Montgomery County Judicial Center Annex

Site Plan Submission

Project Narrative

Contract # 7504510051-AA CIP 100300
ADTEK Engineers Project No. 0701.38

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Introduction:

The proposed Judicial Center Annex consists of a 200,000 S.F. addition to the existing Montgomery County Judicial Center. This facility is located within the town center area of Rockville, Maryland. This downtown location situates the proposed building within a high density urban atmosphere. The geographic placement of this building facilitates high pedestrian traffic loads while upholding the character and visual aesthetics that would be expected of a favorable community landmark. This design allows for a widely used and highly visible site, and equally important, an environmentally conscious and sustainable project.

The Judicial Center Annex benefits from the abundance of existing infrastructure and streetscapes surrounding the site. The proposed site for the Judicial Center Annex lies on the corner of Jefferson Street (MD-28) and Maryland Avenue. Each of these two right-of-ways provide existing streetscapes with accessible sidewalks, mature street trees and sufficient lighting. The current design incorporates the existing resources of the two streetscapes into the final design, utilizing the existing commodities surrounding the site.

The adjacent buildings and streets will be allowed to continue normal operation throughout the construction process and also seamlessly unite with the final product, as if all pieces were constructed together.

Mixed Use Development Standards:

The Montgomery County Judicial Center Annex is currently zoned as MXTD (Mixed-Use Transit District Zone). The proposed project is a publicly owned and operated facility and its use is permittable under the current zoning.

This zone is intended for use in areas near Metro stations and allows for high-density development of retail, office, and residential uses. The current site is located approximately two blocks west of the Rockville Metro Station. The Metro station has rail service for Metro, Amtrak, and MARC.

Environmental concerns are being addressed to retain as many of the existing mature street trees adjoining the property within the Jefferson Street street right-of-way. Sustainability design for this project is to achieve a minimum of LEED Silver.

The existing bicycle storage facilities on-site produce a total of 19 bike racks. Under the City of Rockville Comprehensive Transportation Review Methodology, it is recommended that this be increased by an additional 18. The current design intent is to meet this requirement.

The proposed courtyard area to the east of the Judicial Center Annex will utilize the existing courtyard, by connecting it with the Jefferson Street sidewalk. The existing courtyard will have some small improvements done to make this area more aesthetic, as well as more functional to the public.

Setback Requirements:

REQUIREMENT DESCRIPTION	SIZE	PROPOSED
Maximum Building Height	120'	118'
Public Use Space	20%	50%
Setback when Abutting Public Right-of-Way	None	-
Side Setback when Abutting Residential Land	25'	N/A
Side Setback when Abutting Non-Residential Land	None	-
Rear Setback when Abutting Residential Land	25'	N/A
Rear Setback when Abutting Non-Residential Land	None	-

The building footprint cannot occupy more than 80% of the net lot area. The cumulative building area for existing and proposed occupies 51% of the net lot area and therefore meets the requirement.

The majority of the exterior of the building façade will include structure glazing and as stated previously will seamlessly blend in with the existing adjoining buildings. Roofing for the building addition will be comprised of a high reflective roofing system and a partial vegetative roof.

Expansion of the existing underground garage facility on-site will accommodate the required parking for the employees within the Judicial Center Annex.

The transformer associated with the electrical design will be housed in an underground vault adjacent to the building and street right-of-way. All roof-mounted mechanical equipment will be screened from all directions using varying roof planes and parapet walls.

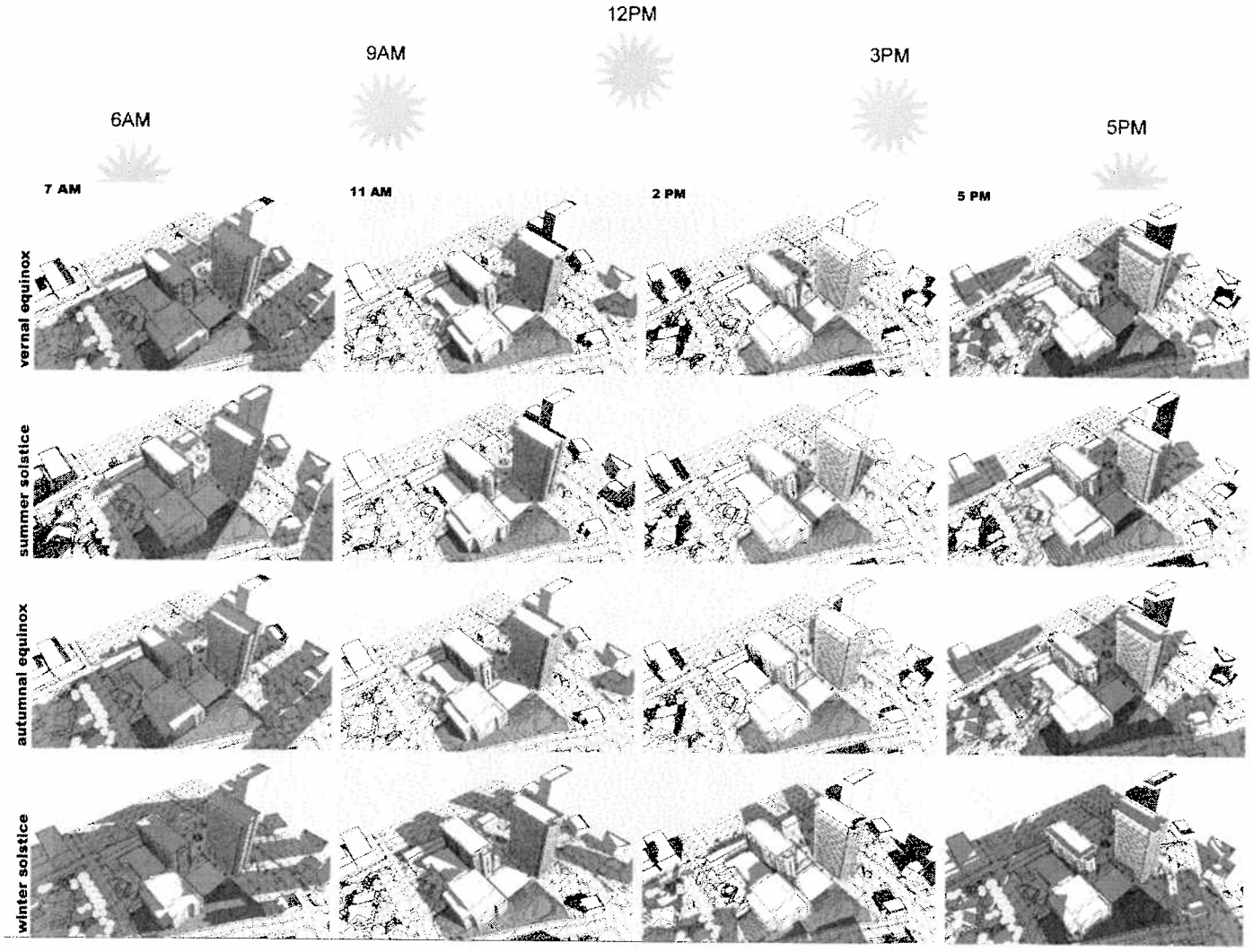
All trash and recycling for the building addition shall be utilized under the current method of removal established by the existing on-site facilities.

