6. The non-transferred MPDUs should be Income-tiered to three income bands: 50%, 60%, and 80% of the area median income. 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 a rate set by the city and updated on an annual basis.
- 7. With the submission of any building permit application, the applicant must include an MPDU agreement approved by the Mayor and Council and by the City Attorney, pursuant to City Code Chapter 13.5. This does not apply to master file submissions.

RPD Comments

Parks (CH)

1. No comments.

CMO Comments

AIPD (AO)

1. AIPD Ordinance does not apply.

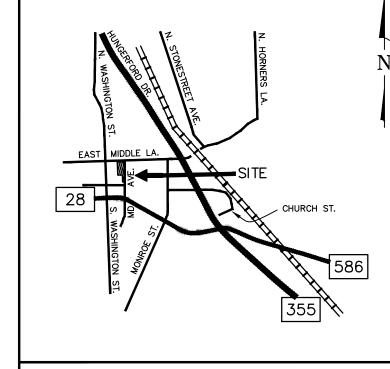
Note: At the time of the next submittal, the applicant will need to provide a point-by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed via letter format. Comments provided in the plans should be addressed via plan markups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

MOMENTUM AT ROCKVILLE STATION

ROCKVILLE TOWN CENTER PARCEL 2-H 41 MARYLAND AVENUE

PJ#2025-XXXXX

PJT2025-00023



VICINITY MAP SCALE 1" = 2,000

> Owner: Comstock 41 Maryland, LLC Address: 1900 Reston Metro PLZ, 10th fl, Reston VA 20190 Contact: Robert Demchak Phone: 703.230.1985 Email: rdemchak@comstock.com Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o

MHG

CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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SCG Development Holdings, LLC Address: 8245 Boone Blvd #640, Vienna, VA 22182 Contact: Kirk Salpini Phone: 703-942-6610 x 200 Email: kas@scgdevelopment.com

EAST MIDDLE LANE EAST MIDDLE LANE EAST MONTGOMERY AVENUE COURTHOUSE SQUARE MONROE PLACE MD. ROUTE 28

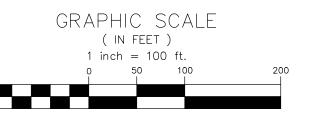
SHEET INDEX

PJ0.01 **COVER SHEET** PJ1.01 EXISTING CONDITIONS PLAN PROJECT PLAN OPEN AREA EXHIBIT FIRE DEPARTMENT SITE PLAN

L1.01 LANDSCAPE PLAN - GROUND LEVEL ARCHITECTURAL A-01 A-02 SITE PLAN **GROUND LEVEL** A-03 A-04 LEVEL 1 A-05 LEVEL 2 TYPICAL LEVEL

ROOF LEVEL **ELEVATION ELEVATION ELEVATION ELEVATION** SECTION PERSPECTIVES PERSPECTIVES PERSPECTIVES A-16 PERSPECTIVES A-17 PERSPECTIVES A-18 PERSPECTIVES

PERSPECTIVES



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DAVIS CARTER SCOTT LTD DESIGN

