



MEMORANDUM

November 6, 2013

TO: Planning Commission

FROM: Cas Chasten, Planner III - CPDS

SUBJECT: Briefing on Project Plan Application PJT2014-00003
(Amendment to Approved Preliminary Development Plan PDP94-0001E)
 198 East Montgomery Avenue

Background:

In accordance with Section 25.14.07.e. of the Zoning Ordinance, the applicant (Duball Rockville, LLC) submits the referenced project plan application; a proposal to amend previously approved Preliminary Development Plan PDP94-0001E.

Preliminary Development Plan PDP1994-0001, Rockville Center Inc., approved by the Planning Commission on April 27, 1994 was a proposal to redevelop the former Rockville Mall site; developing up to 1,274,625 square feet of office space, 148,997 square feet of retail space, and 117 residential units. The plan (PDP1994-0001) was amended several times. The current Preliminary Development Plan PDP94-0001E approval of Parcel 2-J (now 2-M) and Parcel 2-K (now 2-L) entitles development of a mixed-use development comprised of two free standing buildings, collectively containing 45,300 square feet of street level retail floor space, 485 residential dwelling units located on the upper floors of the buildings, and structured parking facilities contained within the core of each building.

The approved building currently under construction, located on Parcel 2-J (now 2-M) will be a maximum of 144 feet tall, containing 263 dwelling units, a 140 room hotel, 23,100 square feet of ground level retail floor space, and 590 structured parking spaces that will be located in the core of the proposed building.

The approved building to be constructed on Parcel 2-K (now 2-L) will be a maximum of 173 feet tall, contain 222 dwelling units, 22,200 square feet of ground level retail floor space, and 566 structured parking spaces located in the core of that proposed building.

Planning Commission
Page 2
November 6, 2013

As approved, both buildings will have a maximum height of 77 feet along each street frontage, with a minimum of 30-foot setback from the exterior face of the building to the taller sections of the building. In accordance with previously approved PDP1994-0001E, at the 77-foot level, the upper floors would extend to the noted maximum building heights.

Proposed Amendment

With regard to Project Plan Application (PJT2014-00003) the applicant (Duball Rockville, LLC) proposes the following modifications to previously approved PDP94-0001E: 1) add 178 residential living units to the 222 units approved for the proposed (Parcel 2-L) residential building with ground floor retail, approved under PDP94-0001E; 2) apply the project's currently approved 40% parking reduction for nonresidential uses, to also include the residential uses that will be located in the proposed Building 2 – Parcel 2-L); and 3) request conditional approval of the additional 178 multifamily dwelling units which will generate students that exceed the maximum school capacity limits of the APFO, subject to future availability of the necessary school facilities and be placed in a holding queue for two (2) years with an additional one (1) year extension.

Amendment Process

In order to amend previously approved PDP94-0001E, via implementing the development modifications as requested, the project plan application must be formally approved by the Mayor and Council following a recommendation by the Planning Commission. In accordance with Sec. 25.14.07.e.2. of the Zoning Ordinance – Procedure: Any proposal to amend Planned Development Governing Documents requires the filing of a project plan amendment application with the Chief of Planning. Such application must comply and will be processed in accordance with the requirements for a Project Plan as set forth in Article 7 of the Ordinance.

In accordance with Sec. 25.07.07.6. of the Ordinance, the Planning Commission will receive a briefing by the applicant on the requested project plan application on November 13, 2013, followed by a briefing to the Mayor and Council on December 9, 2013.

Following the Mayor and Council briefing, the applicant is encouraged to make any revisions to the proposal as needed; pursuant to comments received at the briefing sessions and area meetings. Such plan revisions will be made before the request is scheduled for consideration by the Planning Commission, at a regularly scheduled meeting. The Planning Commission must review the project plan application, as revised, at a public meeting and provide an opportunity

Planning Commission
Page 3
November 6, 2013

for public comment. After its review, the Commission shall prepare and transmit its comments and recommendation on the application to the Mayor and Council.

Following Commission review, the project plan application will be scheduled for a public hearing by the Mayor and Council. It is at this stage the applicant is encouraged to revise the plans based on comments and recommendations received from the Planning Commission. In accordance with the information provided and testimony presented during the public hearing by the Mayor and Council, they are charged with making findings as required by Sec. 25.07.01.b.2. of the Zoning Ordinance, with regard to the final project plan application request. If directed by the Mayor and Council, the applicant must hold another area meeting and receive comments on the proposed plan. Upon hearing all such evidence from the public hearing and area meeting, if needed, the Mayor and Council will render a final decision on the proposed project plan via adoption of a resolution. If the application is approved, the Mayor and Council will establish a time period in which construction on all phases of the approved project plan must commence.

Attachments

Attachment A – Project Plan Application PJT2014-00003

cc: Andrew Gunning, Assistant Director- CPDS
Bobby Ray, Principal Planner- CPDS
Jim Wasilak, Chief of Planning - CPDS

ATTACHMENT "A"

SHULMAN
ROGERSGANDAL
PORDY
ECKERNANCY P. REGELIN, ESQUIRE | SHAREHOLDER
T 301.230.5224 E nregelin@shulmanrogers.com

September 30, 2013

Mr. James Wasilak
Rockville Department of Public Works
111 Maryland Avenue
Rockville, Maryland 20850

Re: Duball Rockville Project Building 2 Project Plan Amendment
Our File No. 122-049-0003

Dear Mr. Wasilak:

Duball Rockville, LLC is filing this Project Plan Amendment to modify Preliminary Development Plan PDP94-0001E to add 178 dwelling units to the total number of dwelling units in Building 2 at 198 East Montgomery Avenue on "Block 2" of the Preliminary Development Plan PDP1994-0001E. Pursuant to Section 25.14.07.c, an amendment to the Preliminary Development Plan of an existing approved project is processed as a project plan amendment.

This application to modify the Preliminary Development Plan is limited to Block 2 which is Duball Rockville's Building 2 on Parcel 2-L and to the issue of total number of dwelling units and the application of the currently approved parking reduction to residential uses in Building 2. No changes to the building footprint, architecture, massing, height, or finishes are proposed. No changes to the street level commercial are proposed. No changes to Building 1 now under construction are proposed. No changes to any other blocks of the Preliminary Development Plan are proposed.

In support of the Project Plan Amendment application, enclosed please find the following documents:

1. Project Plan Amendment Application
2. Filing Fee in the amount of \$10, 220.00
3. Sign Fee of \$750.00 for 3 signs
4. Statement of Applicant with exhibits
5. Copy of transmittal to DPWT of Traffic Scoping Intake Form, Traffic Statement prepared by Kimley-Horn & Associates dated September 30, 2013, Filing fee
6. 12 copies of the Preliminary Development Plan Amendment
7. 6 Copies of previously approved Landscape Plan
8. 6 copies of previously approved Building Elevations
9. 3 copies of the previously approved First Floor Plans
10. CD with digital copies of submission

Sincerely,



Nancy P. Regelin

cc: Duball Rockville, LLC
Project Team



Application for

Project Plan Application/Amendment

PJT

10/10

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application:

Project Plan Project Plan Amendment (major) Project Plan Amendment (minor)

Please Print Clearly or Type

Property Address Information 198 East Montgomery Avenue

Subdivision Rockville Town Center Lot (S) 2-L Block _____

Zoning PD-RC1 Tax Account (S) 03714565

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Duball Rockville, LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190, Marc Dubick, 703-234-5633

DubickM@Duball-LLC.com

Property Owner Duball Rockville, LLC - same as applicant

Architect Torti Gallas & Partners, Inc., 1300 Spring Street, 4th Floor, Silver Spring, MD 20910, Thomas Danco, AIA

301-588-4800, tdanco@tortigallas.com

Engineer Macris, Hendricks, Glasscock, P.A., 9220 Wightman Road, #120, Montgomery Village, MD 20866

Mike Plitt, 301-670-0840 x 1034, miplitt@mhgpa.com

Attorney Shulman, Rogers, Gandai, Pordy & Ecker, P.A., 12505 Park Potomac Avenue, 6th Floor, Potomac, MD 20854

