ADDITIONAL ILLUSTRATIVES

FOR

PLANNING COMMISSION CONSIDERATION

FALLSGROVE

DVA ARCHITECTS, L.L.C.

City of Rockville, Maryland

5 story office building & Hotel - Perspective view A

Proposed Amendment
Illustrative

FALLSGROVE

City of Rockville, Maryland

5 story office building & Hotel - Perspective view C

DVA ARCHITECTS, L.L.C.

Possible Existing Zoning
Development Scenario

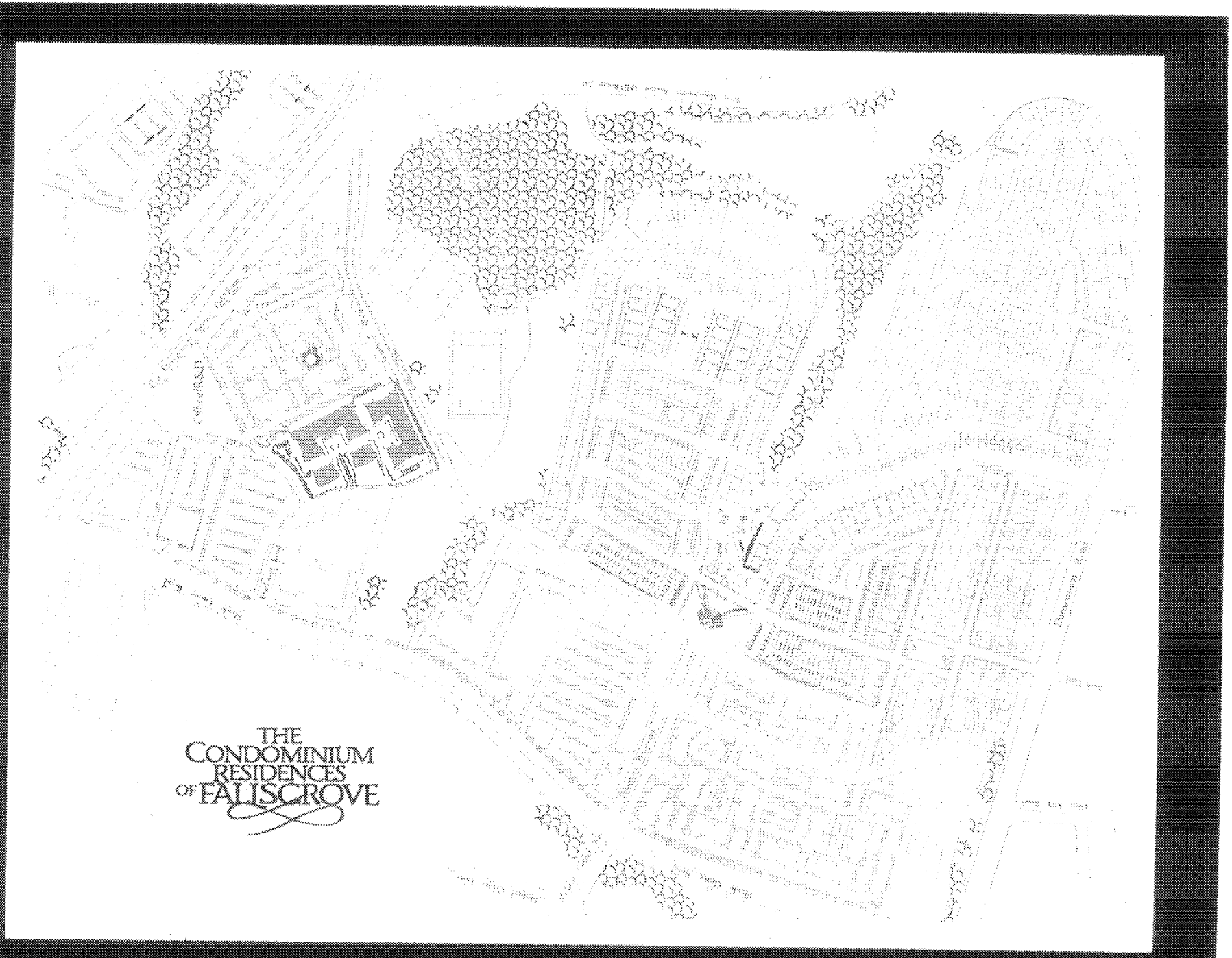
Approved Fallsgrove Density & Uses

- 1530 Residential Units
- 150,000 Square Feet of Retail
- 950,000 Square Feet of Office / R&D
- 10,000 Square Feet of Ancillary Retail within Office Development
- Office Building Heights up to 125 Feet

Traffic and Parking Comparisons

Use	Parking	Morning Trips	Evening Trips
200 Room Hotel	220 Spaces	116	124
150,000 SF Office	600 Spaces	286	298

Fallsgrove Marketing Brochure



Bozzutto Marketing
Material to Residents

FALLSGROVE

VICINITY MAP

DVA

DONNALLY VUGIC ASSOCIATES, L.L.C.

ARCHITECTURE • PLANNING • INTERIORS