

2 Research Place, Rockville, Maryland
Justification Statement for
Level 1 Site Plan (2026-225-STP) Application

I. INTRODUCTION

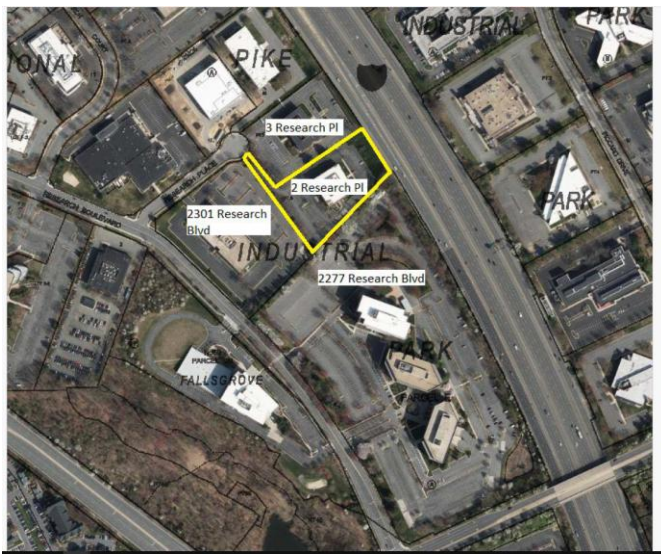
On behalf of 2 Research Place, LLC (the “Applicant”), we respectfully submit this Level 1 Site Plan application (the “Site Plan” or “2026-225-STP”) for redevelopment of the existing office building located at 2 Research Place in Rockville, Maryland (the “Property”).

The Property is known as Part of Lot 5, Block A of the Washington National Pike Industrial Park Subdivision, as shown on Record Plat No. 9024 recorded in the Land Records of Montgomery County, Maryland. The Property is currently improved with a three-story 45,400 square foot office buildings, ancillary surface parking spaces, and landscape improvements.

The surrounding properties are described as follows:

North: 3 Research Place (±41,511 square-foot office building); West: 2301 Research Boulevard (±96,000 square-foot office building).; South: 2277 Research Boulevard (Office Park with 3-buildings totaling approximately 440,000 square feet. The office building closest to the Property is proposed to be demolished and replaced with ±133 townhouse and 2 over 2 dwelling units pursuant to PAM2026-180); and East: I-270.

The Property is outlined in yellow with the surrounding context in the image below.



The Property is currently zoned MXE (Mixed-Use Employment), within Planning Area 15 of the

August 2, 2021, approved Rockville 2040: Comprehensive Plan Update (the “Comprehensive Plan”). While the Comprehensive Plan designates the Property for Office land uses, the Property is immediately to the north of Area 3, which is designated for Office, Commercial and Residential Mix (OCRM) land uses (Comprehensive Plan, p. 387).

II. PROJECT DESCRIPTION

The City of Rockville Planning Commission approved a Level 2 Site Plan application (STP2023-00454) on June 23, 2023, for 7-story life sciences building with 200,000 square feet of gross floor area and an ancillary 6-story parking garage. Given that market conditions do not support implementation of this life sciences building, the Applicant intends to move expeditiously to submit the Site Plan to redevelop the Property with up to 68 two over two dwelling units (including approximately 11 Moderately Priced Dwelling Units – “MPDUs”), private streets, green area, and parking spaces (the “Project”).

In order to serve the proposed 2 over 2 residential community, the Project includes private streets with sidewalks, hardscape and landscape improvements that serve as open space, approximately 150 vehicle parking spaces, approximately 25 bicycle parking spaces, and modern stormwater management facilities. The Project will further many of the Comprehensive Plan recommendations and comply with applicable development standards for the MXE Zone and special design regulations as set forth in Sections 25.13.05.b.1 and 25.13.06.c of the Zoning Ordinance. While the Chief of Zoning will approve this Site Plan as a Level 1 Site Plan, the Applicant is requesting that staff present the Site Plan to the City of Rockville Planning Commission (the “Planning Commission”) at a public meeting to make a finding that the proposed residential community (uses and overall layout) are compatible with adjoining and confronting uses by means of landscaping and screening. As described in greater detail below, the adjacent site to the south is proposed for residential uses (townhouse and 2 over 2 units)¹, and this Project will allow for a continuation of compatible residential uses that better complement the surrounding commercial uses along the Research Boulevard corridor.

¹ The neighboring site to the south (2277 Research Boulevard) is proposed for residential development as illustrated in PAM2026-180.

Stormwater Management (ESD) - Chapter 19 of the City Code

The existing impervious area is approximately 68%, categorizing the Property as a redevelopment project. The Property currently drains to an existing 66” storm sewer. Due to the age of the existing structure on the Property, there is no on-site stormwater management for quality or quantity control. As part of the redevelopment, runoff will be collected through a new storm drain system that will connect to the existing 66-inch storm sewer. Additionally, the Property will incorporate micro-scale Environmental Site Design (ESD) practices in accordance with the 2009 revised Maryland Department of the Environment (MDE) Stormwater Management Regulations to achieve the Maximum Extent Practicable (MEP). Stormwater management will be provided through three Modular Wetland Systems. Each system consists of two components: a storage component and a treatment cell. The storage component captures 100% of the ESD volume before releasing it slowly into the treatment cell. The treatment cell receives the stormwater from the storage vault into its perimeter void area and treats it through WetlandMedia (filter media) before discharging the treated stormwater into the storm drain system.