8614 WESTWOOD CENTER DRIVE, #800

TYSONS, VA 22182 CONTACT: F. DOUGLAS CARTER, AIA

DCARTER@DCSDESIGN.COM

PROJECT TEAM

1900 RESTON METRO PLZ, 10TH FL RESTON VA 20190 CONTACT: ROBERT DEMCHAK

12505 PARK POTOMAC AVENUE, #600

RDEMCHAK@COMSTOCK.COM

CONTACT: NANCY REGELIN NREGELIN@SHULMANROGERS.COM

SURROUNDING AREA MAP

04/01/2025

MOMENTUM AT ROCKVILLE STATION

PLAT 20464

MARYLAND

4TH ELECTION DISTRICT

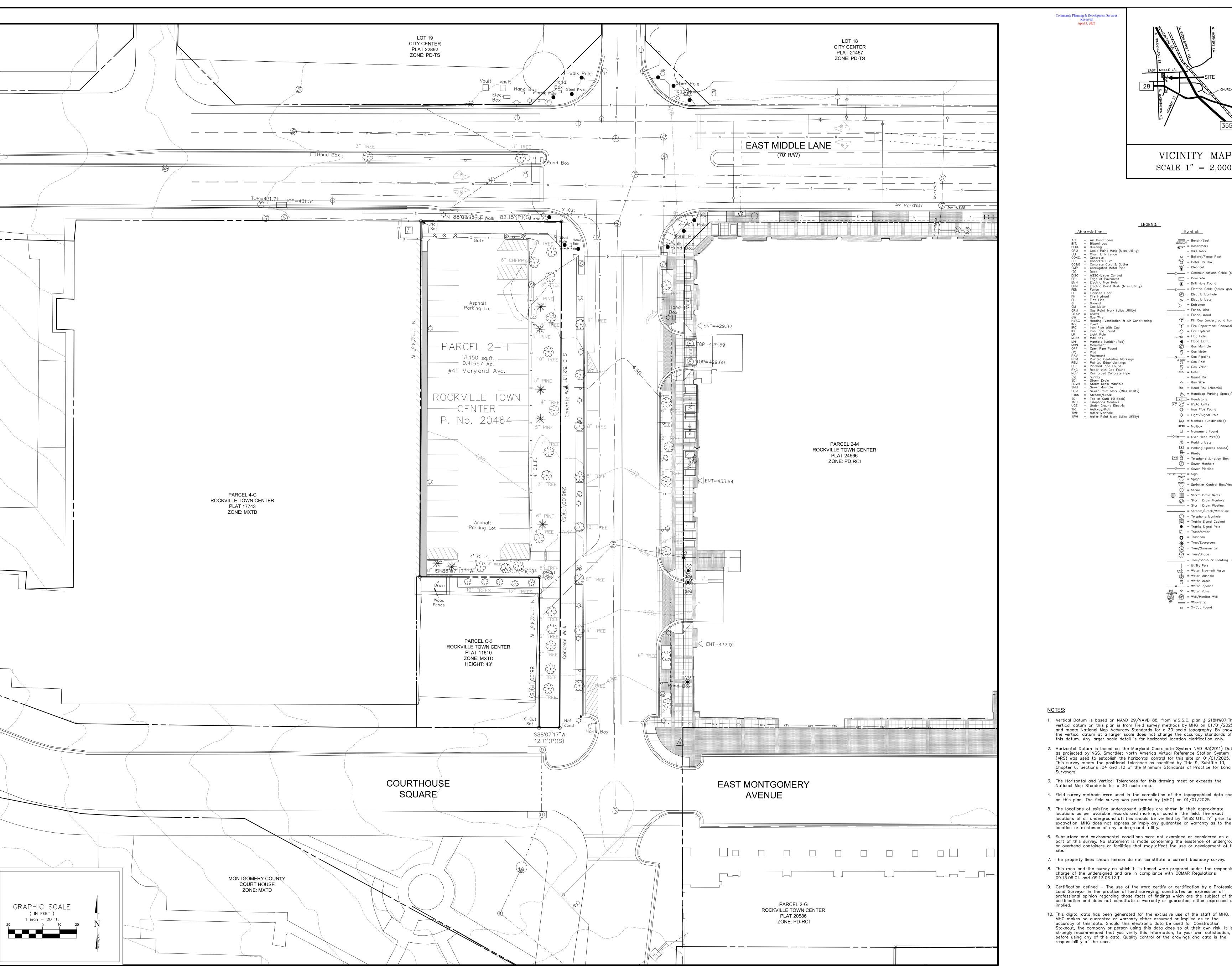
MONTGOMERY COUNTY

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJECT PLAN COVER SHEET

PROJECT NO.



VICINITY MAP SCALE 1" = 2,000'

₩ = Electric Meter

-Ó- = Fire Hydrant = Flag Pole
= Flood Light

G = Gas Manhole GM = Gas Meter ____G___ = Gas Pipeline

^{G POST} = Gas Post

€ATE = Gate ----- = Guard Rail Guy Wire

> HS = Headstone \overline{AC} \overline{AC} = HVAC Units

₩... = Mailbox = Monument Found ---OHW--- = Over Head Wire(s) PM = Parking Meter

©→ = Photo

GV = Gas Valve

= Hand Box (electric)

☆ = Light/Signal Pole

(WH) = Manhole (unidentified)

= Parking Spaces (count)

SPRINK = Sprinkler Control Box/Head

 $PH \square = Telephone Junction Box$

S = Sewer Manhole ----S--- = Sewer Pipeline 0 0 0 = Sign *SPIGOT* = Spigot

) = Stone

= Storm Drain Grate

= Storm Drain Pipeline _____ = Stream/Creek/Waterline

Transformer O = Trashcan = Tree/Evergreen = Tree/Ornamental $\widetilde{\mathcal{E}}$ = Tree/Shade _____ = Tree/Shrub or Planting Line

- Utility Pole

Monitoring ← = Water Valve

Well = Well/Monitor Well

Well = Wheelstop

⋈ = X-Cut Found

= Water Blow-off Valve ∰ = Water Manhole www = Water Meter

Storm Drain Manhole

(T) = Telephone Manhole = Traffic Signal Cabinet = Traffic Signal Pole

= Handicap Parking Space/Ramp

™ = Fill Cap (underground tank)

= Fire Department Connection

= Entrance

_____ = Fence, Wire _____ = Fence, Wood

LEGEND:

<u>Abbreviation:</u>

AC = Air Conditioner

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) = Deed
DISC = WSSC/Metro Control
EP = Edge of Payement

= Edge of Pavement = Electric Man Hole

= Electric Paint Mark (Miss Utility)
= Fence
= Finished Floor
= Fire Hydrant
= Flow Line

Pavement
 Painted Centerline Markings
 Painted Edge Markings
 Pinched Pipe Found
 Rebar with Cap Found
 Reinforced Concrete Pipe

SDMH = Storm Drain Manhole
SMH = Sewer Manhole
SPM = Sewer Paint Mark (Miss Utility)

WPM = Water Paint Mark (Miss Utility)

TC = Top of Curb (® Back)
TMH = Telephone Manhole
UGE = Under Ground Electric

WK = Walkway/Path WMH = Water Manhole

Address: 1900 Reston Metro PLZ, 10th fl, Reston VA 20190 Contact: Robert Demchak <u>Symbol:</u> Phone: 703.230.1985 BENCH Bench/Seat Email: rdemchak@comstock.com = Benchmark Applicant: SCG Development Holdings, = Bike Rack LLC / Comstock 41 Maryland, LLC c/o ⊗ = Bollard/Fence Post SCG Development Holdings, LLC \square = Cable TV Box Address: 8245 Boone Blvd #640, Vienna, € = Cleanout VA 22182 ______ = Communications Cable (below grade) Contact: Kirk Salpini = Concrete Phone: 703-942-6610 x 200 = Drill Hole Found Email: kas@scgdevelopment.com ____E__ = Electric Cable (below grade) Electric Manhole

CIVIL ENGINEERING

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LAND PLANNING

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

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Owner: Comstock 41 Maryland, LLC

- 1. Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # 218NW07.The vertical datum on this plan is from Field survey methods by MHG on 01/01/2025 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 clarification only.
- 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 01/01/2025. 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
- 3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a 30 scale map.
- 4. Field survey methods were used in the compilation of the topographical data shown on this plan. The field survey was performed by (MHG) on 01/01/2025. 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.
- 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.
- This map 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
- 10. This digital data has been generated for the exclusive use of the staff of MHG. MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data. Quality control of the drawings and data is the

REVISI	ONS	
NO.	DESCRIPTION	DATE
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WSSC 218NW07 TAX MAP GR342 PLAT 20464