Nancy Regelin, Esq., 301-230-5224, nregelin@shulmanrogers.com

Project Name Duball Rockville Building 2 - Modify Residential Component

Project Description Amend PDP94-001E to increase residential by 178 du in Building 2 on Parcel 2-L, no change to

building massing, site, architectural

STAFF USE ONLY

Application Acceptance:

Application # _____

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received _____

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes No

Application Information:

Level of review and project impact: Scope of Amendment

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 1.4 acres, # Dwelling Units Total 178* Square Footage of Non-Residential No change to 22,200 sf +/- approved
 Residential Area Impact <10 % *178 du additional
 Traffic/ Impact/trips <30 net new 222 du approved
400 du total

Proposed Development:

Retail 12,529 +/- Sq. Footage Detached Unit ----- Parking Spaces TBD 587
 Office ----- Sq. Footage Duplex ----- Handicapped -----
 Restaurant 8771 +/- Sq. Footage Townhouse ----- # of Long Term -----
 Other ----- Sq. Footage Attached ----- # of Short Term -----
 Multi-Family 400
 Live -----
 MPDU 60 (400 x .15)

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) -----
 Parking lot PDP and site plan approved for residential/commercial

Estimated Points Total: *Based on additions per 25.07.02.b.2; increase in du by 178
 To complete the table below, use the information that you provided above to calculate your total points from the chart below.

| Points/Elements | 1 | 2 | 3 | 4 | Points |
|--|---|--|--|---|--------|
| Tract size - Acres | 1 or fewer | 1.1 to 2.5 | 2.6 to 5 | 5.1 or greater | 2 |
| Dwelling Units | 5 or fewer | 6 to 50 | 51 to 150 | 151 or greater | 4 |
| Square Footage of Non-Residential Space | 5,000 or fewer square feet | 5,001 to 10,000 square feet | 10,001 to 50,000 square feet | 50,001 or greater square feet | --- |
| Residential Area Impact | No residential development in a residential zone within 1/4 mile of the project | 35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | 65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | Development is within single-unit detached unit area. | 1 |
| Traffic Impact - Net new peak hour trips | Fewer than 30 trips | 30-74 trips | 75-149 trips | 150 or more trips | 1 |
| Points Total* Amendment of PDP = Project Plan per 25.14.07.c | | | | | 8-n/a |
| The total of the points determine the level of notification and the approving authority. | | | | | |

Based on The Impact Total Your Project will be:

- Project Plan Amendment
- Project Plan Amendment (major)
- Project Plan Amendment (Minor)

Previous Approvals: (if any)

| Application Number | Date | Action Taken |
|----------------------|--|-----------------|
| <u>PDP94-0001</u> | <u>April 27, 1994, A-June 19, 1996</u> | <u>Approved</u> |
| <u>STP2012-00105</u> | <u>B-July 22, 1998; C-May 2005 October 6, 2011</u> | <u>Approved</u> |

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Duball Rockville, LLC

By: Duball, LLC, Its Managing Member

By: Marc Dubick as President
Please sign and date Marc Dubick, President

Application Checklist:

The following items are to be furnished as part of this application:

- Completed Application
- Filing Fee (to include Sign Fee)
- Pre-Application Meeting Number PAM2014-00062 and Documentation (Development Review Committee Mtg. notes)
- Proposed Area Meeting Date 10/24/13 7pm including location City Hall, Black Eyed Susan
- Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)
- Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan) Previously approved. No change.
- Preliminary Building Elevations & Floor Plan (3 copies) Previously approved. No change to elevations, street level.
- Traffic Statement and Updated Scoping Form
- ~~CTR (Comprehensive Transportation Review) Report~~ - With fee acceptable to Public Works (copy to CPDS).
- Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11"). Previously approved. No change.
- Preliminary Forest Conservation Plan (FCP) Previously approved. No change.
- Approved Stormwater Management Concept Plan Previously approved. No change.
- Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
 - Comprehensive Master Plan and other plan regulations
 - Master Plan other Plans and Regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscape, Screening and Lighting Manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
 - Water and sewer information for hydraulic review
- Additional information as requested by staff
- Electronic Version of all materials (pdf format acceptable)
- Fire protection site plan Previously approved. No change.

Comments on Submittal: (For Staff Use Only)

Duball Rockville Project Building 2
198 East Montgomery Avenue

September 2013

Statement of Applicant - Duball Rockville, LLC

PJT2014-0000

Amendment to Block 2 of Preliminary Development Plan PDP1994-00001E

This amendment of the Preliminary Development Plan (see Attachment #1) focuses only on Block 2 of the Preliminary Development Plan. Block 2 is the site of the second Duball Rockville residential and street level commercial building ("Building 2") located on the east side at 198 East Montgomery Avenue ("Parcel 2-L", formerly Parcel 2-K, also identified on the PDP as "Block 2"). Building 2 is part of a two building site plan fully approved under use permit USA2006-00699A, as amended by site plan STP2012-000105 (see Attachment #2).

The Duball Rockville Project encompasses both Blocks 2 and 3 of the five block Preliminary Development Plan PDP1994-00001E approved by the Mayor and Council (see Land Use & Massing Plan for PDP - Attachment #3). The PDP area includes the office building at 255 Rockville Pike (PDP Block 1), the Retail Pavilion at 199 East Montgomery Avenue (PDP Block 5), the parking lot on Maryland Avenue (PDP Block 4), and the two blocks of the Duball Rockville Project (PDP Blocks 2 and 3).

The amendment for Building 2 proposes:

1) the addition of 178 dwelling units to the currently approved 222 dwelling units for a maximum of 400 dwelling units in Building 2 under a conditional approval as permitted by City Code Section 25.20.02.d of the Adequate Public Facilities Ordinance until school capacity is available for the students generated by the additional units, and

2) application of the currently approved 40% parking reduction for non-residential uses to also include the residential uses in Building 2.

No changes to the building footprint, architecture, massing, height, or finishes are proposed. No changes to the street level commercial for the project are proposed. No changes to the west hotel/residential building ("Building 1") now under construction are proposed.

With the requested extension of the approved parking reduction to include residential uses in Building 2, the parking provided within the PDP area will still remain in a significant surplus condition with more parking provided than required for the uses within the five block PDP area. Building 2 would not commence construction until after Building 1's structured parking is open to the public.

Duball Rockville, LLC, the owner of the property and Applicant, demonstrated its commitment to Rockville Town Center by overcoming difficult obstacles during the economic downturn to get Building 1 of the Duball Rockville Project financed and under construction in

Duball Rockville Project Building 2
 198 East Montgomery Avenue

September 2013

order to deliver the new hotel for the Choice Hotels headquarters. Because Choice Hotel chose to have built a hotel with fewer guest rooms than originally the Building 1 hotel was approved for, Site Plan STP2012-00105 permitted the shifting of dwelling units from Building 2 to Building 1 (as expressly authorized by PDP1994-0001) to backfill the deleted guest room spaces with dwelling units. This allowed Building 1 whose design was complete to move forward immediately for permitting and to start construction.

The Building 2 design is also substantially complete with the footprint, architecture, structure, life safety, parking, landscaping, stormwater management, and general design work done. This amendment keeps the building design unchanged but updates the residential floor plans to right-size the dwelling units for size, type and mix to meet current market demand, demographics, project differentiation, and consumer trends. The 178 dwelling units will replace units shifted to Building 1 and backfill new units into space created where overly large units have been right-sized for the current market. Building 2 will be the closest new residential building in Rockville Town Center to the Rockville Metro Station and will provide the best views of the region of any residential building in Rockville Town Center. As a result of the right-sizing exercise, Building 2 is proposed for up to 400 dwelling units and parking that is not over-built.

