

PROJECT NARRATIVE

5 RESEARCH PLACE, ROCKVILLE, MARYLAND

I. INTRODUCTION

Following, as required for Site Plan Amendment Application, is a project narrative to include a statement of justification that addresses compliance with the following:

- Mixed Use Development Standards, including layback slope and shadow study (Section 25.13)
- Landscaping, 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

II. MIXED USE DEVELOPMENT STANDARDS, INCLUDING LAYBACK SLOPE AND SHADOW STUDY (25.13)

A. Existing Development

The existing one-story light industrial building on the property was built in 1971 and contains 58,632 square feet of gross floor area (GFA), chillers (air conditioning) within a wall open to the sky on the northeastern side of the building, and a fuel tank, generator, and transformer within a wall open to the sky on the southwestern side of the building. There is a loading dock on the northeastern side of the building next to the chillers.

Existing site features consist of a parking lot of 174 vehicle spaces with access to Research Court and Research Place, lead walks to the main

entrance door and to a secondary door on the southeastern side of the building, two stormwater management dry ponds between the building and Research Boulevard, and landscaping consisting of approximately 80 trees generally on the project's perimeter and along the two building sides that face Research Boulevard and Research Place.

B. Proposed Development

Proposed development is to accommodate the new tenant, the Consumer Product Safety Commission, which will operate a testing laboratory on the premises. The building improvements will consist of two one-story building additions (see the copy of the Site Plan on the next page for proposed development). The proposed additions on the northwestern side of the building contain 2,487 square feet of GFA; the addition on the southeastern side of the building contains 2,733 square feet of GFA. The additions will increase building size from 58,632 square feet GFA to 63,852 square feet GFA ($58,632 \text{ SF} + 2,487 \text{ SF} + 2,733 \text{ SF} = 63,852 \text{ SF}$). The wall enclosing the chillers will be extended approximately 21 feet southward and approximately 32 feet westward to connect to the existing building to form an enclosure of approximately 675 square feet open to the sky. Between this enclosed area and the proposed southwestern building addition an 8-foot by 20-foot dumpster is proposed. At the northwestern building corner, near the northwestern building addition, a 10-foot by 20-foot compacting dumpster is proposed. At the southwestern corner of the building an enclosed area of approximately 1,850 square feet open to the sky is proposed adjacent to the enclosure for the fuel tank generator, and transformer.

Proposed development will require the elimination of 30 parking spaces of the 174 existing parking spaces resulting in a new total parking area of 144 spaces. The parking required (25.16.03) for the proposed laboratory (service industrial building) is 1 space minimum per 500 square feet of GFA or 128

spaces minimum based on 63,852 square feet of proposed GFA. Accordingly, the 144 proposed parking spaces conform to the parking minimum of the Zoning Ordinance for the proposed use. As required by the Zoning Ordinance, five bicycle parking spaces are provided.

Forest Conservation requirements on site are satisfied by planting of 12 trees (see the copy of the Forest Conservation and Landscape Plan on the next page). The new trees are located generally around the edge of the parking area on the site's perimeter.

C. Zoning

1. Purpose 25.13.02

The subject property is classified in the MXE Zone which is a Mixed Use Zone (25.13.02). The purpose of the Zone, as noted in the Zoning Ordinance, is as follows:

"Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, and industrial park uses, this zone allows for medium density development of office, retail, and residential uses. A mix of office and residential uses, including live/work and work/live units, is encouraged."

2. Land Use 25.13.03

The land use proposed is service industrial use (laboratory) which is a permitted use in the existing MXE Zone.