MONTGOMERY COUNTY MARYLAND PARCEL 2-H

4TH ELECTION DISTRICT

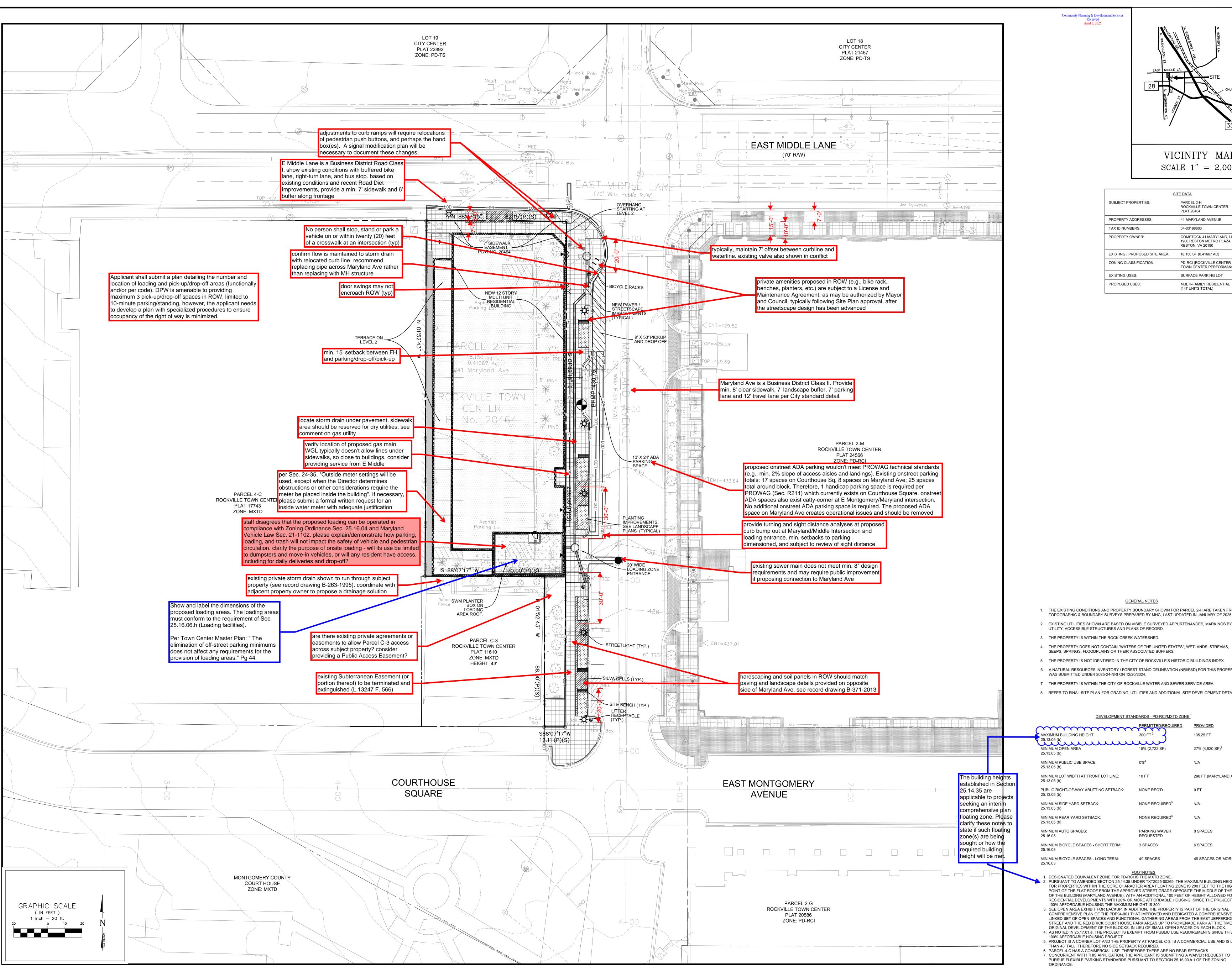
ROCKVILLE **TOWN CENTER** PROJ. MGR

DRAWN BY SCALE 1"= 25' 04/01/2025

MOMENTUM AT ROCKVILLE STATION

EXISTING CONDITIONS PLAN

PROJECT NO. 24.271.11



VICINITY MAP SCALE 1" = 2,000"

<u>\$</u>	SITE DATA						
SUBJECT PROPERTIES:	PARCEL 2-H ROCKVILLE TOWN CENTER PLAT 20464						
PROPERTY ADDRESSES:	41 MARYLAND AVENUE						
TAX ID NUMBERS:	04-03198603						
PROPERTY OWNER:	COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190						
EXISTING / PROPOSED SITE AREA:	18,150 SF (0.41667 AC)						
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INC) & TOWN CENTER PERFORMANCE OVERLAY						
EXISTING USES:	SURFACE PARKING LOT						
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (147 UNITS TOTAL)						

GENERAL NOTES

- 1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-H ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN JANUARY OF 2025.
- 2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- 3. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
- SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
- 5. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
- 6. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRI/FSD) FOR THIS PROPERTY
- 7. THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
- 8. REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RCI/MXTD ZONE 1

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	300 FT ²	135.25 FT
20.10.00 (b)	حددد	
MINIMUM OPEN AREA 25.13.05 (b)	15% (2,722 SF)	27% (4,920 SF) ³
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	0%4	N/A
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	296 FT (MARYLAND AVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	NONE REQUIRED ⁵	N/A
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	NONE REQUIRED ⁶	N/A
MINIMUM AUTO SPACES: 25.16.03	PARKING WAVER REQUESTED	0 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16.03	3 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM:	49 SPACES	49 SPACES OR MORE