The chart below demonstrates how the requested amendment to the PDP Block 2 for Building 2 compares to the currently approved Preliminary Development Plan PDP94-0001E and the currently approved Site Plan STP2012-00105:

| Block | Use | Approved PDP1994-0001E | Approved STP2012-00105 | Proposed |
|-------------------------------------|---------------------|--|---|---|
| Block 2 Par 2-L, formerly 2-K | Residential | 485 du | 222 DU | 400 DU |
| | Retail (1) | | 22,200 SF (2) | 22,200 SF (2) |
| Block 3 Par 2-M, formerly 2-J | Residential | | 263 DU | 263 DU |
| | Retail (1) | | 23,100 SF (2) | 23,100 SF (2) |
| | Total Retail (1) | 45,300 sf | 45,300 sf | 45,300 sf |
| | Hotel | 100 trips for Hotel reserved | 140 Rooms + Limited Service | 140 Rooms + Limited Service |
| Total | | 485 DU 45,300 GSF Retail 100 trips for Hotel | 485 DU 45,300 GSF Retail, 140 Room Limited Service Hotel | 663 DU 45,300 GSF Retail, 140 Room Limited Service Hotel |

1. "Retail" includes all retail, commercial, and service uses permitted in PDP94-0001 and the equivalent MXTD zone.

Duball Rockville Project Building 2
198 East Montgomery Avenue

September 2013

2. Approval per STP2012-00105, Total Retail GFA includes area for retail, restaurant, commercial, and service uses, and hotel lobby which incorporates hotel lobby concession space, seating, registration, and approximately 1145 SF hotel lounge/accessory restaurant.

APFO/ School Test. This amendment requests conditional approval of additional multi-family dwelling units which will generate students to Richard Montgomery High School, Julius West Middle School, and Beall Elementary School (or other assigned elementary school). While there is currently a moratorium on new residential development within those school assignment areas, there is also new school construction planned and funded to alleviate overcrowding at those schools.

The 2015-16 test year for FY2014 development approvals (see Attachment #4) reflects that while both Julius West Middle School and Beall Elementary are projected above 110% program capacity for the test year, Julius West will be significantly below program capacity the next year in 2016-17 and thereafter, and the new Richard Montgomery Elementary School #5 is scheduled to open in August 2017. The program capacity of Elementary School #5 is 740 students designed to relieve the current overcrowding of 541 students in the aggregate in the other four other elementary schools (to reduce student bodies to 100% program capacity). Service boundaries are scheduled to be set for the new elementary school #5 in 2016 or early 2017. It is projected that the necessary public facilities for school capacity will be available in the near future for the proposed additional 178 high-rise dwelling units which would generate a total of 8 students: 4-5 elementary, 1-2 middle, and 2-3 high school students per the MCPS Student Generation Rates for New Housing By Type 2013 (see Attachment #5).

Section 25.20.02.d of the APFO provides that an applicant may request conditional approval of a development application subject to future availability of the necessary public facilities and be placed in a queue for two years with an additional one year extension. With respect to the currently approved 222 dwelling units and commercial development for Building 2, the Preliminary Development Plan Approval for Preliminary Development Plan PDP94-001A-E has no expiration date and APFO for the currently approved development is satisfied through November 1, 2030.

This application requests approval under Section 25.20.02.d for the additional 178 dwelling units as there is a very high likelihood that school capacity will be available when Building 2 is ready to commence construction. Building 2 will not start before Building 1 structured parking is open. Building 1 has just started construction.

Traffic. The Comprehensive Transportation Review Scoping Intake Form dated September 23, 2013 and Traffic Statement dated September 30, 2013 prepared by Kimley-Horn and Associates, Inc. for this amendment concludes that this amendment will result in fewer than 30 new peak hour trips. Therefore, impact on traffic associated with this amendment is de minimus. There are no proposed changes to the on-site vehicle access and circulation design

Duball Rockville Project Building 2
198 East Montgomery Avenue

September 2013

which was previously analyzed and approved under the current site plan approval. See Scoping Intake Form and Traffic Statement – Attachment #7.

Parking. This application requests that the currently approved 40% parking reduction for non-residential parking requirements be applied to the residential uses in Building 2. Analysis of the parking for both the Duball Rockville Project (with the proposed reduction for Building 1 residential) and the 5 blocks of the PDP demonstrate that adequate parking will be available within both the Duball Rockville Project and the PDP. Further, the analysis indicates that a surplus of several hundred parking spaces will exist within the PDP area after the Duball Rockville Project is constructed. The Duball Rockville Project is replacing the 361 surface parking lot spaces in their structured parking garages in addition to providing parking for the Duball Rockville Project Building 1 and 2 uses.

Parking in Building 2 totals 587 spaces including 282 non-exclusive spaces for the residential dwelling units plus 105 non-exclusive spaces for the commercial uses plus 200 replacement spaces for the PDP uses (retail pavilion) utilizing the surface parking lot.

Parking in the west hotel/residential Building 1 currently under construction totals 590 spaces including 292 exclusive spaces for the residential dwelling units plus 298 non-exclusive spaces for the commercial uses, including the retail/restaurant/commercial, the hotel, and 161 replacement surface parking lot spaces for the PDP uses (retail pavilion).

The total combined parking within the Duball Rockville Project in both Building 1 and Building 2 as proposed is 1177 parking spaces.

The calculations for parking are set forth in several tables attached (see Attachment #6.) The first calculation focuses on overall parking within the PDP project area and 1) confirms that parking supply remains sufficient for the parking requirement for all uses within the PDP project area when the Duball Rockville Project is constructed, and further, 2) demonstrates that at all times of day there is actually a surplus of several hundred parking spaces over code required parking for the uses within the PDP area.

A second calculation focuses on just the two Duball Rockville Project blocks and the Block 5 Retail Pavilion/ Regal Theatre and confirms 1) that the on-site parking supply is sufficient for the parking required for all uses for Building 1 and Building 2 within the Duball Rockville Project, as well as 2) parking for the Block 5 Retail Pavilion up to the replacement of the 361 surface parking lot space obligation provided pre-redevelopment.

Duball Rockville Project Building 2
198 East Montgomery Avenue

September 2013

The total combined parking within the 5 block PDP as currently constructed, under construction, or proposed by this amendment is 1651 spaces:

| | |
|---|-------------|
| Block 1/ Parcel 2-F/ 255 Rockville Pike | 435 spaces |
| Block 2/ Parcel 2-L/ 198 E Montgomery | 587 |
| Block 3/ Parcel 2-M/ 196 E Montgomery | 590 |
| Block 4/ Parcel 2-H/ 41 Maryland Avenue | 39 |
| Block 5/ Parcel 2-G/ 199 E Montgomery | <u>-0-</u> |
| Total Parking in PDP | 1651 spaces |

The calculations for parking demonstrate that with the requested extension of the currently approved 40% parking reduction for non-residential uses to apply to residential uses in Building 2, the PDP area will remain in a surplus, meaning more parking is provided on-site at the peak demand period than code required. See PDP Parking calculations Attachment #6.

Approval of an extension of the current 40% non-residential parking reduction to the residential in Building 2 will avoid structured parking being overbuilt in a transit-service area. Over building structured parking can negatively impact affordability of multi-family housing.

The parking calculations do not include on-street parking spaces on East Montgomery Avenue, Maryland Avenue, Monroe Street or Renaissance Street which provide an additional 70 convenient short term parking spaces to the general public. Within two blocks of the Duball Rockville Project there are over 2000 additional parking spaces in garages and lots open to the general public.

A residential parking demand study is being prepared with comparative studies to further support the requested extension of the 40% parking reduction to the residential uses in Building 2.

Stormwater Management. By letter dated March 4, 2011, the City approved the request to grandfather the Duball Rockville Project under the stormwater management ordinance that was in effect prior to June 7, 2010. The Applicant met the deadlines under the approval letter to implement the prior approved stormwater concept plan SMP2007-00008, and SWM waivers WVR95-2001 and WVR 95-2002. The stormwater facilities to serve both buildings are being constructed in Renaissance Street with Building 1.

Forestry and Landscape Plans. No changes to the Landscape plans are proposed. FTP2006 -00019 was previously approved February 2, 2007.

Duball Rockville Project Building 2
198 East Montgomery Avenue

September 2013

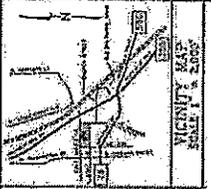
Master Plan. The Rockville Town Center Master Plan approved October 22, 2001 has not been amended since the approval of PDP1994-0001E, USA2006-00699A and STP2012-00105 and the findings of the Mayor and Council, Planning Commission and the CPDS staff report regarding conformance with the Master Plan remain valid.

