

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

SITE PLAN LEVEL ONE – PROPOSED MEDICAL FACILITY

Maryland Urgent Care Developers, LLC (Applicant)

Maryland Urgent Care Developers, LLC (the “Applicant”) proposes a new medical office/clinic facility on a parcel of land located between 736 and 804 Rockville Pike. The subject property, also known as Parcel 795, consists of 0.7065 acres or 30,773 square feet of land (the “Property”). The present application proposes to construct a new medical facility with associated surface parking on the site. Pursuant to Zoning Ordinance Section 25.07.02.b.1., a Level One Site Plan approval is required for this project.

Existing Conditions

The Property is located within the Rockville Pike Corridor Plan area and is zoned Mixed Use Corridor District (“MXCD”). The Property is located on the east side of Rockville Pike and is bordered on the north by the Rockville Printing & Graphics building, on the east by WMATA right-of-way and on the south by a small retail center. The Property consists of 30,773 square feet of land and currently exists as a paved surface parking lot.

Proposed Use and Improvements to the Property

The proposed medical facility, which is permitted in the MXCD Zone under the “medical office” use category, will be approximately 5,256 square feet in size. A total of twenty-two (22) surface parking spaces, including two handicap spaces, will be provided, most of which are located to the rear of the proposed building as required by Section 25.13.07.b.6 of the Zoning Ordinance. The existing parking lot will be reconfigured/restriped and new landscape islands constructed within the parking lot. As part of this new building construction, new water and sewer lines will be constructed, in addition to sidewalk, curb, and landscaping around the building.

Stormwater management requirements will be met by two micro-bioretenion facilities providing water quality treatment for the proposed building and parking area. The site consists almost exclusively of an existing asphalt parking lot with a storm drain inlet on the northwest

corner. The proposed stormwater management includes two micro-bioretenion facilities that will provide water quality treatment for the proposed building and parking area. A monetary contribution is proposed as the stormwater alternative for the on-site channel protection volume and the overbank flood protection volume. An additional fee-in-lieu is also proposed for stormwater management of the public right-of-way. Safe conveyance of runoff for the site is provided to the existing storm drain system.

Erosion and sediment control measures will be performed during construction in accordance with the latest design standards. Forest Conservation requirements will be met on-site.

Master Plan Compliance

The Rockville Pike Corridor Plan's Proposed Land Use map (Map 10 on pg. 48) recommends "moderate intensity mixed use development" for the subject site. The Plan states that it seeks to encourage growth within the Rockville Pike Corridor of a "mix of complementary uses – office, retail and residential – which will make the Corridor an active place throughout the day. (Plan, pg. 47) The proposed medical clinic use for the property is therefore supported by the Plan.

Mixed Use Development Standards

The Site Plan complies with Zoning Ordinance Sections 25.13.05 and 25.13.06 requirements for mixed use zones as follows:

Section 25.13.05.a. – Build to Lines

The build-to-line for the Property was determined by the Chief of Planning during the Pre-Application review process to be 124.54 feet from the centerline of Rockville Pike pursuant to Section 25.17.08.b.3(a). At least 70 percent of the length of the building wall facing Rockville Pike is located on the above build-to-line as required.

Section 25.13.05.b. – Development Standards for MXCD Zone

As shown in the chart below, the Site Plan satisfies the development standards for the MXCD Zone as detailed in Sections 25.13.05.b.1. and 25.13.05.b.2. of the Zoning Ordinance:

| CATEGORY | REQUIREMENT | PROPOSED BY THE SITE PLAN |
|---|--|--|
| Building Height | Max. of 75' | 35' or less |
| Open Area (% of net lot area) | 15% (4,616 s.f.) | 26.5% (8,150 s.f.) |
| Public Use Space Within Open Area (% of net lot area) | 10% (3,077 s.f.) | 10.1% (3,100 s.f.) |
| Setbacks | | |
| Side (when non-resid land abutting) | None or 10' min. | None (to north) 37' (to south) |
| Rear (when non-resid land abutting) | None or 10' min. | > 120' |
| Build-to-line from centerline of Rockville Pike | 124.54' | 124.54' |
| Layback Slope | Not applicable per Section 25.13.05.b.2(d)iv. | Not applicable per Section 25.13.05.b.2(d)iv. |