3. Development Standards

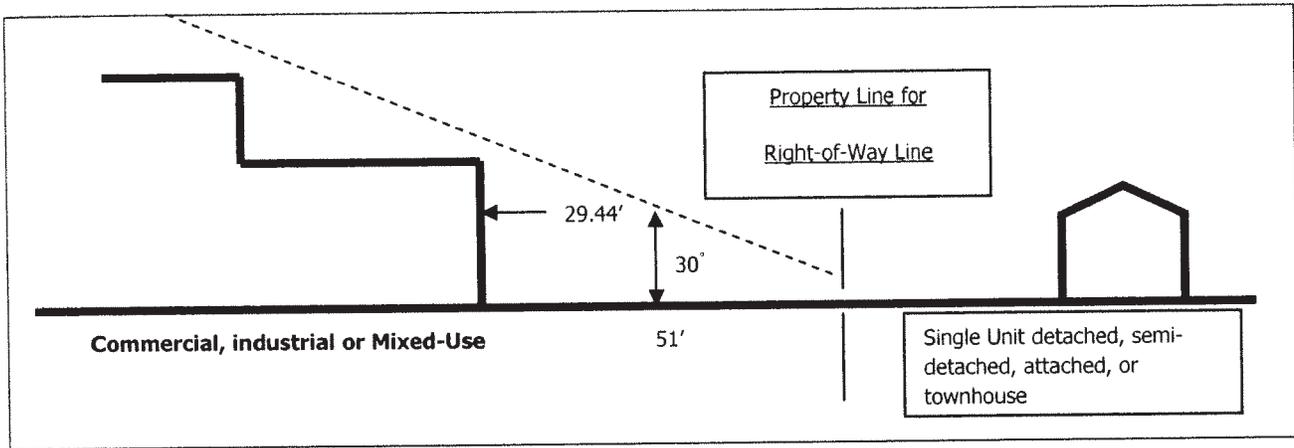
The table below sets forth the development standards for MXE Zones.

The bottom row labeled proposed indicates development proposed for the MXE-zoned subject site.

Zone		Maximum Height (in feet)	Public Use Space (min. %)	Setbacks				
				Side			Rear	
				Public Right-of-Way Abutting	Residential Land Abutting	Non-Residential Land Abutting	Residential Land Abutting	Non-Residential Land Abutting
Required/ Permitted	MXE	120	20	None required: 10' min. if provided	or ½ height of building, whichever is greater	None 0' min. if provided	or ½ height of building, whichever is greater	None 0' min. if provided
Proposed		1 story 18.5'	Fee in Lieu	51'± minimum	N/A	N/A	N/A	120'±

4. Layback Slope

The Layback slope example (Figure 13.1) of the Zoning Ordinance is reproduced on the next page and shows the minimum setback of the building from the right-of-way line of Research Boulevard or 51 feet. The maximum building height for that setback is shown on the example as 29.44 feet. The building is one story, and 18.5 feet in height. The building, therefore, conforms to the Layback Slope requirement of the Zoning Ordinance.



5. Shadows

Section 25.17.06 requires that in the MXE Zone, developments must be so planned in relation to one another that no building will cast a shadow between 10:00 am and 2:00 pm on December 21st on existing or approved structures that are principally residential. As there are no residential structures in the vicinity of the subject property, this section is not applicable.

III. LANDSCAPING, SCREENING, AND LIGHTING MANUAL

A. Landscaping

As indicated above, the project was built in 1971 under standards and regulations existing at that time.

1. Landscape Strip and Perimeter Landscaping

The existing parking lot has a 10-foot-wide open strip around its perimeter and a minimum 10-foot-wide open strip adjacent to Research Place and Research Court. The strip adjacent to the two roads is within a Pepco Easement and, accordingly, cannot contain trees. There are, however, trees along the rear (eastern) perimeter of the parking lot. The Forest Conservation and Landscape Plan proposes four additional trees along this strip and three trees in the wider area between the parking lot and

Research Court where there is no Pepco easement. Further, one tree is proposed at the entrance drive to the parking lot from Research Court and the existing stormwater management pond. Two more trees are proposed between the stormwater management pond and Research Court.

2. Internal landscaping of parking lot

Internal landscaping of the parking lot was not required by the City at the time this project was approved approximately 38 years ago.

3. Parking Facilities in Existence as of December 2003

The Landscaping, Screening, and Lighting Manual states the following:

"Parking facilities in existence as of December 15, 2003, are nonconforming. However, they may be maintained and repaired so long as the nonconformity is not increased."

In the subject application proposed development reduces the parking area by 30 spaces and 5,722 square feet thereby lessening the nonconformity. Accordingly, the applicant requests that the parking area, as proposed, be allowed to continue, as nonconforming.

4. Lighting

Existing lighting of the subject site is as follows:

- Parking Lot: 10 "shoebox" type lighting fixtures on metal poles are located around the perimeter of the parking lot.
- Public Streets: Three "cobra" type lights mounted on Pecpo poles are located at the intersection of Research Boulevard and Research Court, at the intersection of Research Boulevard and Research

Place, and on Research Boulevard approximately halfway between the two lights described above.

- Building: Thirty-seven “down” lights are mounted underneath the building overhang all the way around the building. One wall-mounted light is located at the top of the building corner on the south side near the transformer. Two “porch” type lights are located on either side of the front door on the south side of the building. Six bollard lights flank both sides of the main lead walk from Research Place to the building’s front door. Four bollard lights run along the south side of the lead walk from the parking lot to the front door.