Layback Slope:

A layback slope analysis is not required for this type of development.

Shadow Study:

The following chart illustrates the sun movement at the various times throughout the day for each season.



Landscape, Screening, and Lighting:

The landscape and site development of the Montgomery County - Judicial Center Annex will seamlessly blend architecture and landscape into the existing fabric of the judicial center and will provide civic/community green open spaces.

The hardscape and softscape features will respect the scale and the vernacular of the existing structure, and will incorporate the better traditions of design and architecture. The landscape design will incorporate timeless materials and detailing.

Rainwater will be used to create unique water collection features connected by runnels. Flow through planters provided will not only irrigate the plant beds, but will also help improve the water quality that seeps underground. Scuppers and curb cuts will feed these planters with water. These features will act as both attractive landscape features as well as, provide natural irrigation and innovative stormwater management opportunities.

Special attention will be paid to the scale of plant material and plant masses in order to be consistent with the scale of the buildings. Plant materials will be natural and native plants and grasses emphasizing the current character of the area and encouraging a sustainable, low maintenance landscape. Throughout the site, plant material will be chosen for its appropriateness to orientation, use, and maintenance requirements. Plants will be grouped in masses and will incorporate both evergreen and deciduous species for year-round interest. Native and adaptive plant species shall be used. There is no on-grade parking proposed for this site.

Site lighting throughout the complex will comply with Rockville guidelines. Retaining walls and seat walls will include wall lighting elements both to highlight the walls and to provide lighting along the pathways. Low level pedestrian scale lighting may be used along the pathways to provide safe, but non-obtrusive lighting along the pathways. Low bollards may also be used where appropriate to enhance lighting along pathways and breakout spaces. LED lights and other energy conserving lights will be used where possible.

Adequate Public Facilities:

Per Section II.C, Waiver Provisions, the Judicial Center Annex is a publicly-owned and operated use and may waive full compliance with APFO requirements.

Parking:

No on-site above grade parking is proposed for this project. In addition, no off-street at grade parking is proposed. All parking required for the building addition shall be located within the proposed underground parking facility beneath the building. This underground garage shall be an expansion to the existing underground facility on-site. The proposed expansion shall house 70 new spaces, of which, 3 will be handicap accessible. The parking facility shall meet the requirements under section 25.16.07 of the Rockville City Code.

As mentioned above, the Rockville Metro Station is within two blocks of the site. There are 43 bus stops within one-quarter mile radius from the site, and there is a public parking facility one block south of the site.

Bicycle storage shall be increased to meet the requirements of the City of Rockville Comprehensive Transportation Review Methodology. Requirements under section 25.16.09 of the Rockville City Code shall be addressed for short term, as well as, long term bike parking.

All truck loading shall remain as currently operated for the existing buildings on-site.

Signs:

The Judicial Center will be provided with a clearly coordinated system of signage and way-finding which will allow first time users to locate their place of involvement in the judicial process as quickly and efficiently as possible. The Judicial Center Annex shall implement a standardized system of signage. Location, size, color, finish and tactile qualities of signage and use of graphic symbols to assist nonreaders shall follow specific parameters of design on ADA Accessibility Guidelines.

Public use space:

Refer to sections titled Mixed Use Development Standards, and Landscape, Screening, and Lighting for compliance with public use space requirements.

Water and Sewer Information for Hydraulic Review:

Due to the proximity of water in Maryland Avenue, the Judicial Center Annex will be serviced from this street. The existing 16" waterline is more than adequate to service the proposed building. There is a sanitary sewer in Maryland Avenue, but it is vertically higher than the sewer in Jefferson Street. The sanitary sewer connection for the proposed building will be provided through an existing 8" sewer line located in the Jefferson Street (MD-28) right-of-way. The existing 8" line should be of sufficient size for the buildings sanitary sewer needs as well. Gas and power connections will be made from lines running down Maryland Avenue, while telecommunications service will be accessed through the existing building.