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**Johnson Development Associates
1249 West Montgomery Avenue
Project Description and Scope of Work**

April 1, 2016

On behalf of the Applicant, Johnson Development Associates, this project description and scope of work is submitted in connection with a forthcoming Level 2 Site Plan application to accommodate a self-storage facility on the property located at 1249 West Montgomery Avenue (the "Property"). The Property is located to the east of the Best Western Hotel located at 1251 West Montgomery Avenue. The Best Western site and the Property are located on a single record lot, with the Best Western located on Ownership Lot 19A and the Property locating on Ownership Lot 19B. The Property contains 137,082 square feet and is zoned Mixed-Use Employment ("MXE"). The perimeter of the Property is improved with parking spaces which serve the Best Western. There are no other improvements on the Property.

The Applicant proposes to construct a self-storage facility on the Property containing approximately 117,120 square feet and up to 1,000 storage units. The building will be five stories with a maximum height of 65 feet. The proposed building is designed in a stepped fashion so as to provide clear visibility of the hotel from I-270. The hours of operation of the storage facility will be 6 AM to 10 PM, with office hours from 9 AM to 6 PM. Parking will be provided on-site, with 15 parking spaces intended to serve the self-storage facility and the remaining 197+/- spaces continuing to serve the hotel.

In accordance with the ITE Manual, the proposed self-storage facility will generate less than 30 peak hour trips.