FOOTNOTES

1. DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MXTD ZONE.

- 2. PURSUANT TO AMENDED SECTION 25.14.35 UNDER TXT2025-00269, THE MAXIMUM BUILDING HEIGHT FOR PROPERTIES WITHIN THE CORE CHARACTER AREA FLOATING ZONE IS 200 FEET TO THE HIGHEST
- POINT OF THE FLAT ROOF FROM THE APPROVED STREET GRADE OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING (MARYLAND AVENUE), WITH AN ADDITIONAL 100 FEET OF HEIGHT ALLOWED FOR RESIDENTIAL DEVELOPMENTS WITH 20% OR MORE AFFORDABLE HOUSING. SINCE THE PROJECT IS 100% AFFORDABLE HOUSING THE MAXIMUM HEIGHT IS 300' 3. SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL
- COMPREHENSIVE PLAN OF THE PDP94-001 THAT IMPROVED AND DEDICATED A COMPREHENSIVE LINKED SET OF OPEN SPACES AND FUNCTIONAL GATHERING AREAS FROM THE EAST JEFFERSON STREET AND THE RED BRICK COURTHOUSE PARK AREAS UP TO PROMENADE PARK AT THE TIME OF ORIGINAL DEVELOPMENT OF THE BLOCKS. IN LIEU OF SMALL OPEN SPACES ON EACH BLOCK.
- 4. AS NOTED IN 25.17.01.e, THE PROJECT IS EXEMPT FROM PUBLIC USE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT. 5. PROJECT IS A CORNER LOT AND THE PROPERTY AT PARCEL C-3, IS A COMMERCIAL USE AND IS LESS
- THAN 45' TALL. THEREFORE NO SIDE SETBACK REQUIRED. 6. PARCEL 4-C HAS A COMMERCIAL USE. THEREFORE THERE ARE NO REAR SETBACKS. 7. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE PARKING STANDARDS PURSUANT TO SECTION 25.16.03.h.1 OF THE ZONING

CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING 9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

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Owner: Comstock 41 Maryland, LLC Address: 1900 Reston Metro PLZ, 10th fl, Reston VA 20190 Contact: Robert Demchak Phone: 703.230.1985 Email: rdemchak@comstock.com Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC Address: 8245 Boone Blvd #640, Vienna,

VA 22182 Contact: Kirk Salpini Phone: 703-942-6610 x 200 Email: kas@scgdevelopment.com

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NO.	DESCRIPTION	DATE	

TAX MAP GR342

PLAT 20464 4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

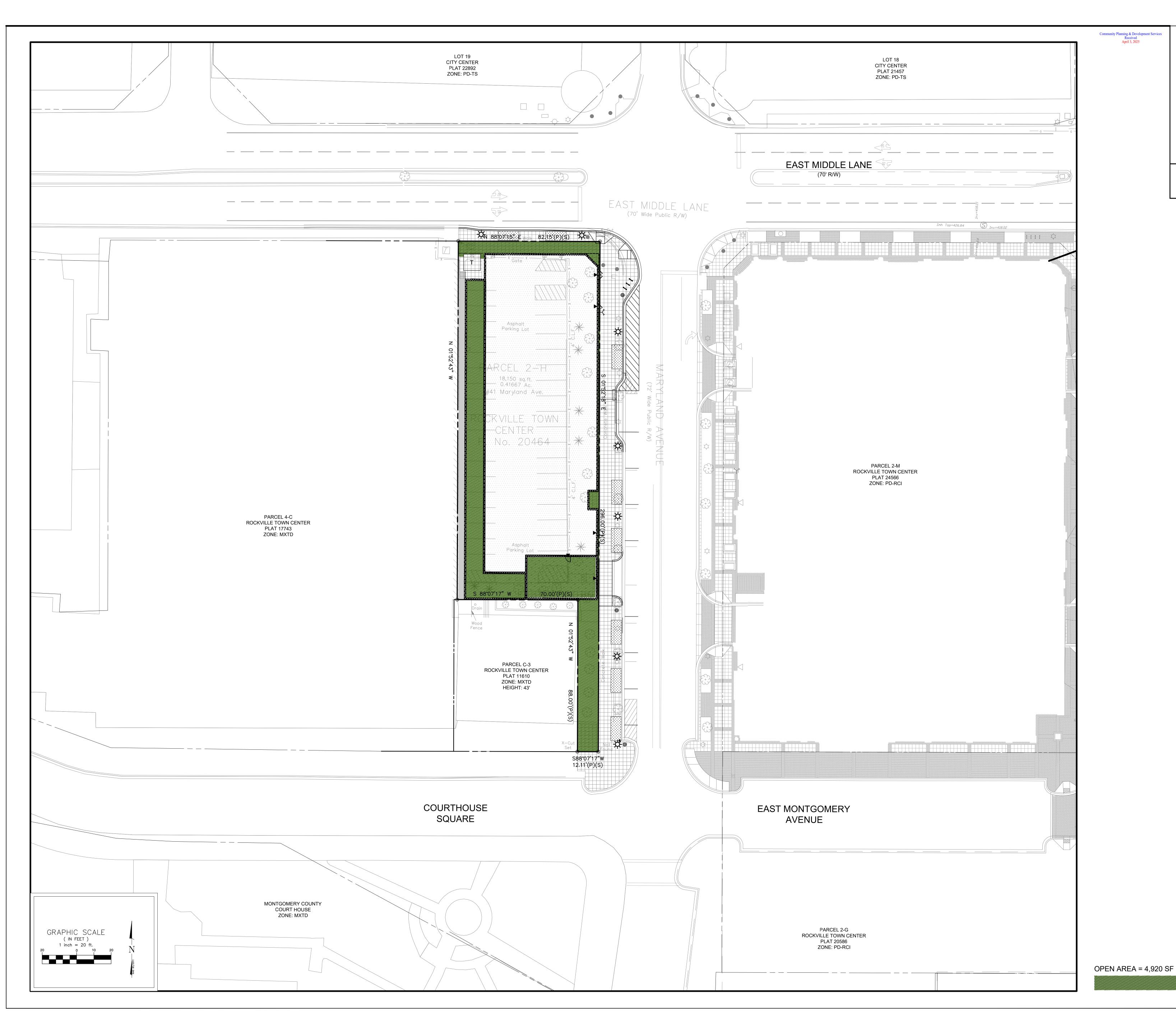
PARCEL 2-H **ROCKVILLE TOWN CENTER** 

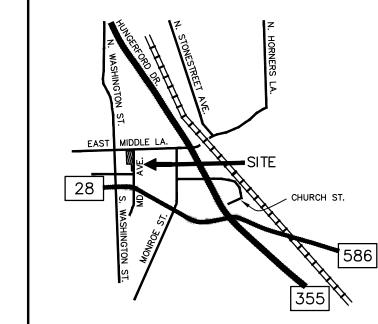
PROJ. MGR **DRAWN BY** SCALE DATE 04/01/2025