The amendment to add additional housing units is in conformance with the Town Center Master Plan Goal #2 to *"Accommodate a variety of densities and scales of development that are sensitive to an urban neighborhood environment and the demands of the marketplace"*. The increase in density without changes in the scale of the existing building implements the Town Center Master Plan goals by providing growth in the Town Center's residential population which will help to attract and retain retail and support a vibrant Town Center retail and entertainment environment for the benefit of all City residents, workers, and visitors. This amendment is in response to changes in the marketplace since the floor plans and median size for the originally approved units were approved in 2006.

Prior Approvals. The Preliminary Development Plan Approval PDP1994-0001 governing the Duball Rockville Project was approved on April 27, 1994, as amended by the approval for PDP1994-0001A on June 19, 1996 and PDP1994-0001-B on July 22, 1998, all from the Planning Commission, and PDP1994-0001E was approved on May 2, 2005 by the Mayor and Council.

The Duball Rockville Project obtained Use Permit approvals USE2006-00699 and amendment USA2006-00699A from the Planning Commission on March 14, 2007 (with approval letter dated May 23, 2007) and October 10, 2007 respectively with an original validity date through May 23, 2009. The Use Permit validity period was originally extended to May 23, 2010 by Planning Commission action on January 28, 2009 with approval letter dated February 18, 2009. A second Use Permit Extension to May 23, 2011 was approved by Planning Commission action on April 28, 2010. Pursuant to Mayor and Council action on June 21, 2010 approving a 2 year permit extension tolling the running of the permit period from June 30, 2010 to June 30, 2012, plus the unexpired remainder of the Planning Commission extension, extends the validity of USE2006-00699A to May 23, 2013. The Duball Rockville Project obtained a minor amendment to the Use Permit by approval of Site Plan STP2012-00105 to accommodate changes to Building 1 hotel for the new Choice Hotel program.

The site plan/use permit approval is valid for both buildings conditioned on construction commencing on Building 1 no later than May 23, 2013. The Applicant vested the multi-building site plan by timely commencing construction on or about November 30, 2012. Building 2 must commence construction by May 23, 2019.



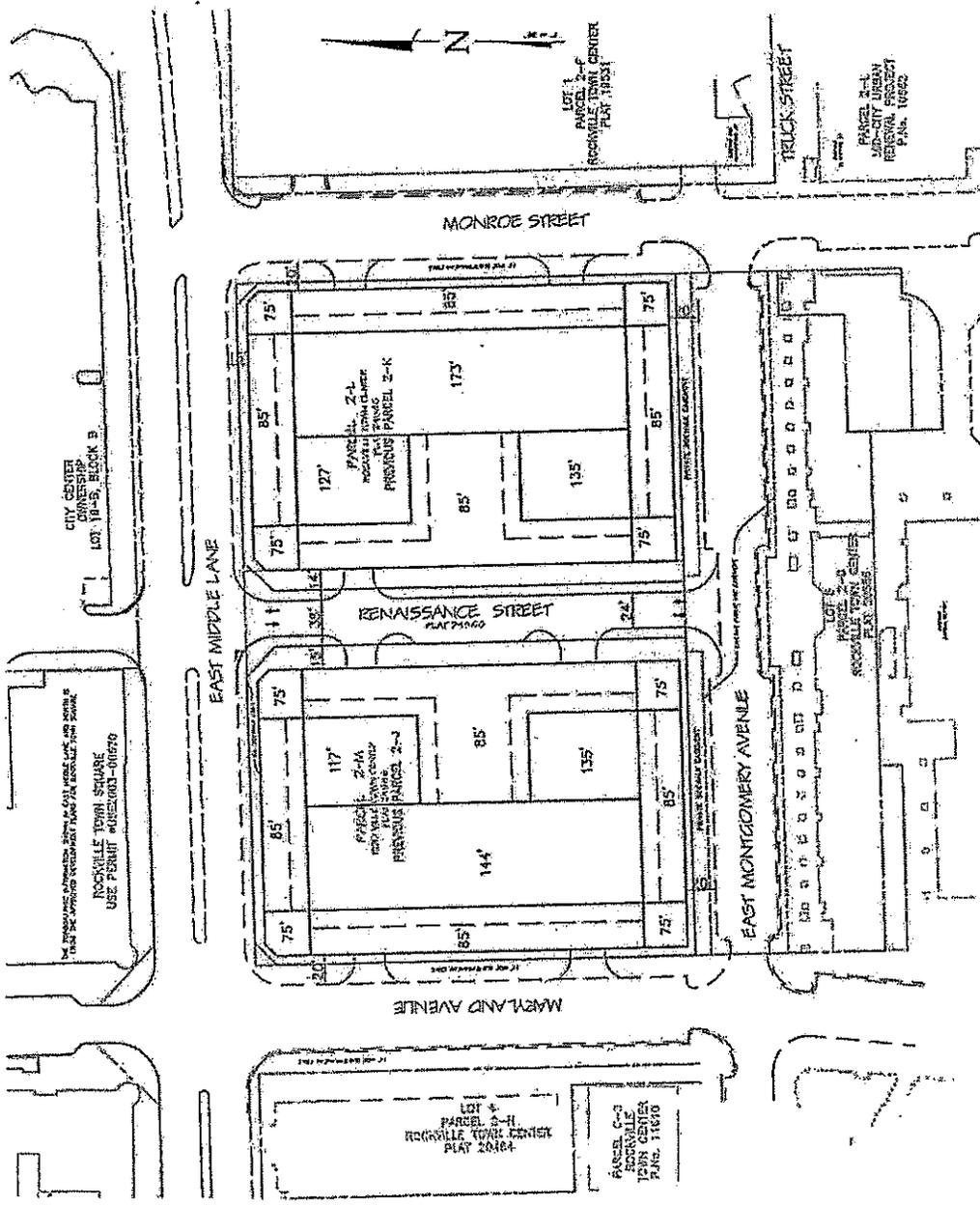
SITE INFORMATION:
 PARCEL 2-A & 2-K
 AREA = APPROX. 1.5 ACRES
 USE = COMMERCIAL, RESIDENTIAL, OFFICE, RETAIL, & MIXED

| NO. | DESCRIPTION | DATE | BY | REVISIONS |
|-----|--------------------------------------|----------|-----|-----------------------|
| 1 | PRELIMINARY DEVELOPMENT PLAN | 01/15/00 | MMG | ISSUED FOR PERMITTING |
| 2 | LAND USE AND MASSING PLAN | 01/15/00 | MMG | ISSUED FOR PERMITTING |
| 3 | PROPOSED 2-L & 2-K, ROCKVILLE CENTER | 01/15/00 | MMG | ISSUED FOR PERMITTING |

ANCHORED PRELIMINARY DEVELOPMENT PLAN
 LAND USE AND MASSING PLAN
DUBALL ROCKVILLE PROJECT
 PARCELS 2-L & 2-K, ROCKVILLE CENTER

481 E.5. CITY ST. ROCKVILLE - ANCHORAGE COURT - HARTMAN

MMG
 Needs, Investments & Character P.A.
 11111 Rockville Road
 Rockville, MD 20850
 Phone: 703-231-5633



NOTED:
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLAT FOR PARCEL 2-A & 2-K, ROCKVILLE CENTER, PLAY 20484, AS SHOWN ON THE RECORD PLAT FOR PARCEL 2-A & 2-K, ROCKVILLE CENTER, PLAY 20484.

