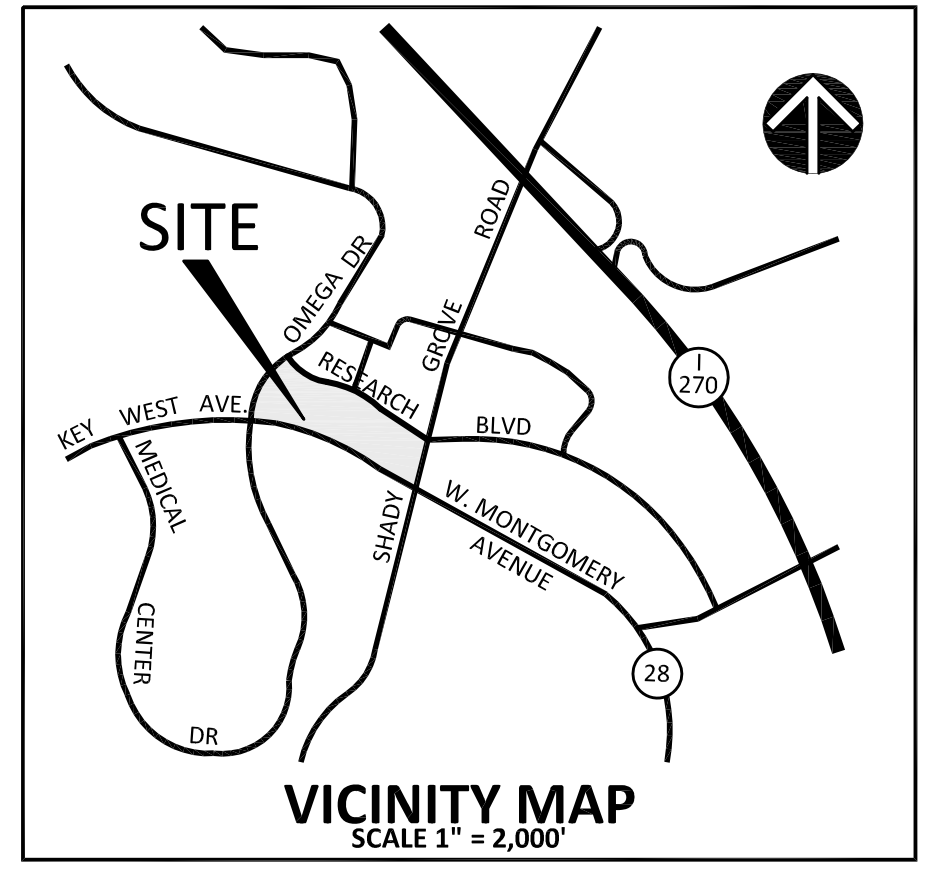


SITE PLAN AMENDMENT

MALLORY SQUARE

M-NCPPC FILE NUMBER: 82012013B



MALLORY SQUARE

Rockville, Maryland

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 Contact: Daniel Dove

3 Traffic Engineer:
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E-PLANS APPROVAL

Development Tabulations - CR1.5, C 1.5, R 1.5, H 100'		
	SF	ACRES
BNA Lot and Parcel E	516,941	11.86733
Plus Outlot 3, Plat #15882	7,905	0.18147
Plus Outlot 2, Plat #14518	642	0.01474
Existing Net Lot Area	525,488	12.06354
Plus Dedication Per Plat #10660	8,006	0.18379
Plus Dedication Per Plat #12906	24,604	0.56483
Existing Gross Tract Area	558,098	12.81217
Existing Net Lot Area	525,488	12.06354
Less Dedication Per R/W Plat #152	1,602	0.03678
Less Master Plan R/W Dedication for Key West Avenue	25,667	0.58923
Less Master Plan R/W Dedication for Omega Drive	409	0.00939
Less Master Plan R/W Dedication for B-9 Roadway	26,344	0.60478
Less Master Plan R/W Dedication for B-10 Roadway	24,525	0.56302
Ultimate Net Lot Area	446,941	10.26035

Allowable Development		
	SF	ACRES
Gross Tract Area	558,098	12.81217

	GFA	GFA
CR Zone Base Density Allowed	0.50	279,049
CR Incentive Density Proposed	0.93	520,991
Public Benefit Proposed = 101 Points (See Site Plan Cover Sheet SP-1)		
CR Zone Maximum Density Allowed	1.50	837,147

Approved Development		
	GFA	GFA
Residential	1.43	796,500
Retail	0.01	3,500
Total	1.43	800,000

Moderately Priced Dwelling Units				
	Required		Approved	
	%	Number	%	Number
Building A	12.5%	40.00	13.65%	43
Building B	12.5%	46.00	13.70%	50
Total		86	13.68%	93

	Building A		Building B	
	Required	Approved	Required	Approved
Front	0'	18'	0'	14'
Sides	0'	14'	0'	39'
Rear	0'	32'	0'	14'

Building Height		
	Maximum Allowed	Approved
CR-1.5, Commercial 1.5, Residential 1.5, Height 100'	100'	70'
<i>Proposed maximum building heights were established by the binding elements in Approved Sketch Plan 320120010. The proposed development is limited to a maximum height of 70 feet, for occupiable space, provided however, architectural design elements of the development are limited to a maximum height of 90 feet.</i>		

Public Use Space (based on Net Lot Area)		
	Required	Approved
Public Use Space %	10.0%	20.1%
Public Use Space SF	44,694	90,000
Right of Way Streetscape %	N/A	15.7%
Right of Way Streetscape SF	N/A	70,000

Note: Final Public Use Space may be modified but shall not be less than 10% of net lot area.