**MOMENTUM AT ROCKVILLE STATION** 

PROJECT PLAN

PJ2.01 PROJECT NO. 24.271.11





VICINITY MAP SCALE 1" = 2,000' CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Owner: Comstock 41 Maryland, LLC
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Contact: Robert Demchak
Phone: 703.230.1985
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Applicant: SCG Development Holdings,
LLC / Comstock 41 Maryland, LLC c/o
SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna,
VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS
NO. DESCRIPTION DATE

TAX MAP GR342 WSSC 2
PLAT 20464

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARCEL 2-H
ROCKVILLE
TOWN CENTER

 PROJ. MGR
 KJH

 DRAWN BY
 KJH

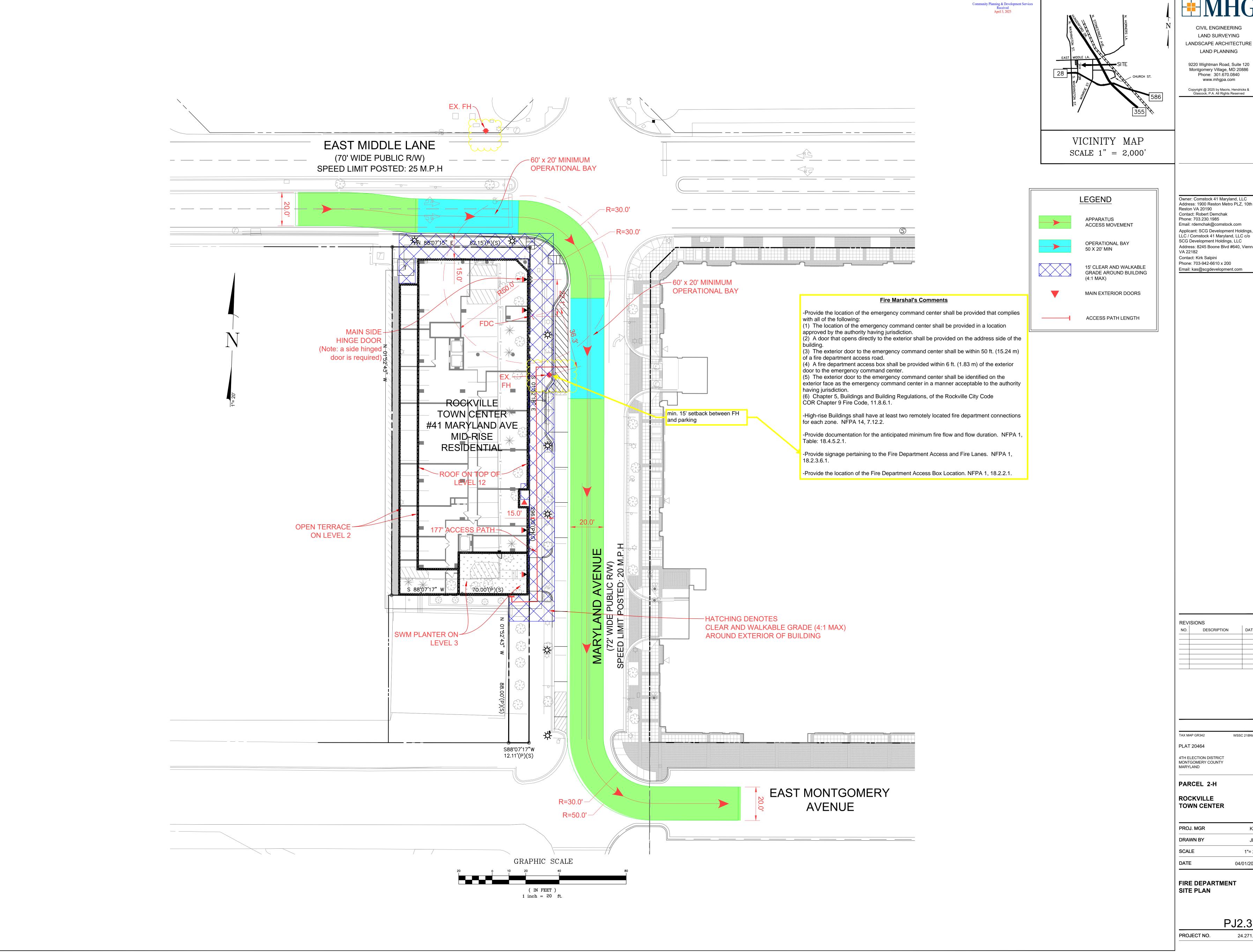
 SCALE
 1"= 20'

 DATE
 04/01/2025

MOMENTUM AT ROCKVILLE STATION

OPEN AREA EXHIBIT

PROJECT NO. 24.271.11



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Owner: Comstock 41 Maryland, LLC Address: 1900 Reston Metro PLZ, 10th fl, Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o Address: 8245 Boone Blvd #640, Vienna,

Community Planning & Development Services Received April 3, 2025

& GLASCOCK P.A.

OF MARYLAND.

REVIEW.

JOHNSON.

ON-SITE.