Section 25.13.06.b. – Aesthetic and Visual Characteristics

- The architectural design and materials used for the proposed medical building will provide visual interest at the street level which enhances the pedestrian experience.
- The following items will not be located along a public street: window and wall air conditioners, electric utility meters, air conditioning compressors and irrigation and pool pumps.
- The main customer entryway will be located in the 'rear' of the building which will be designed in an aesthetically pleasing manner, providing a 'highly visible' customer entrance that is clearly indicated by signage.

- Mechanical equipment will be appropriately screened.

Section 25.13.06.c. – Site Design and Relationship to Surrounding Community

- The trash and recycling will be located in the rear of the Property and will be covered and screened so that they are not visible from public streets, public sidewalks, internal pedestrian walkways or adjacent residential properties. Screening materials used will conform to the predominant materials used on the site.
- A continuous internal pedestrian path of no less than 6 feet in width will be provided from the new sidewalk to be located along the site's frontage (via a crosswalk through the parking area at the front of the building) to the principal customer entrance as required.
- A Landscape and Lighting Plan is included with the Site Plan application and demonstrates compliance with the City's *Landscape, Screening and Lighting* manual as follows:
 - A perimeter landscape strip of 7' is provided adjacent to parking and drive aisles along a length of approximately 330'. The equivalent of 8.25 shade trees are required. This is met by providing 2 shade trees and 13 ornamental trees. In addition, the equivalent of 124 shrubs is required. This is met by providing 78 shrubs and 11 evergreen trees.
 - The parking facility, not including the unloaded drive aisle, is approximately 5,900 square feet. A minimum of 5% of the area must be landscaped, or 295 square feet. This is met by providing 2 shade trees.
 - Full cut-off light pole fixtures will be utilized for site lighting. Decorative building-mounted light fixtures will be used that do not contribute to surrounding area illumination and therefore were not considered in photometric calculations.
 - Light fixtures are specified and located in a manner that directs incident rays away from adjacent properties.

“Special Design Regulations” for the MXCD Zone

The Site Plan satisfies the “Special Design Regulations” for the MXCD Zone established in Section 25.13.07.b. of the Zoning Ordinance as follows:

Section 25.13.07.b.1. – Building Location – “In order to meet the intent of the Plan, buildings in the MXCD Zone should be located at the front property line or the build-to-line where established by the Plan. Access should be to the rear, via alleys with access from the side street(s).”

The proposed medical facility building will be constructed to a build-to-line of 124.54 feet from the centerline of Rockville Pike, determined to be applicable under Section 25.13.05.b.2(d)iv. of the Zoning Ordinance by the Chief of Planning during the Pre-Application phase of this project. The only access available to the property is off of Rockville Pike.

Section 25.13.07.b.2. – Uses by Floor – “The ground floor must contain retail or service uses dealing directly with the public along those streets designated in the Plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least 15 feet. At the time of site plan review or Project Plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional commercial, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.”

The proposed medical building will be a single-story commercial use only facility. As such, the ground floor of the building will be devoted entirely to retail/service use. The ceiling height, however, will be at least 9 feet 2 inches.

Section 25.13.07.b.3. – Facades – “The façade design must be consistent with the standards set forth in subsection 25.13.05.b.2(b). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor and a defined cornice line at the top of the façade wall.”

The facades will comply with the height requirements of Section 25.13.05.b.2(b).

Section 25.13.07.b.4. – Fenestration – “Generally, fenestration of the stories above the ground floor should be by framed individual windows. Continuous strip windows may be allowed by the Planning Commission if they are used to maintain compatibility with existing contiguous projects.”