Amenity Area					
	Units	Required Indoor SF	Approved Indoor SF	Required Outdoor SF	Approved Outdoor SF
Building A	315	5,000	5,000	5,000	5,000
Building B	365	5,000	5,000	5,000	5,000
Totals	680	10,000	10,000	10,000	10,000

Note: Indoor calculated at 20 SF/unit up to 5,000 SF max required; Outdoor calculated at 20 SF/unit, 5,000 SF max required, 400 SF must adjust indoor amenity.

Residential MF Unit Mix									
	studio	studio MPDU	1br	1br MPDU	2br	2br MPDU	3br	3br MPDU	Total
rate	1.00	1.00	1.25	1.25	1.50	1.50	2.00	2.00	
Building A Units	35	6	134	21	103	16	0	0	315
Subtotal Parking Building A	35	6	168	27	155	24	0	0	416
Building B Units	45	7	144	23	126	20	0	0	365
Subtotal Parking Building B	45	7	180	29	189	30	0	0	480
Maximum Parking spaces allowed	80	13	348	56	344	54	0	0	896 Total Parking Spaces

NOTE: FINAL MPDU & MARKET RATE LOCATIONS & BEDROOM COMPOSITION WILL BE DETERMINED BEFORE BUILDING PERMIT BY AGREEMENT WITH DHCA.

Public Benefits Calculations	
Existing Gross Tract Area	12.81217 ac
Total Proposed Residential GFA	800,000 sf
Base Residential GFA Allowed (12.81217 x 43,560 sf x 0.50 FAR)	279,049 sf
Maximum Residential GFA Allowed (12.81217 x 43,560 sf x 1.50 FAR)	837,147 sf
Bonus Residential Density Needed to reach Maximum	520,953 sf

Public Benefit Category	Points Met
59-C-15.851: Major Public Facilities	5.00
5 for Public Bike Share Station	5.00
Public Benefit Category	Points Met
59-C-15.852: Transit Proximity	20.00
20% for Level 2 ECT Bus Station located within 1/4 mile to 1/2 mile of site Minimum: 25% of site must qualify	104,190 sf 20.00
Public Benefit Category	Points Met
59-C-15.854: Diversity of Uses & Activities	13.60
(a)(2)(A) 13.65% MPDUs (1.15% over 12.5% required)	71,110 sf 13.60

Public Benefit Category	Points Met
59-C-15.855: Quality Building & Site Design	44.30
(b) Structured Parking - (99% of spaces in structure, above grade) - 9.9 points	51,574 sf 9.90
(c) Public Art (fee to be paid to PATSC)	52,095 sf 10.00
(e) Public Open Space - 20 points	104,190 sf 20.00
(f) Exceptional Design - 10 points	26,048 sf 5.00
Public Benefit Category	Points Met
59-C-15.856: Protection & Enhancement of the Natural Environment	20.00
(a) BLT - must purchase 5 points (5% of bonus density to be earned) (800,000 - 279,049 - 520,951; 05-26047.55/20,000 = 1.30238 BLTs)	1,30238 26,048 sf 5.00
Total BLTs	1.30238
(d) Tree Canopy	52,095 sf 10.00
(g) Cool Roof (project proposes 90% cool roof on available roof area)	26,048 sf 5.00
Total Project Points Met	103.90
Maximum Allowed Residential GFA	837,147 sf
Total Proposed Residential GFA	800,000 sf

MONTGOMERY COUNTY RECREATION DEMAND CALCULATOR	
(Per March 1992 guidelines)	
Building A	
HI-RISE	0.035 0.040 0.040 0.768 0.460
DEMAND CALCULATIONS	
HI-RISE	315 11.0 12.6 12.6 241.9 144.9
Total Units	315.0
Total Demand	11.0 12.6 12.6 241.9 144.9
On-Site Supply	16.5 21.5 32.6 410.8 248.6
% Demand Met On-Site	149.3 170.7 258.4 169.8 171.6
Off-Site Supply	0.0 0.0 0.0 0.0 0.0
Total On-Site/Off-Site	16.5 21.5 32.6 410.8 248.6
% Demand Met On-Off	149.3 170.7 258.4 169.8 171.6