HONEYSUCKLE.

THIS PROPERTY.

TOTAL SITE AREA = 0.4167 ACRES AND CONSISTS OF PARCEL '2-H'

4. NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON

THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE

NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS

UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE)

PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO

9. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE.

EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR

11. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK

12. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED

13. INVASIVE SPECIES PRESENT INCLUDE NANDINA, ENGLISH IVY, AND BUSH

14. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE

PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND

STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION.

CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION

COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL

REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND

CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER

AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY

OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON

DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC

FLOODPLAIN EXISTS PER FEMA PANEL #24031C0334D.

10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.

ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE

2. TOPOGRAPHY FROM MONTGOMERY COUNTY 218NW07 WSSC.

HIGHLY ERODIBLE SOILS EXIST ON-SITE.

ARE SHOWN IN SURVEYED LOCATIONS.

8. THERE IS NO FOREST AREA ON-SITE.

OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 41 MARYLAND AVE,

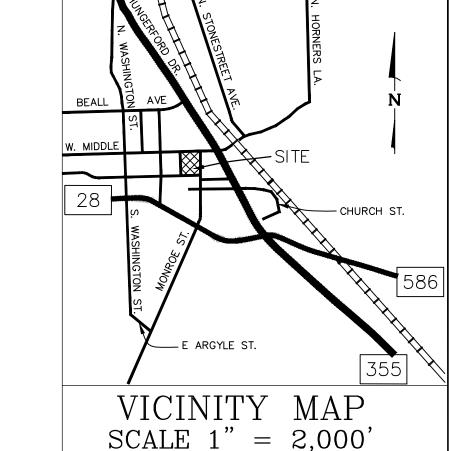
BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS,

ROCKVILLE, MD, 20850 WITH TAX ID#04-03198603. PROPERTY IS ZONED PD-RCI.

SOILS CHART								
MAP UNIT/ SYMBOL	MAPINII NAME		DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP		
400	URBAN LAND	NO RATING	NO RATING	NO	0	D		

#### JUSTIFICATION FOR FEE-IN-LIEU PAYMENT

The balance of the afforestation requirement (3,800 s.f.) and the replacement tree requirement (10 trees) is to be met with the payment of a fee-in-lieu. Currently, the majority of the site is a parking lot and the remainder of the site includes a landscaped strip along the right of way. The project includes the removal of the parking lot and a multi-family residential project is proposed to be constructed. The proposed building meets Code requirements and covers the vast majority of the property. No area remains on-site to meet the forest conservation requirements. There are 10 replacement trees required and a 3800 s.f. forest conservation requirement. The landscape strip contains a large number of trees that were planted as part of a forest conservation plan for a large section of downtown Rockville. This property is narrow and could not be developed to its allowed zoning and save the existing trees. The site constraints create a scenario where it would be not feasible to meet the needs of the development and meet the forest conservation requirements on-site, creating the need for fee-in-lieu. Street trees are being mitigated in the right of way.



03/27/2025

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01 **Qualified Professional Certification** I hereby certify that the information shown hereon is

CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE

LAND PLANNING

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

Phone: 301.670.0840

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correct and that this plan has been prepared in accordance with the requirements of the existing state and city forest conservation legislation.

Comstock Companies Reston Station 1900 Reston Metro Plaza

# 10th Floor

Reston, VA 20190 mdaugard@comstock.com

LEGEND SIGNIFICANT TREE

CRITICAL ROOT ZONE

LIGHT

SANITARY SEWER

SUBJECT PROPERTY LINE PROPERTY LINE

GUARDRAIL 0 0 0 0 **CURB & GUTTER** 

ELECTRIC LINE

CONCRETE 

LIMIT OF DISTURBANCE LOD LOD

TREE CANOPY CONTOUR SIGN

> FIRE HYDRANT WATER METER

STORM DRAIN STRUCTURE/ MANHOLE CLEAN OUT

FIRE DEPT CONNECTION BIKE RACK

TRASH CAN UTILITY BOX

PARKING METER

Tree conditions shown here on are generally accurate based on visual observation per

usual and customary practice in accord with State forest conservation legislation. The

structural health is beyond the scope of this investigation. Every condition that could

that may fail in many ways we do not fully understand. Conditions are often hidden

possibly lead to tree or limb failure cannot always be detected. Trees are living organisms

within the trees and below the ground. It cannot be guaranteed that a tree will be healthy

or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based

solely on the opinion of MHG and may be inconsistent with the opinion of the City of

Rockville Forestry Staff. MHG assumes no liability for injury or property damage that

may occur as a result of tree failure on this property.

examination detail required to provide a comprehensive analysis of biological and

**BIKE LANE** 

ELECTRIC VAULT



PROPOSED FTPO CREDIT

EX. FTPO CREDIT TO REMAIN

PARCEL 2-H PROPOSED STREET TREE **ROCKVILLE** FOR FTPO CREDIT **TOWN CENTER** 

PROJ. MGR	KJH
DRAWN BY	FCJ
SCALE	1"= 20'
DATE	03/20/2025

**REVISIONS** 

TAX MAP GR342

PLAT 20464

MARYLAND

4TH ELECTION DISTRICT MONTGOMERY COUNTY

DESCRIPTION

**MOMENTUM AT ROCKVILLE STATION** 

PRELIMINARY FOREST **CONSERVATION PLAN** 

PROJECT NO. 24.271.11 SHEET NO. 1 OF 1

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET February 2010 NETTRACTAREA A. Total tract area ... 0.00 B. Deductions (land dedication not in construction on this plan, other deductions - specify) 11.23 LAND USE CATEGORY R-400, R-200 R-90, R-75, RM D10, I-L, I-H, RPR, RPC, Park R-60, R-150 RM D15, MXT, MXC, MXNC Place a "1" underthe RMD25 MXB, MXE, MXCD, corresponding to the correct zone of the (choose only one) D. Afforestation Threshold E. Conservation Threshold EXISTING FOREST COVER F. Existing forest cover (within net tract) ... ... = 0.00 G. A rea of forest above conservation threshold ... ... = BREAK EVEN POINT: H. Breakeven Point (amount of forest retained so that no mitigation is required)... .= 0.00 0.00 I. Clearing permitted without mitigation ... PROPOSED FOREST CLEARING: 0.00 0.00 K. Total area of forest to be retained ... ... ... ... ... ... ... = PLANTING REQUIREMENTS: 0.00 L. Reforestation for clearing above conservation threshold .... .= 0.00 M . Reforestation for clearing below conservation threshold ... .= 0.00 N. Credit for retention above conservation threshold ... .... = 0.00

