

Parcel 37 (Southwest corner of West Gude Drive and Research Boulevard)
Pre-Application – Project Description and Scope of Work
Site Plan Application (Level 2)

I. Project Description

A. Applicant – FG Office Group, LLC (a Lerner Enterprises affiliate)

B. Property – Parcel 37, Grassland ETC Subdivision, at the southwest corner of West Gude Drive and Research Boulevard (with no designated address) (the “Property”). The Property consists of 6.53 acres (284,779 square feet). The Property is part of the 254 acre Fallsgrove development, that involved the comprehensive redevelopment of the Thomas Farm. The Mayor and Council of Rockville approved Fallsgrove pursuant to the City’s Comprehensive Planned Development provisions as reflected in Resolution No. 1-00.

The Property was originally designated for a 210,981 square foot office building. However, the Applicant has determined that the office market cannot support an office building at this location. This determination is based in part on the Applicant’s difficult experience trying to lease the existing Fallsgrove office building along Shady Grove Road, that to date, is still not fully leased.

C. Zoning - The Property is zoned PD-FG (planned development, Fallsgrove) and was designated for office development. The Property’s assigned “equivalent zoning” is MXE (mixed use employment). Pursuant to Zoning Ordinance Section 25.14.07, Project Plan approval by the Mayor and Council is required in order to amend the Fallsgrove Planned Development Governing Documents and allow residential development on the Property. The proposed residential development must be consistent with the development standards of the MXE Zone.

D. Proposed Use – The Applicant is proposing the development of a multi-family building with up to 350 units (365,000 gross square feet) and 525 parking spaces, which will consist of garage parking and surface parking. Two substantial amenity spaces will be provided within the courtyards of the building. The open space facing west will include a pool and the courtyard facing east will be patio, picnic area, passive rec spaces and greenspace. The project will provide moderately priced dwelling units in accordance with the Zoning Ordinance requirements.

A. Building Description and Site Improvements – The building footprint is made up of a series of bars organized around two distinct outdoor courtyards, with primary frontage along Research Boulevard. The building is primarily 5 stories over podium parking that follows the grade of the property. Proposed façade materials will include a combination of brick veneer, metal panel, cementitious panel, and glass. The main entrance to the building will be along the northern façade so that visitors may easily be dropped, with an adjacent surface parking area for visitor and future resident parking. The two vehicular access points to the property will be located to align with the existing curb-cuts on the opposite side of Research Boulevard. A

driveway loop connecting the two vehicular entry points and wrapping behind the building will be provided which provides for required fire access. This driveway is lined with parking spaces that will be concealed from the public street, given the building location and the forested City-owned open space to the west of the Property. The operational components of the building (*i.e.*, the loading docks, utility services, transformers and trash areas) will be located along the south and west-sides of the building, and screened from view.

The Project will be setback approximately 25 feet from Research Boulevard and a 10 foot bike path is planned along the Property's frontage. The northern portion of the Property containing approximately 21,955 square feet will remain open and landscaped. The overall open space will be 20 percent.

G. Surrounding Area – The Property is located immediately to the east of the City owned forested open space, to the north of the Westat office complex, to the west across Research Boulevard from various office buildings and to the south across West Gude Drive from City owned open space.

B. Trip Generation – The proposed use will generate 110 fewer AM trips, 87 fewer PM trips and 41 more Saturday trips than the previously approved office building.

C. Civil Engineering

1. Stormwater management – A preliminary stormwater management concept plan is submitted simultaneous with the PAM application.
2. NRI/FSD – The NRI/FSD is submitted to Forestry simultaneous with the PAM application.

II. City of Rockville November 12, 2002 Comprehensive Master Plan

The November 12, 2002 Approved and Adopted City of Rockville Comprehensive Master Plan (the "Master Plan") locates the Property within Planning Area 15, Research/Piccard/King Farm/Fallsgrove Neighborhood. The Master Plan recognizes the overall mixed use nature of Fallsgrove and at the same time notes that the Fallsgrove Concept Plan designated the Property for office development.

The Master Plan provides that the Fallsgrove development is intended to reduce automobile traffic by providing a mixture of complementary land uses within walking distance of each other. The Master Plan further provides that access to transit will be necessary to reduce vehicular trips. The Project will be the *only* residential project within a reasonable walking distance of the more than 3 million square feet of office development located along Research Boulevard. Development of a residential building at this location helps to create a mixed use corridor in this area. In regard to access to transit, the Property is conveniently served by three Ride-on bus lines: the 54 (Rockville Station to Lakeforest Transit Station); 63 (Rockville Station and Shady Grove Station); and 66 (Shady Grove Station and Traville Transit Center), thus promoting the Master Plan recommendation of developing in areas with easy access to transit.

The Project will further a number of the Master Plan’s overall goals and objectives, including the following:

- Encourage multi-family housing in mixed-use areas of development (page 10-1)
- Create a balance between different housing types (page 10-1)
- Promote policies and practices that are non-discriminatory in the rental housing stock and that preserve neighborhoods, recognize historical significance, encourage affordable and accessible housing and consider the impact of land use (page 10-1)
- Continue to support the MPDU program (page 10-9)
- Minimize the impact on the natural environment (page 4-32)
- Implement Rockville’s Bicycle Master Plan to provide recreational and commuter opportunities (11-1)

III. Compliance with the Mixed Use Employment Development Standards

The project complies with the development standards set forth in Section 25.13.05, as described below.

A. Subsection 25.13.05b(1)

The Project complies with the applicable development standards for the MXE Zone set forth in Section 25.13.05.b:

	Required/Permitted	Proposed
Maximum Height (in feet)	120'	100'
Total Open Area Required	20%	20 %
Public Use Space Required w/in Open Area	5%	5%
Minimum width at frontline	10'	10'
Setbacks Abutting Public Right-of-Way	None, 10' min. if provided	25' from Research Blvd. 0' from W. Gude Drive
Side Setback Abutting Residential	25' or 1/2 height of building, whichever is greater	N/A
Side Setback Abutting Non-Residential Land	None; 10' min. if provided	0' on south side
Rear Setback Abutting Residential	25' or 1/2 height of building, whichever is greater	N/A
Rear Setback Abutting Non-Residential Land	None; 10' min. if provided	0'

B. Subsection 25.13.05c – Other Standards and Requirements for New Development

Summary of Applicable Requirements	Proposed
MPDUs – Residential development must comply with MPDU requirements	Project will comply with the MPDU requirement of City Code Section 13.5
Public Use Space – must be provided consistent with Section 25.17.01	Public Use Space consistent with Section 25.17.01 will be provided.

C. Subsection 25.13.06 - Additional Design Guidelines

The Project will comply with the additional design guidelines sub-section 25.13.06. Detailed information regarding compliance will be provided with the Site Plan application.

V. Adequate Public Facilities

The Applicant's preliminary analysis indicates that there are adequate public facilities with respect to transportation, schools, fire and rescue, and water and sewer to accommodate the proposed Project.

VI. Community Outreach

The Applicant held a Pre-Application Meeting (“PAM”) on July 29, 2019. Only one couple attended the meeting. Details of this meeting, including meeting minutes are included in this filing.