OWNER/ARCHITECT:
 DUBALL ROCKVILLE, LLC
 11111 Rockville Road
 Rockville, MD 20850
 PHONE: 703-231-5633

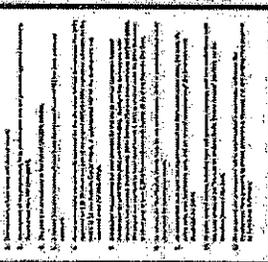
DUBALL ROCKVILLE, LLC SITE PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER SITE DEVELOPMENT PLAN AMENDMENT #STP2012-00105

SHEET INDEX - USE PERMIT PLAN SUBMISSION

- SP-1: Cover Sheet
- SP-2: Use Permit Site Development Plan
- EX-1: Street Cross Section Exhibit
- EX-2: Street Cross Section Exhibit
- EX-3: Signing & Pavement Marking Plan Exhibit
- EX-4: Plaza 1 - Development Exhibit
- FA-1: Emergency Access Exhibit
- L-1: Street Level Landscape Plan
- L-1A: Renaissance Street Landscape Plan (ALT.)
- L-2: 9th Floor Terrace Landscape Plan
- L-3: Detail Paving Plans
- L-4: Hardscape Details
- L-5: Site Furnishing
- L-6: Planting Details and Schedule

DESIGN TEAM:

- OWNER:**
Duball Rockville, LLC
C/O Duball, LLC
11111 Sunset Hill Road, Suite 200
Reston, VA 20190
Phone: 703-234-5633
- DEVELOPER:**
Duball Rockville, LLC
C/O Duball, LLC
11111 Sunset Hill Road, Suite 200
Reston, VA 20190
Phone: 703-234-5633
- ARCHITECT:**
Terri Solias & Partners, Inc.
1300 Spring Street, 4th Floor
Silver Spring, MD 20910
Phone: 301-585-4800
- CIVIL ENGINEER:**
Macent, Hendricks & Glascock, P.A.
9220 Nightman Road, Suite 320
Montgomery Village, MD 20886
Phone: 301-670-0840
- LANDSCAPE ARCHITECT:**
Parker Rodriguez, Inc.
101 N. Union Street, Suite 330
Alexandria, VA 22315
Phone: 703-548-5010
- ATTORNEY:**
Stulman, Rogers, Gonsel, Parody & Eckert, PA
11921 Rockville Pike
Rockville, MD 20852
Phone: 301-230-3224



| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|----------------|----------|----------|----------|
| 1 | Initial Design | 10/1/12 | J. Smith | M. Jones |
| 2 | Revisions | 10/15/12 | J. Smith | M. Jones |
| 3 | Final Design | 10/30/12 | J. Smith | M. Jones |

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|--------------|----------|----------|----------|
| 4 | Revisions | 11/10/12 | J. Smith | M. Jones |
| 5 | Final Design | 11/20/12 | J. Smith | M. Jones |

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|--------------|----------|----------|----------|
| 6 | Revisions | 12/1/12 | J. Smith | M. Jones |
| 7 | Final Design | 12/15/12 | J. Smith | M. Jones |

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|--------------|----------|----------|----------|
| 8 | Revisions | 12/20/12 | J. Smith | M. Jones |
| 9 | Final Design | 1/5/13 | J. Smith | M. Jones |

SP-1

SITE DEVELOPMENT PLAN - COVER SHEET
DUBALL ROCKVILLE SITE
ROCKVILLE TOWN CENTER
PARCELS 2-L & 2-M

4TH ED. CITY OF ROCKVILLE - WASHINGTON COUNTY - MONTGOMERY COUNTY - MARYLAND

EMHG
Maryland Professional Engineer
No. 123456789
Exp. 12/31/2015

ATT
#2

City of Rockville FY 2014 School Test - in effect from July 1, 2013, through June 30, 2014

Projected Enrollment and Utilization at Schools With Service Areas Completely or Partly Within the City of Rockville*

MCPS Program Capacity Compared to Projected Enrollment - Reflects County Council Approved Amended FY 2013-2018 CIP

May 28, 2013

| CLUSTER | SCHOOLS | Approx. Percent of Enrollment from City of Rockville | MCPS PROGRAM CAPACITY | ACTUAL ENROLLMENT | | PROJECTED ENROLLMENT | | | | |
|--------------------------------|-----------------------------|--|-----------------------|-------------------|---------|----------------------|---------|---------|---------|---------|
| | | | | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
| Gaithersburg | Gaithersburg H.S. | 3% | 1992 | 2560 | 2038 | 2013 | 2001 | 2035 | 2092 | 2180 |
| | space available | | 2284 | -68 | -46 | -21 | 0 | 249 | 192 | 104 |
| | % utilization | | | 103% | 88% | 88% | 68% | 89% | 92% | 95% |
| | Forest Oak M.S. | 5% | 910 | 772 | 825 | 844 | 863 | 877 | 942 | 989 |
| | space available | | | 138 | 85 | 66 | 47 | 33 | -32 | -79 |
| | % utilization | | | 85% | 91% | 93% | 95% | 96% | 104% | 109% |
| | Rosemont E.S. (CSR) | 20% | 692 | 530 | 542 | 539 | 577 | 597 | 612 | 659 |
| | space available | | | 62 | 50 | 53 | 25 | -5 | -26 | -67 |
| | % utilization | | | 90% | 92% | 91% | 90% | 101% | 103% | 111% |
| Washington Grove E.S. (CSR) | Washington Grove E.S. (CSR) | Silverwood Dev. only portion in City | 680 | 394 | 382 | 398 | 415 | 466 | 503 | 644 |
| | space available | | | 282 | 284 | 188 | 151 | 120 | 83 | 42 |
| | % utilization | | | 66% | 65% | 68% | 70% | 68% | 66% | 93% |
| Walter Johnson | Walter Johnson H.S. | 15% | 2274 | 2257 | 2297 | 2305 | 2315 | 2319 | 2363 | 2467 |
| | space available | | | 17 | -23 | -31 | -21 | -39 | -89 | -193 |
| | % utilization | | | 90% | 101% | 101% | 103% | 102% | 104% | 108% |
| | Tilden M.S. | 35% | 983 | 769 | 754 | 784 | 793 | 848 | 874 | 917 |
| | space available | | | 194 | 209 | 179 | 170 | 115 | 89 | 46 |
| | % utilization | | | 80% | 78% | 81% | 80% | 86% | 91% | 95% |
| | Farmland E.S. | 50% | 715 | 651 | 654 | 650 | 677 | 683 | 685 | 684 |
| | space available | | | -65 | -64 | 50 | 20 | 32 | 30 | 31 |
| | % utilization | | | 91% | 91% | 92% | 93% | 96% | 96% | 96% |
| Richard Montgomery | Richard Montgomery* | 90% | 2211 | 2173 | 2166 | 2169 | 2211 | 2255 | 2315 | 2377 |
| | space available | | | 47 | 52 | 49 | 47 | -37 | -98 | -159 |
| | % utilization | | | 98% | 98% | 98% | 100% | 102% | 104% | 107% |
| | Julius West M.S.* | 90% | 895 | 1120 | 1174 | 1204 | 1277 | 1303 | 1338 | 1347 |
| | space available | | | -125 | -179 | -209 | -282 | -142 | -107 | -98 |
| | % utilization | | | 113% | 119% | 121% | 126% | 90% | 93% | 93% |
| | Beall E.S.* | 100% | 784 | 784 | 794 | 802 | 809 | 790 | 788 | 788 |
| | space available | | | -143 | -153 | -151 | -168 | -149 | -137 | -147 |
| | % utilization | | | 122% | 124% | 125% | 125% | 123% | 123% | 123% |
| College Gardens E.S. (CSR)* | 70% | 674 | 837 | 819 | 838 | 836 | 845 | 834 | 833 | |
| space available | | | -166 | -148 | -167 | -165 | -174 | -163 | -162 | |
| % utilization | | | 126% | 122% | 125% | 125% | 126% | 124% | 124% | |
| Ritchie Park E.S.* | 80% | 637 | 521 | 537 | 535 | 629 | 536 | 540 | 540 | |
| space available | | | -134 | -150 | -148 | -142 | -142 | -153 | -153 | |
| % utilization | | | 135% | 130% | 130% | 137% | 139% | 140% | 140% | |
| Twinbrook E.S. (CSR)* | 60% | 536 | 551 | 582 | 596 | 604 | 619 | 625 | 620 | |
| space available | | | -13 | -44 | -50 | -50 | -81 | -87 | -82 | |
| % utilization | | | 102% | 109% | 111% | 112% | 115% | 116% | 115% | |
| Richard Montgomery ES #5* | | | 740 | | | | | | | |
| Opens August 2017 | | | | | | | | | | |
| Boundaries will be set in 2016 | | | | | | | | | | |