The site and building lights described above provide efficient lighting without excessive glare and excessive intensity, and improve the nighttime visual environment in accordance with standards in effect at the time the site was developed. The Landscaping, Screening, and Lighting manual indicates the following:

“The following standards apply to all exterior lighting fixtures permitted after December 15, 2003 regardless of zone or location within the City. All existing light fixtures that do not comply with these standards are nonconforming and subject to the provisions for development nonconformities set forth in Article 8 of the City’s Zoning Ordinance.”

The applicant requests that the site and building lighting, as is, be allowed to continue as nonconforming.

IV. ADEQUATE PUBLIC FACILITIES (25.20)

A. Introduction

Section 25.20.02 indicates that public services and facilities to be examined for adequacy will include, but not necessarily be limited to, roads and public transportation facilities, sewerage and water service, schools, and fire and emergency services protection. These are discussed below.

B. Roads and Public Transportation

1. Existing Conditions

As noted above, the applicant is proposing two building additions, totaling 5,220 square feet, mostly over an existing parking area. The additions will reduce the existing parking on site by 30 spaces. The building area including the additions will be 63,852 square feet all on one floor. The parking area will consist of 144 parking spaces including 6 handicap spaces. Minimum parking for the subject laboratory use is 128 parking spaces. The building will be used as a research laboratory by the Federal Consumer Product Safety Commission. Hours of operation will be Monday to Friday from 6:00 am until 5:00 pm except on federal holidays. Testing and evaluation of consumer items will be conducted at this facility during these business hours.

There are two (2) driveway entrances to the parking lot. One is located on Research Court and the other is on Research Place. Traffic can access Research Court from Shady Grove Road or from Research Boulevard. Traffic can only access Research Place from Research Boulevard. The trip generation table for the building addition (5,220 square feet) is shown below.

Trip Generation Table				
Trip Generation	Peak Hour Site Trips			
R&D Center	Peak Period	IN	OUT	TOTAL
Source: 8 th Ed.	AM	83% = 5.29	17% = 1.08	5.22 x 1.22 = 6.37
Trip Generation	PM	15% = 0.79	85% = 4.48	5.22 x 1.01 = 5.27
ITE	SAT	50% = 0.63	50% = 0.63	5.22 x 0.24 = 1.25
Informational				

2. Site Access and Circulation

The two existing driveways are sufficient to maintain an acceptable level of service for vehicles entering and exiting the parking lot. These driveways, which served the previous industrial use from the 1970s to the present, were adequate during that time period and can be expected to remain so.

Access to the parking lot is required for both deliveries and trash pickup during business hours (see previous). Analysis of the existing parking lot demonstrated that both functions would be feasible on the NE side of the building. [A gap in the middle parking bays would allow for the large vehicles to back up.] Although smaller delivery vehicles (SU) could access the NE side of the building from the Research Court entrance, the Research Place driveway would provide an easier ingress and egress for larger tractor trailer (WB-40) vehicles.

According to the Rockville City Code, the required parking for a laboratory is one (1) space minimum per 500 square feet of floor area. The proposed square footage for this building will be 63, 852 square feet which requires 128 parking spaces. Although the proposed additions eliminate 30 of the existing parking stalls, the plan provides for 144 parking spaces which are 16 more spaces than required.

There are 6-foot-wide sidewalks along both sides of Research Boulevard and 4-foot-wide sidewalks along both sides of Research Court and Research Place. Although there are no pavement markings for crosswalks at the intersections of Research Boulevard at Research Court and Research Boulevard at Research Place, there are handicap ramps at both intersections. Pedestrians can access the site via a 7-foot-wide lead walk from Research Court and a 12-foot-wide lead walk from Research Place.

Transit service is provided along Research Boulevard by Montgomery County's RIDE ON bus system. Route 54 provides service from the Lakeforest Transit Center and the Rockville Metro Station to the site. In addition, Route 66 provides peak-hour service from the Shady Grove Metro Station and the Traville Transit Center to the site. There is a bus shelter adjacent to the site located on Research Boulevard at the intersection with Research Place.

The information above is to illustrate that the proposed additions to the existing building will not affect the existing traffic circulation entering or exiting the parking lot nor the required parking supply. Because the traffic volume accessing the site is low, the two existing driveways are sufficient. Although the proposed additions remove some of the existing parking spaces, there are more than enough remaining parking spaces to exceed the required amount.

The trip generation noted above is minimal and will not adversely impact area roads.