As indicated by the conceptual building elevations submitted in conjunction with the Site Plan application, the fenestration of the single-story building will consist of individually framed windows accentuated by decorative awnings.

Section 25.13.07.b.5. – Sidewalks – “Where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of Section 25.17.05.”

The project proposes to reconstruct the portion of the existing sidewalk along the site’s frontage on Rockville Pike to a width of 5 feet. In addition, a continuous internal pedestrian path of no less than 6 feet in width will be provided from the reconstructed sidewalk along the site’s frontage (via a crosswalk through the parking area at the front of the building) to the principal customer entrance as required.

Section 25.13.07.b.6. – Parking – “On-site parking must comply with the standards and requirements of Article 16. Most parking should be located to the side or in the rear of the buildings. Structured parking, either above or below grade, is preferred. Any parking structure facades visible from the street or a transitway must be treated in a similar manner as the primary building facades. All parking at the sides or rear must be screened to prevent vehicle headlights from shining into adjoining residential properties.

A total of twenty-two (22) surface parking spaces are provided, most of which are located to the rear of the proposed building as required by this section of the Zoning Ordinance. No residential properties adjoin the subject site.

The Project Satisfies All Other Applicable City Laws

Adequate Public Facilities – The Property will be served by adequate public facilities as follows:

- Water and Sewer: The Applicant has filed a water and sewer authorization request.

- Roads: A Traffic Impact Study is not required for this project as the proposed use is projected to generate less than 30 net new peak hour trips. Rather, a Transportation Statement has been prepared and submitted in conjunction with this Site Plan application as required by the City's Comprehensive Transportation Review manual.
- Utilities: Electric and gas service connections are proposed at the distribution lines in the right-of-way immediately adjacent to the property line.
- Schools: The proposed retail/commercial use will have no impact on schools.

Parking – In accordance with Zoning Ordinance Section 25.16.03.d., one parking space per 250 gross square feet of building area (i.e., “medical or dental clinic or offices” rate) is required for the proposed use. As such, a total of 22 parking spaces are required for the proposed use. A total of 22 parking spaces, inclusive of 2 handicap spaces, are proposed. In addition, two bicycle parking spaces will be provided. Per Section 25.16.06.a.1(a) an interior drive with a minimum dimension of 24' is provided behind all 90 degree parking spaces. The unloaded interior drive with two direction circulation is 20' wide, which exceeds the requirement of Section 25.16.06.a.2. Finally, per Section 25.16.06.b.1(a), parking spaces conform to the required dimensions of 9'x18'.

Signage – Signage for the proposed medical facility will be provided in accordance with Zoning Ordinance Section 25.18.14.

Public Use Space – Per Section 25.13.05, required Public Use Space is 10%, or 3,077 square feet. A public use space of 1,050 square feet is provided between Rockville Pike and the service drive, adjacent to the improved sidewalk with benches. The remainder is made up with the space over the stormwater easement in the rear of the site, which will be accessible.

Green Building Regulations – The proposed project will satisfy the City's green building regulations and energy conservation standards contained in Chapter 5 of the City Code as deemed applicable.

Conclusion

The proposed medical clinic/office use provides the opportunity to convert a surface parking lot into an active use that will serve the needs of the nearby community. The architectural design of the medical facility will help transform and hopefully spur additional future development along this aging section of the Rockville Pike Corridor.

As explained herein, the Site Plan meets all the criteria of Section 25.07.01 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Will not be detrimental to the public welfare or injurious to property or improvements;
3. Will not overburden existing and programmed public facilities;
4. Will not adversely affect the natural resources or environment;
5. Will not be in conflict with the Plan;
6. Will not constitute a violation of any provision of this chapter or of other applicable law; and
7. Be incompatible with the surrounding uses or properties.

For the reasons identified herein, we urge the Chief of Planning's approval of this Site Plan application.