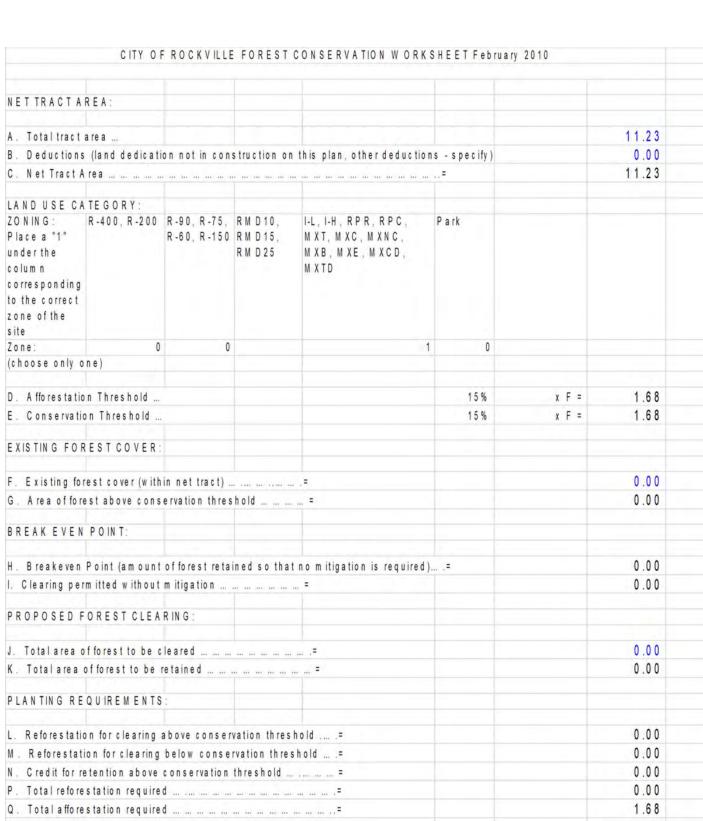
1.68 THIS PLAN AMENDS FTPO 94-2 AND FTP2006-00019. FOREST CONSERVATION PER THIS WORKSHEET WAS MET FOR THIS PROPERTY PER THOSE PLANS. FTPO2006-00019 SHOWS 1.791 ACRES WAS CREDITED NOT INCLUDING CRZ CREDIT PREVIOUSLY DESIGNATED; PROVIDING OVER THE 1.68 ACRE REQUIREMENT.

MINIMUM TREE COVER CREDIT WAS NOT REQUIRED AT THE TIME OF THE ORIGINAL FOREST CONSERVATION PLAN FTP2006-00019. TREES PLANTED PER THIS PLAN WERE PLANTED AS ROW TREES AND IN THE COURTHOUSE SQUARE PARK SECTION OF THE PLAN. THIS PLAN DOES PROPOSE TO REPLACE 8 STREET TREES; ALSO SAVES 5 AMERICAN HOLLY AT 400 S.F. PER TREE