C. Sewerage and Water Service

The site is served by an 8-inch water line with one house connection to the building and an 8-inch sewer line with one house connection to the building. The two building additions totaling 5,220 square feet will be adequately served by water and sewer connections within the building.

D. Public Schools

The proposed use will have no adverse impact on area public schools as no students will be generated.

E. Fire and Emergency Services

1. Fire and Rescue Service

Fire stations serving the subject site are as follows:

<u>Station</u>	<u>Address</u>	<u>Approximate Distance by Road from Site</u>
Rockville No. 3	380 Hungerford Drive Rockville, MD 20850	3.1 miles
Rockville No. 31	12100 Darnestown Road Gaithersburg, MD 20878	3.9 miles
Gaithersburg No. 28	7272 Muncaster Mill Road Derwood, MD 20855	4.1 miles
Gaithersburg No. 8	801 Russell Avenue Gaithersburg, MD 20879	4.2 miles

Fire hydrants in the immediate vicinity of the site are as follows:

<u>Fire Hydrant Location</u>	<u>Approximate Distance from the Subject Building</u>
Across Research Court from the site	140± feet
Across Research Boulevard from the site	130 ± feet
At the end of Research Place cul-de-sac	300± feet

Fire and rescue service to serve the subject property is adequate given the information noted above.

F. Police Services

Police stations serving the subject property are as follows:

<u>Station</u>	<u>Address</u>	<u>Approximate Distance by Road from Site</u>
Police Headquarters	2350 Research Boulevard Rockville, MD 20850	0.1 miles (the Headquarters is across Research Boulevard from the subject site)
Rockville 1 st District	1451 Seven Locks Road Potomac, MD 20854	2.9 miles

Police service to the subject property is adequate in light of the information noted above.

V. Parking (25.16)

As noted above, existing on site parking will be reduced from 174 parking spaces to 144 spaces by the construction of two building additions and installation of a compacting dumpster. Section 25.16.03 indicates that required parking is as follows:

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces		
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space
Industrial and service	Service industrial building	Per each 500 gross SF of floor area 63,852 SF/500 SF = 128 spaces	1	Square feet of gross floor area	1	2 per 40,000 SF 63,852 SF/40,000 = 3.2 = 4 spaces

Parking provided is as follows:

Vehicle parking	144 spaces
including 6 handicap spaces	
Bicycle parking	5 spaces

Parking to serve the proposed use is adequate.

VI. SIGNS (25.18)

A. Existing Signs

There is one metal, inverted, trapezoid-shaped sign at the corner of Research Boulevard and Research Place approximately 15 feet wide at the center of the sign by 5.5 feet high. The sign which is approximately 75 square feet in area for each side is two-sided and lighted by one "up light" on its west side. Lettering on the top of the sign is 5 Research Place and lettering on the bottom is property owner's logo and name. The new lessee's logo and name will go in the center of the sign.

There are four metal handicap parking signs on site. Each is 1.5 square feet in area and mounted on a wooden post. There is lettering on the glass door at the main entrance which states the address, 5 Research Place, and separate lettering indicating no smoking within the building.

B. Proposed Signs and Conformance with 25.18

The following page indicates the signage concept of the site. Proposed signs onsite will conform with Section 25.18.14. The applicant will comply with all requirements for subsequent detailed signage plans.

VII. PUBLIC USE SPACE (25.17)

As noted, the subject site was developed in 1971. At that time, Public Use Space in an industrial zone was not required. Site development consists of a building and parking area. The open space on the property consists of a front yard containing two stormwater management dry ponds and a side yard with a main entrance and two lead walks. There is a 10-foot-wide strip of land around the outer perimeter of the parking lot.

Such open space, as described above, is not suitable for dedication (25.17.01(c)) to the City for the purpose of providing public parks, open areas, or recreation areas to be owned and operated as part of the City's park system. As provided for in 25.17.01(d) the City may require a fee-in-lieu of the public use space requirement under any of the following circumstances:

- The City could use the fee to provide and/or improve another more suitable public space in the vicinity of the project; or
- The site cannot realistically provide the required area for public use and meet all of the other City development standard requirements.

Accordingly, the applicant requests payment of a fee-in-lieu to satisfy the Public Use Space requirement.

VIII. WATER AND SEWER INFORMATION FOR HYDRAULIC REVIEW

The existing water and sewer system is adequate to serve the proposed use as noted above. Given that no new water and sewer facilities or house connections are required the information requirement is not applicable in this instance.