MONTGOMERY COUNTY RECREATION DEMAND CALCULATOR	
(Per March 1992 guidelines)	
Building B	
HI-RISE	0.035 0.040 0.040 0.768 0.460
DEMAND CALCULATIONS	
HI-RISE	365 12.8 14.6 14.6 280.3 167.9
Total Units	365.0
Total Demand	12.8 14.6 14.6 280.3 167.9
On-Site Supply	17.2 23.0 34.9 466.5 284.2
% Demand Met On-Site	134.4 157.7 238.8 166.4 169.3
Off-Site Supply	0.0 0.0 0.0 0.0 0.0
Total On-Site/Off-Site	17.2 23.0 34.9 466.5 284.2
% Demand Met On-Off	134.4 157.7 238.8 166.4 169.3

Parking - 59-C-15.65

Use	GFA/Units Proposed	Maximum Allowed	CR Reduction Factor	Minimum Allowed	Approved
Building A Residential Units	315	416,000	30%	291	416
Building B Residential Units	365	480,000	30%	336	480
Building A Visitor Spaces					19
Building B Visitor Spaces					32
Building A Retail (5 spaces/1,000 SF)	1,850	9	60%	4	6
Building B Retail (5 spaces/1,000 SF)	1,650	8	60%	3	6
Totals				914	959

***Additional spaces approved pursuant to Section 59-C-15.636, "Waiver of Parking Provisions."
 Includes 4 surface spaces at each building entry along roadway B9.

Accessible & Motorcycle Spaces			
	Required	Approved	
Building A ADA	9	9	9
Building B ADA	11	11	11
Building A ADA Van	3	3	3
Building B ADA Van	3	3	3
Bldg A Motorcycle	20	20	20
Bldg B Motorcycle	20	20	20

Loading and Bicycle Spaces, Building A	
Residential Units	315
Non-Residential Area (SF)	1,850
Bicycle Spaces Required	
Residential, >20 units (0.5 Bicycle spaces/unit - 100 Max per bldg)	100
Non-Residential, >10K to 99.9K SF (2 for first 10K + 1/1 each additional 10,000 SF - 100 Max per bldg)	2
Public Bicycle parking space	10
Total Bicycle Spaces Provided	112

Retail, (SF)	1,850
Multi-family, 4 story	
WB-50 Loading Spaces Required	0
WB-50 Loading Spaces Proposed	0
SU-30 Loading Spaces Required	0
SU-30 Loading Spaces Proposed	0

Loading and Bicycle Spaces, Building B	
Residential Units	365
Non-Residential Area (SF)	1,650
Bicycle Spaces Required	
Residential, >20 units (0.5 Bicycle spaces/unit - 100 Max per bldg)	100
Non-Residential, >10K to 99.9K SF (2 for first 10K + 1/1 each additional 10,000 SF, 100 Max per bldg)	2
Public Bicycle parking space	10
Total Bicycle Spaces Proposed	112

Retail, (SF)	1,650
Multi-family, 4 story	
WB-50 Loading Spaces Required	0
WB-50 Loading Spaces Proposed	0
SU-30 Loading Spaces Required	0
SU-30 Loading Spaces Proposed	0

GENERAL NOTES

- SITE PLAN AMENDMENT 82012013B IS A LIMITED AMENDMENT TO THE CONDITIONS OF APPROVAL THAT CURRENTLY REQUIRE THE COMPLETION OF AMENITIES BEFORE THE RELEASE OF ANY USE AND OCCUPANCY PERMITS.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS561, AND ZONED CR-1.5.
- THE HORIZONTAL DATUM IS BASED ON NAD83 (CORS) (EPOCH 2002.0000) (MARYLAND COORDINATE SYSTEM (MD1900)) USING THE FOLLOWING NGS CORS STATIONS:
-ZDC1, PID NO. DL360
CONTROL ESTABLISHED USING GPS.
- THE VERTICAL DATUM IS BASED ON NGVD29 USING CORS STATIONS:
-ZDC1, PID NUMBER DF9217
CONTROL ESTABLISHED USING GPS AND WSSC BENCHMARK #12 AS SHOWN ON WSSC CONTRACT 80 BL 4549L ELEVATION 477.38'
- PURSUANT TO THE SECTOR PLAN, BY SECTIONAL MAP AMENDMENT, THIS SITE IS ZONED: CR-1.5, C-1.5, R-1.5, H-100.
- M-NCPPC SKETCH PLAN 320120010 FOR THIS PROPERTY WAS APPROVED ON 11-3-2011.

AMENDMENT LIST FOR 82012013B

- INSTALL ADDITIONAL AMENITIES AND FURNITURE ON ROOF OF APPROVED GARAGE FOR BUILDING A.
- RELOCATION OF SWM FACILITIES FROM BETWEEN GARAGE AND MF BUILDING, TO AREAS ALONG KEY WEST AVENUE AND OMEGA DRIVE, AND ADJUSTMENT OF PLANT MATERIAL IN THOSE LOCATIONS.
- LOSS OF ONE RESIDENTIAL UNIT, AFFECTING FLOOR PLANS.

SHEET INDEX