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September 18, 2015

By Hand Delivery

James Wasilak
Chief of Planning
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: 4 Research Place
PAM Submittal - Level 1 Site Plan

Dear Mr. Wasilak:

On behalf of the owner of 4 Research Place, Four Research Place, LLC (the "Applicant"), we submit the enclosed Application for Pre-Application Meeting (the "PAM"), and accompanying Project Description and Scope of Work narrative.

The PAM proposes development of a three story, 87,000 square foot self-storage facility on the Property (as defined below). Under the City of Rockville's Zoning Ordinance, a Level 1 Site Plan is required to implement the use, for which this PAM is a prerequisite.

Property Description. The property subject to the PAM is a portion of Lot 2, Block A, Washington National Pike Industrial Park, as shown on Plat 9024. A proposed subdivision is pending to create two separate lots, Lots 17 and 18 (PLT2016-00544); the self-storage facility would be constructed on new Lot 17 (the "Property"). The proposed Lot 17 is 2.45 acres and currently improved with a parking lot.[1]

The neighborhood is entirely commercial with commercial buildings (and ancillary surface parking lots) surrounding the Property on all four sides. Nearly the entire area of the Property is improved with a surface parking area and is currently zoned MXE.

Proposed Use. The Applicant proposes the construction of a three story, 87,000 square foot self-storage facility with approximately 700 storage units. Self-storage is currently permitted by right in the MXE Zone, as a "Service Industrial Use" without any conditions.

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1 The PAM does not reflect any changes to the building on new Lot 18, recently approved via Site Plan Amendment STP2015-00246.

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Access to the Property will be via the existing curb cut along Research Place and adequate parking and loading is being provided, as shown on the Site Plan and described below. The architecture of the building and its floor plan will be provided with the formal Site Plan submission.

The facility is intended to function similarly to the self-storage facility on proposed Lot 18 with the two facilities sharing a main office located in the proposed Lot 18 facility. The two facilities will also share two employees, neither of which will live on-site as resident caretakers. The facility that is the subject of this PAM, however, will have its own parking and security measures.

The level of imperviousness on the Property will be reduced by approximately 20% as a result of this development by incorporating new stormwater management measures and removing unnecessary pavement.

Zoning Ordinance Standards. As stated above, self-storage is currently permitted by right in the MXE Zone as a "Service Industrial Use" without any conditions. The proposed facility will comply with the MXE Zone development standards set forth in Section 25.13.05(b) and exceeds the required public use space requirements as follows:

	Required	**Provided**
Tract Area	No minimum.	112,137 square feet
Maximum Building Height	120 feet	42 feet
Minimum Lot Width at Front Lot Line	10 feet	138 feet
Public Right of Way Abutting Setback	None required; 10 feet minimum if provided.	67 feet (Research Place)
Minimum Side Yard Setback	None required; 10 feet minimum if provided.	17 feet
Minimum Rear Yard Setback	None required; 10 feet minimum if provided.	132 feet
Total Open Space	20% (22,427 square feet)	30.7% (34,486 square feet)
Public Use Space	5% (5,607 square feet)	30.2% (33,878 square feet)
Number of Auto Spaces	13 spaces	29 spaces

Accessible Parking	2 spaces	2 spaces
Bicycle- Short Tem	1 space	4 spaces
Bicycle- Long Term	4 spaces	4 spaces

At Site Plan, the Applicant will provide details to demonstrate compliance with Section 25.13.06, Additional Design Guidelines. With respect to Section 25.13.07, Special Design Guidelines, the proposed site plan meets all relevant guidelines, which will also be outlined at Site Plan.

Adequate Public Facilities. With respect to the Adequate Public Facilities Ordinance, all APF standards are met. As described on the attached Comprehensive Traffic Review Scoping Intake Form, minimal trips are generated by the facility, having no impact on the transportation network. Similarly, water and sewer currently serves the Property in more than adequate amounts for the self-storage facility. The use will have no impact on the school system.

Thank you for your attention to this matter. Please advise us if you need any additional information.

Very truly yours,

Erica A. Leatham

EAL/akm

cc: Janel Kausner
Patrick La Vay
Nydia M Pouyes
Margaret Hall