SIGNIFICANT TREE SUMMARY CHART													
NRI								PFCP/FCP					
#	SCIENTIFIC NAME	COMMON NAME	рвн	Area CR7	CTLA %	COR CTLA %	Remarks	PREV. CREDIT	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	CREDIT FOR CRZ?	Proposed Credit (1/4 of CR7 area max)
LAND	SCAPE SETTING CRZ-1"DB	H=1.5'RADIUS ON-SITE						FTPO 2006-00019					
1	Pinus strobus	White Pine	9	572	. 84				REMOVE	100	N/A	NO	N/A
2	Pinus strobus	White Pine	9	572	. 66				REMOVE	100	N/A	NO	N/A
3 4	Crataegus so Crataegus so	Hawthorn Hawthorn	5	254 1//	- 84 81				REMOVE REMOVE	100	N/A N/A	NO NO	N/A N/A
5	Crataegus so	Hawthorn	5	177	81				REMOVE	100	N/A	NO	N/A
1.1	Cornus Kousa	Kousa Dogwood	8	452	75			200	REMOVE	100	N/A	NO	N/A
12	llex opaca	American holly	9	572	91		Multistem	200	SAVE	100	0	NO	200
13	llex opaca	American holly	8	452	91			200	SAVE	100	O	<u>NO</u>	200
14	llex opaca	American holly	9	572	. 91			200	SAVE	100	0	NO	200
15 16	llex opaca llex opaca	American holly American holly	11 9	855 572	. 88 97			200 200	SAVE SAVE	100 100	0	NO NO	200 200
36	Platanus occidentalis	Sycamore	11	855	91			Replacement	REMOVE	100	1 1	NO	N/A
37	Prunus sp	Flowering Cherry	8	452	78			200	REMOVE	100	N/A	NO	N/A
38	Cornus Kousa	Kousa Dogwood	5	1.//	25			200	REMOVE	100	N/A	NO	N/A
39	Pinus sp	Dwarf Pine	8	452	. 81			200	REMOVE	100	N/A	NO	N/A
40	Cornus Kousa	Kousa Dogwood	6	254	. 84			200	REMOVE	100	N/A	NO	N/A
41	Pinus sp	Dwarf Pine	11	346 855	_ 88 100			200 400	REMOVE REMOVE	100	N/A	NO NO	N/A
42 43	Platanus occidentalis Pinus sp	Sycamore Dwarf Pine	11 8	452	84			200	REMOVE	100 100	N/A N/A	NO	N/A N/A
44	Crataegus so	Hawthorn	5	177	53			200	REMOVE	100	N/A	NO NO	N/A
45	Pinus sp	Dwarf Pine	1	346	. 84			200	REMOVE	100	N/A	NO	N/A
46	Platanus occidentalis	Sycamore	10	707	100			400	REMOVE	100	N/A	NO	N/A
47	Cornus Kousa	Kousa Dogwood	5	177	88			200	REMOVE	100	N/A	NO	N/A
48	Pinus strobus	White Pine	8	452	. 75			200	REMOVE	100	N/A	NO	N/A
49	Cornus Kousa	Kousa Dogwood	/	346	/8		TOTAL EX CREDIT	200 T: 4200	REMOVE	100 TOTAL:	N/A 1	NO	1000
STI	REFT TREES OF ANY SIZE	CRZ-1"DBH=1.5'RADIUS S	TREET TRE	FS MAY HAV	F PRIOR	FCP	- TOTAL TA CREDIT	4700		TOTAL:	•		1000
	CREDII (Tree numbe	r must include F if previous	s FCP cred	it was assign	ed)			PREV.CREDIT					
17	Platanus occidentalis	Sycamore	8	452	91			400		100	N/A	NO	N/A
18	Platanus occidentalis	Sycamore	12	101/	. 59			400		100	1	NO	N/A
19	Platanus occidentalis	Sycamore	1.0	707	. 63			400		100	N/A	NO	N/A
20	Platanus occidentalis	Sycamore	12	101/	. 69			400		100	1	NO	N/A
21	Platanus occidentalis	Sycamore	10	707	. 75			400		100	N/A	NO	N/A
22 23	Platanus occidentalis	Sycamore	9	5/2	. 69			400 400		100 100	N/A   1	NO NO	N/A N/A
24	Platanus occidentalis Platanus occidentalis	Sycamore Sycamore	9	572	. 69 63			400		100	1 1	NO	N/A
25	Platanus occidentalis	Sycamore	8	452	78			400		0	N/A	NO	N/A
26	Platanus occidentalis	Sycamore	7	346	. 88					0	N/A	NO	N/A
27	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
28	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
29	Platanus occidentalis	Sycamore	7	346	. 88					0	N/A	NO	N/A
30	Platanus occidentalis	Sycamore	8	452	50					0	N/A	NO	N/A
31	Platanus occidentalis	Sycamore	3	64	100					0	N/A	NO	N/A
32	Ginkgo biloba	Ginkgo	4	113	_ 97					0	N/A	NO	N/A
33	Ginkgo biloba	Ginkgo	6	254	. 81					0	N/A	NO	N/A
34	Quercus sp	Columnar White oak	13	1194	_ 88					0	N/A	NO NO	N/A
35	Quercus sp	Columnar White oak	11	855	81		TOTAL EX CREDIT	T: 3200		U	N/A 4	NO	N/A
OFFSI	TE			T									,
6	Acer rubrum	Red Map e	15	1590	91					100	1	NO	
7	Acerrubrum	Red Map e	12	1017	_ 91					100	1	NO	
8	Acer rubrum	Red Maple	12 13	1017 1194	91					100	1	NO NO	
10	Acer rubrum Acer rubrum	Red Maple Red Maple	13	1385	. 91 91					100 100	1 1	NO NO	
50	Ulmus parvifolia	Chinese Elm	4	113	100					0	N/A	NO	
51	Ulmus parvifolia	Chinese Elm	5	177	100					. 0	N/A	NO	
52	Ulmus parvifolia	Chinese Flm	5	177	100						N/A	NO	
53	Ulmus parvifolia	Chinese Elm	4	113	100					. 0	N/A	NO	
54	Ulmus parvifolia	Chinese Elm	5	[ 1//	100					. 0	N/A	NO	L

6600 S.F. OF FTPO CREDIT REMOVED (INCLUDING ONE TREE FOR 200 S.F. OF CREDIT NO LONGER EXISTS NOT SHOWN ON TREE LIST). 8 TREES TO BE REPLANTED FOR 2800 S.F. OF FTPO CREDIT. REMAINDER OF 3800 S.F. TO BE MET VIA FEE IN LIEU.

10 REPLACEMENT TREES REQUIRED TO BE MET VIA FEE IN LIEU.



FOR A TOTAL OF 2000 S.F. OF TREE COVER CREDIT.

MAXIUM CRZ FC CREDIT AVAILABLE

OTAL SIG TREE REPACEMENTS REQD

1000

EAST MIDDLE LANE (70' Wide Public R/W) TRAFFIC SIGNAL -PEPCO VAULT -PRYCO FUEL SYSTEM -PEPCO VAULT UTILITY PARCEL 2--J 0.41667 Ac. ROCKVILLE TOWN CENTER PLAT ROCKVILLE TOWN CENTER PHASE 1 MASTER CONDOMINIUM PLAT NOS. 11227-11251 ROCKVILLE TOWN CENTER PHASE 1 RESIDENTIAL CONDOMINUM PLAT NOS. 11252--11276 UTILITY

-SITE BENCH (TYP.)

(TYP.) PROPOSED C

RECECPTACLE

PFCP comments are provided separately with the individual PFCP application submittal

4 Story

Brick Blág.

FTPO TREE CREDIT CHART- NEW PLANTINGS

LG SHADE

COMMON NAME

London plane tree

Columnar English Oak

**BOTANICAL NAME** 

PAA Plantanus x acerifolia

QRF Quercus robur 'Fastigiata'

GRAPHIC SCALE ( IN FEET ) 1 inch = 20 ft.3.05 6.10

( IN METERS )

1 inch = 6.10 m.