Continued on next page

City of Rockville FY 2014 School Test - in effect from July 1, 2013, through June 30, 2014

Projected Enrollment and Utilization at Schools With Service Areas Completely or Partly Within the City of Rockville*

MCPS Program Capacity Compared to Projected Enrollment - Reflects County Council Approved Amended FY 2013-2018 CIP

May 28, 2013

| CLUSTER | SCHOOLS | Approx. Percent of Enrollment from City of Rockville | MCPS PROGRAM CAPACITY | ACTUAL ENROLLMENT | | PROJECTED ENROLLMENT | | | | |
|-----------|-------------------------|--|-----------------------|-------------------|---------|----------------------|-------------------|---------|---------|---------|
| | | | | 2012-13 | 2013-14 | 2014-15 | TEST YEAR 2015-16 | 2016-17 | 2017-18 | 2018-19 |
| Rockville | Rockville H.S. | 35% | 1516 | 1271 | 1260 | 1299 | 1035 | 1385 | 1453 | 1479 |
| | space available | | | 245 | 256 | 217 | 481 | 131 | 63 | 37 |
| | % utilization | | | 84% | 83% | 86% | 68% | 91% | 96% | 98% |
| | Wood M.S. | 35% | 930 | 924 | 958 | 1000 | 1027 | 1057 | 1090 | 1112 |
| | space available | | | 12 | 22 | 64 | 31 | -121 | -154 | -176 |
| | % utilization | | | 99% | 102% | 107% | 110% | 113% | 116% | 119% |
| | Maryvale E.S. (CSR)* | 90% | 740 | 582 | 609 | 616 | 647 | 645 | 648 | 648 |
| | space available | | | 12 | 39 | 66 | 77 | -75 | -78 | -78 |
| | % utilization | | | 102% | 107% | 112% | 117% | 113% | 88% | 88% |
| | Meadow Hall E.S. (CSR)* | 100% | 332 | 426 | 436 | 432 | 443 | 438 | 432 | 435 |
| | space available | | | -94 | -104 | -100 | -100 | -106 | -100 | -103 |
| | % utilization | | | 128% | 131% | 130% | 133% | 132% | 130% | 131% |
| WOOTTON | Wootton H.S.* | 15% | 2127 | 2299 | 2264 | 2219 | 2111 | 2176 | 2156 | 2143 |
| | space available | | | -172 | -197 | -92 | -97 | -49 | -29 | -16 |
| | % utilization | | | 108% | 106% | 104% | 104% | 102% | 101% | 101% |
| | Frost M.S.* | 15% | 1100 | 1058 | 1143 | 1118 | 1065 | 1001 | 958 | 937 |
| | space available | | | 80 | -5 | 20 | 23 | -37 | 160 | 201 |
| | % utilization | | | 99% | 100% | 99% | 96% | 88% | 84% | 82% |
| | Fallsmead E.S.* | 70% | 507 | 532 | 535 | 530 | 522 | 523 | 535 | 530 |
| | space available | | | 65 | 62 | 67 | 76 | 74 | 62 | 67 |
| | % utilization | | | 89% | 90% | 89% | 87% | 88% | 90% | 89% |
| | Lakewood E.S.* | 30% | 550 | 559 | 546 | 536 | 527 | 518 | 517 | 516 |
| | space available | | | -13 | 10 | 20 | 23 | 38 | 39 | 41 |
| | % utilization | | | 102% | 98% | 96% | 94% | 93% | 93% | 93% |

According to the City of Rockville test of school adequacy, schools fail if the utilization percent exceeds 110% two years in the future (the highlighted column.)

CSR indicates schools that have class-size reductions in Grades K-2, with class sizes of 18:1. Beall ES was a CSR school in 2010-11, but will no longer be one, beginning in 2011-12.

* Asterisks denote schools located within the City of Rockville.

Funded CIP Projects:

- The table incorporates modernization of Gallthersburg HS, to be completed in August 2013. This project increases the capacity of the school to 2,284.
- Hilden MS is scheduled for modernization with completion now scheduled for August 2019. No additional capacity is planned for this modernization at this time.
- Richard Montgomery ES #5 (capacity 740) at the site of the former Hungerford Park ES, opening August 2017. Boundaries will be established one year prior to opening of the school.
- Julius West MS addition (total capacity 1,445) opening August 2016.
- Maryvale ES modernization increases capacity to 740 when completed in January 2018.

4081232

**Montgomery County Student Generation Rates for New Housing by Type
Based on 2013 Analysis of Students and County Parcel File**

| NORTH | | | | |
|--|---|--------|-------|------------|
| Housing Type | Factors (number of students generated per unit) | | | |
| | Elementary | Middle | High | Total K-12 |
| Single Family Detached | 0.416 | 0.175 | 0.213 | 0.804 |
| Townhouse | 0.242 | 0.091 | 0.122 | 0.455 |
| Multi-Family Low to Mid-Rise (4 or fewer floors) | 0.051 | 0.025 | 0.027 | 0.103 |
| Multi-Family High Rise (5 or more floors) | 0.052 | 0.018 | 0.031 | 0.101 |
| SOUTHWEST | | | | |
| Housing Type | Factors (number of students generated per unit) | | | |
| | Elementary | Middle | High | Total K-12 |
| Single Family Detached | 0.323 | 0.132 | 0.153 | 0.608 |
| Townhouse | 0.168 | 0.072 | 0.099 | 0.337 |
| Multi-Family Low to Mid-Rise (4 or fewer floors) | 0.063 | 0.023 | 0.032 | 0.118 |
| Multi-Family High Rise (5 or more floors) | 0.024 | 0.008 | 0.012 | 0.044 |
| EAST | | | | |
| Housing Type | Factors (number of students generated per unit) | | | |
| | Elementary | Middle | High | Total K-12 |
| Single Family Detached | 0.233 | 0.124 | 0.198 | 0.553 |
| Townhouse | 0.178 | 0.062 | 0.101 | 0.341 |
| Multi-Family Low to Mid-Rise (4 or fewer floors) | 0.094 | 0.046 | 0.058 | 0.198 |
| Multi-Family High Rise (5 or more floors) | 0.019 | 0.005 | 0.008 | 0.030 |
| COUNTYWIDE HOUSING STUDENT YIELD FACTORS | | | | |
| Housing Type | Factors (number of students generated per unit) | | | |
| | Elementary | Middle | High | Total K-12 |
| Single Family Detached | 0.357 | 0.153 | 0.190 | 0.700 |
| Townhouse | 0.214 | 0.082 | 0.113 | 0.409 |
| Multi-Family Low to Mid-Rise (4 or fewer floors) | 0.068 | 0.031 | 0.039 | 0.139 |
| Multi-Family High Rise (5 or more floors) | 0.024 | 0.006 | 0.012 | 0.044 |

Based on a 2013 analysis of students residing in housing units occupied within last 10 years, through a matching of student records and the county parcel file. A collaborative effort of Division of Long-range Planning, MCPS, and the Center for Research & Information Services, Montgomery County Planning Dept.

NORTH includes general "upcounty" areas including: Clarksburg, Damascus, Gaithersburg, Magruder, Northwest, Poolesville, Quince Orchard, Seneca Valley, Sherwood, and Watkins Mill clusters.

SOUTHWEST includes: Bethesda-Chevy Chase, Churchill, Walter Johnson, Richard Montgomery, Rockville, Whitman, and Wootton clusters.

EAST includes: Downcounty Consortium (Blair, Einstein, Kennedy, Northwood, and Wheaton, and Northeast Consortium (Blake, Paint Branch and Springbrook), clusters.

4

PARKING CALCULATIONS

Parking Calculation for Uses within the Duball Rockville Project:

| Preliminary Development Plan Amendment Hotel APPROVED PDP94-0001E | | | PDP Amendment Phase 2 Additional Residential PJT2014 - _____ PROPOSED 2013 Application | | |
|---|------------------------------|------------------------|---|----------------------------|-------------------------|
| Total | 2-J now 2-M | 2-K now 2-L | Proposed Total | As-Approved 2-J now 2-M | Proposed 2-K now 2-L |
| 485 Dwelling Units | 263 Dwelling Units | 222 Dwelling Units | 663 Dwelling Units | 263 Dwelling Units | 400 Dwelling Units |
| Hotel with 100 am & pm trips reserved *175 Guest Room Hotel per USA2006-0699A | | | Hotel 140 Guest Rooms Per STP2012-0105 | 140 Guest Rooms | |
| 45,300 Commercial | 23,100 gsf | 22,200 gsf | 45,300 gsf | 23,100 gsf | 22,200 gsf |
| 1,156 Parking Spaces | 590 spaces | 566 spaces | 1,177 spaces min. | 590 spaces | 587 spaces* |
| | | | | | |
| Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED | | | Site Plan if PDP Amendment Approved Phase 2 Residential - Future Application | | |
| Total | 2-J now 2-M | 2-K now 2-L | Total | 2-J now 2-M | 2-K now 2-L |
| 485 Dwelling Units | 263 Dwelling Units | 222 Dwelling Units | 663 Dwelling Units | 263 Dwelling Units | 400 Dwelling Units |
| 140 Guest Room Hotel | 140 Guest Rooms | | 140 Guest Rooms | 140 Guest Rooms | |
| 45,300 gsf Commercial | Hotel Restaurant 1,145 sf | 22,200 gsf | 45,300 gsf Commercial | 22,745 gsf | 22,200 gsf |
| | Hotel Meeting 1,910 sf | | | | |
| | Hotel lobby 3,300+ sf | | | | |
| | Retail 8,790 sf | | | | |
| | Rest 7,900 sf | | | | |
| | Total 23,045+ | | | | |
| Parking 2-J/2-K | 429 spaces | 366 spaces | Pkg 2-L/2-M | 429 spaces | 387 spaces* |
| Parking Retail Pavilion | 161 spaces replacement | 200 spaces replacement | Parking Retail Pavilion | 161 spaces replacement | 200 spaces replacement |
| Total parking 1,156 spaces | 590 spaces | 566 spaces | Total Parking 1,177 spaces min. | 590 spaces | 587 spaces* |

*Parking estimate for Phase 2 with 40% Residential Parking Waiver Requested:

65% 1 bedrooms 260 du x 1.0/du = 260 sp

35% 2 BR + 140 du x 1.5/du = 210 sp

470 x 40% Residential Parking Waiver Requested = 282 spaces minimum

Total for Residential 282 Spaces

Total for Commercial 105 Spaces

Total Replacement Retail Pavilion 200 Spaces

Total Parking in Phase 2 587 Spaces

Preliminary Development Plan Blocks 1-5 Time of Day Calculation for Peak Parking Demand
Duball Phase 2 Residential w/ 40% parking waiver but no further reductions for Time of Day
Duball Phase 1 Residential no reductions

| Block & Use | Base parking Per code with waiver | Weekday Day | Weekday Evening | Weekend Day | Weekend Evening | Night |
|--|--------------------------------------|-------------|--------------------|----------------|--------------------|-------|
| Block 1/ 2-F 225 Rockville Pike | | | | | | |
| Office | | 100% | 10% | 10% | 5% | 5% |
| | 276 | 276 | 28 | 28 | 14 | 14 |
| 51 Monroe | 138 | 138 | 14 | 14 | 7 | 7 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | | | | | | |
| Restaurants | | 50% | 100% | 100% | 100% | 10% |
| Deli | 1 | 1 | 1 | 1 | 1 | 1 |
| Block 5/2-G Retail Pavilion | | | | | | |
| Office | | 100% | 10% | 10% | 5% | 5% |
| | 52 | 52 | 6 | 6 | 3 | 3 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | 3 | 2 | 3 | 3 | 3 | 1 |
| Restaurants | | 50% | 100% | 100% | 100% | 10% |
| | 102 | 51 | 102 | 102 | 102 | 11 |
| Theatre | | 40% | 100% | 80% | 100% | 10% |
| | 383 | 153 | 383 | 307 | 383 | 38 |
| Block 4/2-H Parking Lot | | | | | | |
| No Uses/ Pkg | | | | | | |
| Block 3/2-M Duball Phase 1 | | | | | | |
| Residential | | 60% | 90% | 80% | 90% | 100% |
| | 292 | 292 | 292 | 292 | 292 | 292 |
| Hotel | | 70% | 100% | 70% | 100% | 70% |
| | 38 | 27 | 38 | 27 | 38 | 27 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | 27 | 14 | 25 | 27 | 19 | 27 |
| Restaurant | | 50% | 100% | 100% | 100% | 10% |
| | 73 | 37 | 73 | 73 | 73 | 8 |
| Block 2/2-L Duball Phase 2 | | | | | | |
| Residential | | 60% | 90% | 80% | 90% | 100% |
| | 282 | 282 | 282 | 282 | 282 | 282 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | 38 | 19 | 35 | 38 | 27 | 2 |
| Restaurant | | 50% | 100% | 100% | 100% | 10% |
| | 70 | 35 | 70 | 70 | 70 | 7 |
| Total Parking Required PDP | | 1379 | 1352 | 1267 | 1314 | 720 |
| Total Parking Provided PDP | | 1651 | 1651 | 1651 | 1651 | 1651 |
| Surplus Spaces PDP Blocks 1-5 | | 272 | 299 | 384 | 337 | 931 |

Preliminary Development Plan Duball Rockville Blocks 2 & 3 Time of Day Calculation for Peak Parking Demand reflecting Duball Rockville obligation for Block 5 Retail Parking Max 361 spaces (replacement of surface parking lots spaces)

Duball Phase 2 Residential w/ 40% parking waiver but no further reductions for Time of Day

Duball Phase 1 Residential no reductions

| Block & Use | Base parking Per code with waiver | Weekday Day | Weekday Evening | Weekend Day | Weekend Evening | Night |
|--|--------------------------------------|----------------|--------------------|----------------|--------------------|-------|
| Block 3/Parcel 2-M Duball Phase 1 | | | | | | |
| Residential | | 60% n/a | 90% n/a | 80% n/a | 90% n/a | 100% |
| | 292 | 292 | 292 | 292 | 292 | 292 |
| Hotel | | 70% | 100% | 70% | 100% | 70% |
| | 38 | 27 | 38 | 27 | 38 | 27 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | 27 | 14 | 25 | 27 | 19 | 27 |
| Restaurant | | 50% | 100% | 100% | 100% | 10% |
| | 73 | 37 | 73 | 73 | 73 | 8 |
| Block 2/Parcel 2-L Duball Phase 2 | | | | | | |
| Residential | | 60% n/a | 90% n/a | 80% n/a | 90% n/a | 100% |
| | 282 | 282 | 282 | 282 | 282 | 282 |
| Retail | | 50% | 90% | 100% | 70% | 5% |
| | 38 | 19 | 35 | 38 | 27 | 2 |
| Restaurant | | 50% | 100% | 100% | 100% | 10% |
| | 70 | 35 | 70 | 70 | 70 | 7 |
| Block 5/Parcel 2-G Retail Pavilion | | | | | | |
| *361 max obligation Blks 2 & 3 | 494 | 258 | 361* | 361* | 361* | 53 |
| Total Spaces Required Blocks 2 & 3 + 5 | | 964 | 1176 | 1170 | 1162 | 698 |
| Total Spaces Provided Blocks 2 & 3 | | 1177 | 1177 | 1177 | 1177 | 1177 |
| Surplus spaces Blocks 2 & 3 in Duball Rockville Project | | +213 | +1 | +7 | +15 | +479 |

September 23, 2013



Comprehensive Transportation Review
SCOPING INTAKE FORM

| | | | | | | | | | | | | | | | | | | | | |
|--|--|---|----|----|-----|----|--|-----|----|----|-----|-------|----|-----|-----|----|-----|-----|-----|-----|
| Project Name: | Duball Rockville Town Center Project | | | | | | | | | | | | | | | | | | | |
| Permit No. (if available): | | | | | | | | | | | | | | | | | | | | |
| Subject Property Address: | East Montgomery Avenue/Maryland Avenue/Monroe Street | | | | | | | | | | | | | | | | | | | |
| Contact Person: | Edward Papazian | | | | | | | | | | | | | | | | | | | |
| Contact Phone Number: | 703-674-1307 | | | | | | | | | | | | | | | | | | | |
| Contact Email Address: | ed.papazian@kimley-horn.com | | | | | | | | | | | | | | | | | | | |
| Proposed Land Use Density: | Use | | | | | | Square Footage/ Dwelling Units | | | | | | | | | | | | | |
| | Current Approval | High-rise residential Ground floor retail Hotel | | | | | 485 DUs 45,600 SF 100 Trips reserved | | | | | | | | | | | | | |
| | Proposed Development | High-rise residential Ground floor retail Suite hotel | | | | | 663 DUs 38,590 SF 140 Rooms | | | | | | | | | | | | | |
| Trip Generation | Peak Hour Site Trips | | | | | | | | | | | | | | | | | | | |
| | Peak Period | IN | | | | | OUT | | | | | TOTAL | | | | | | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 1 | 2 | 3 | 4 | 5 | 6 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | AM | 51 | 18 | 45 | 38 | 20 | 67 | 152 | 11 | 22 | 114 | 13 | 33 | 203 | 29 | 67 | 152 | 33 | 100 | +14 |
| | PM | 145 | 50 | 32 | 108 | 58 | 42 | 92 | 64 | 45 | 69 | 73 | 58 | 237 | 114 | 77 | 177 | 131 | 100 | +20 |
| SAT | | | | | | | | | | | | | | | | | | | | |
| Proposed Study Area (Boundaries and Intersections) | N/A New plan results in fewer than 30 peak hour trips compared to current approval. | | | | | | | | | | | | | | | | | | | |
| Proposed Access Points: | Same as current approval. Parcel M – driveway along Maryland Avenue and along Renaissance Street. Parcel L –driveway along Renaissance Street and along Monroe Street. | | | | | | | | | | | | | | | | | | | |
| Projected Horizon (Build Out) Date: | 2016 | | | | | | | | | | | | | | | | | | | |
| Statement of Operations | This site plan application also serves as an amendment to the Preliminary Development Plan (PDP) for the Duball Rockville Town Center project. The amendment involves an increase in the number of high-rise residential units, reduction in the amount of retail space, and a determination of the number of hotel rooms. | | | | | | | | | | | | | | | | | | | |

1. Proposed residential – MCPB Guidelines
2. Proposed retail – ITE LU Code 826
3. Proposed suite hotel – ITE LU Code 311
4. Current approved residential - MCPB Guidelines
5. Current approved retail – ITE LU Code 826
6. Current approved trips for hotel, in-out splits from LU Code 311
7. Net increase in trips



Memorandum

11400 Commerce Park Dr.
Suite 400
Reston, VA

To: Rebecca Torma
City of Rockville Traffic and Transportation

From: Edward Y. Papazian, P.E. *EYP*

Date: September 30, 2013

Subject: Duball Rockville Town Center Project
Traffic Statement – Trip Generation and On-Site Description

INTRODUCTION

This memorandum serves as a traffic statement for the proposed modification of the Preliminary Development Plan PDP 94-001, as amended (PDP) for the two parcels which make up the Duball Rockville Town Center Project; Parcels 2-L and 2-M, based on the approved site plan STP 2012-00105 and the proposed amendment for Parcel 2-L. Parcel 2-M was formerly Parcel 2-J and Parcel 2-L was formerly Parcel 2-K. These two parcels are part of the five parcels that comprise the PDP. No changes are proposed by this amendment application to the three parcels within the PDP but outside the two parcels in the Duball Rockville Town Center Project. Therefore, this traffic statement focuses on the two parcels within the Duball Rockville Town Center Project. The attached figure shows the proposed plan for Parcels 2-L and 2-M.

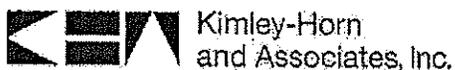
DESCRIPTION OF PROJECT

The currently approved development levels on Parcels 2-L and 2-M consist of the following.

| | |
|-----------|------------------------------------|
| 485 | High-rise residential units |
| 45,600 SF | Ground floor retail |
| 100 | Peak hour trips reserved for hotel |

The proposed modification of the PDP contains the following.

TEL: 703-674-1300
FAX: 703-674-1350



| | |
|------------|-----------------------------|
| Parcel 2-L | |
| 400 | High-rise residential units |
| 22,200 SF | Ground floor retail |

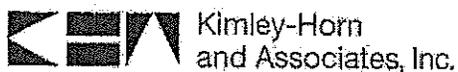
| | |
|------------|-----------------------------|
| Parcel 2-M | |
| 263 | High-rise residential units |
| 16,390 SF | Ground floor retail |
| 140 | Room suite hotel |

Vehicle access will be the same as shown on the approved plans. Vehicle access to the parking garage will be provided for Parcel 2-M along Maryland Avenue and along Renaissance Street approximately 110 feet north of East Montgomery Avenue (measured center line to center line). Vehicle access to the parking garage will be provided for Parcel 2-L along Renaissance Street and along Monroe Street also approximately 110 feet north of East Montgomery Avenue. Vehicle access for service vehicles for each parcel will be provided on those same streets approximately 120 feet south of East Middle Lane. Truck movements will be straight ahead with no backing maneuvers on the streets.

The vehicle access and circulation design was analyzed thoroughly as part of the approved site plan. This design was shown to provide for a safe and efficient vehicle and pedestrian operation for the approved plan and will continue to be incorporated into the modified plan.

PEAK HOUR TRIP GENERATION

The peak hour trips generated by the proposed modification of the PDP were compared to the trips generated by the currently approved PDP. These figures are shown in Table 1.



| Modification of PDP | AM Peak Hour | | | PM Peak Hour | | |
|--|--------------|------------|------------|--------------|------------|------------|
| | In | Out | Two-Way | In | Out | Two-Way |
| 663 High-rise DUs ¹ | 51 | 152 | 203 | 145 | 92 | 237 |
| 38,590 SF Ground Floor Retail ² | 18 | 11 | 29 | 50 | 64 | 114 |
| 140 Room Suite Hotel ³ | 45 | 22 | 67 | 32 | 45 | 77 |
| Total Trips | 114 | 185 | 299 | 227 | 201 | 428 |
| Approved PDP | | | | | | |
| 485 High-rise DUs ⁴ | 38 | 114 | 152 | 108 | 69 | 177 |
| 45,600 SF Ground Floor Retail ⁵ | 20 | 13 | 33 | 58 | 73 | 131 |
| 100 Trips Reserved for Hotel ⁶ | 67 | 33 | 100 | 42 | 58 | 100 |
| Total Trips | 125 | 160 | 285 | 208 | 200 | 408 |
| Increase in Trips | -11 | +25 | +14 | +19 | +1 | +20 |

¹ Residential trips from MCPB Guidelines

² Retail trips from ITE Trip Generation Manual 9th Edition LU Code 826

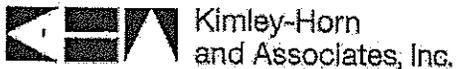
³ Suite hotel trips from ITE Trip Generation Manual LU Code 311

⁴ Residential trips from MCPB Guidelines 311.

⁵ Retail trips from ITE Trip Generation Manual 9th Edition LU Code 826

⁶ Reserved trips for hotel based on 100 peak hour trips. In-out splits from ITE LU Code 311

Comparison of the trip generation between the proposed modification of the PDP and the approved PDP shows that the increase in peak hour trips will be 14 in the AM peak hour and 20 in the PM peak hour. This increase in trips will be significantly fewer than the 30 trips that would trigger the need for a full traffic study to satisfy the requirements for a Comprehensive Transportation Review (CTR).



CONCLUSIONS

The proposed modification of the PDP for the Duball Rockville Town Center Project will have no adverse impact on the transportation network. The increase in peak hour trips between the proposed modification and the approved PDP will be less than 30 trips. This increase will have a negligible effect on the surrounding streets and does not trigger the need for a full traffic study. The on-site circulation by automobiles, bicyclists, pedestrians, and delivery and service vehicles will operate in a safe and efficient manner. As demonstrated in separate analyses, sufficient automobile and bicycle parking is available to accommodate parking demand for the project.