Forestry – Chapter 10.5 of the City Code

The site falls under the MXE zone, and with a total tract area of 2.82 acres, a minimum of 0.42 acres (18,426 sf) of forest conversion is required. The Applicant is proposing to meet this requirement on-site through a combination of tree planting (17,200 sf) and fee-in-lieu (1,226 sf), thereby satisfying the minimum tree cover for this Property of 18,426. This requirement is exceeded through a combination of tree planting for afforestation credit and significant tree replacement.

The Project proposes to remove all 24 significant trees from the Property, which will require 41 significant tree replacements. The Applicant also proposed to remove 21 off-site significant trees for a total of 28 in replacement. Out of the total of 69 trees required to be planted, 50 are proposed. The remaining amount will be addressed through fee-in-lieu. In addition, there will be 2 specimen (larger than 30” diameter by breast height) trees removed, and under the provisions of City Code, a tree variance will be provided to justify the removal of these 2 trees.

III. Mixed Use Employment (MXE) Zone Development Standards

As described in greater detail below, the Project complies with all applicable development standards under the MXE Zone.

A. Section 25.13.05 – Development Standards

1. Subsection 25.13.05a – Build to Line

This standard is not applicable to the Project.

2. Subsection 25.13.05b – Development Standards

a. Subsection 25.13.05b (1)

The Project satisfies all the applicable development standards in the MXE Zone as set forth in the chart below:

2 Research Place - Project Data Table: MXE Zone (Mixed-Use Employment)		
	<u>Required Development Standards</u>	<u>Proposed</u>
Site Area:		
Gross Tract Area		2.82 ac. / 122,804 sf.
Lot 5 (Tax #: 00148896)		2.82 ac. / 122,804 sf.
Net Site Area		2.82 ac. / 122,804 sf.
MXE Zone Development Standards (Sec.25.13.05.b.1)		
Maximum Building Height	120'	60'
Min. Lot Width at Front Lot Line	10' min.	30'
Open Area and Public Use Space		
Open Area	20% (0.56 ac., 24,560 sf.)	32.90% (0.93 ac., 40,407 sf.)
Public Use Space Required within Open Area	5% (0.14 ac., 6,140 sf.)	7.69% (0.22 ac., 9,447 sf.)
Building Setbacks		
Public right-of-way abutting	None or 10' min. if provided.	185'
Side setback:		
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A
Non-residential land abutting:	None or 10' min. if provided.	10'
Rear setback:		
Residential land abutting:	Greater of 25' or 1/2 height of building.	N/A
Non-residential land abutting:	None or 10' min. if provided.	10'
Residential Uses:		
Market Rate Units		
Dwelling, multiple-unit		
24'x52' Two-Over-Two Units	N/A	57 DU
MPDU's		
Dwelling, multiple-unit		
24'x52' Two-Over-Two Units	N/A	11 DU
TOTAL DWELLING UNITS		68 DU

5	Residential Parking (Sec. 25.16.03.d)		
7	Auto Parking Spaces		
8	Dwelling, multiple-unit (For 2 or more bedrooms)	102 sp. (1.5 sp. per DU)	136 sp.
9	Off-street parking	-	6 sp.
10			
11	Total Auto Parking Spaces:	102 sp.	142 sp.
12	Bicycle Parking Spaces		
13			
14	Short Term	2 sp. (1 per 50 DU)	*2 sp. Min.
15	Long Term	23 sp. (1 per 3 DU)	*23 sp. Min.
16	Total Bicycle Parking Spaces:	25 sp.	*25 sp. Min.

* Bicycle spaces are to be located inside the buildings.

b. *Subsection 25.13.05b(2)*

The layback slope requirements do not apply to the Project.

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

1. *Conversion of space. Areas of a building originally designed for commercial or office use are encouraged to be designed to accommodate the conversion of the space to residential uses.*

The Project does not propose to convert any building areas originally designed for commercial uses to residential uses. This provision is not applicable to the Project.

2. *Entryways. Areas of a building originally designed for residential use at the ground floor level, having individual entries to the units, should have the entry from the ground level raised at least two (2) feet, or have another form of demarcation between the public sidewalk and the private entry. In order to be readily convertible to retail space, such areas must have a minimum ceiling height of fifteen (15) feet.*

This provision does not apply to for-sale 2 over 2 units.

3. *Access. Areas of a building intended for nonresidential uses must not have any access to areas of the building used for residential purposes. The residential areas must have their own private entries.*

No areas for nonresidential use are proposed as part of the Site Plan; therefore, this provision does not apply.

4. *Moderately priced dwelling unit ordinance compliance. Any development that includes residential units must comply with the moderately priced dwelling unit requirements of chapter 13.5 of the Code.*

As delineated on the Site Plan, the Applicant is proposing to designate 11 of the dwelling units in the City's MPDU program in full compliance with Chapter 13.5 of the City Code.

5. *Public use space. In the mixed-use zones, public use space shall be provided consistent with the provisions of section 25.17.01.*

As described above and reflected on the Site Plan, the Project includes 7.69% of the Property as public use space (approximately 9,447 square feet) which exceeds the minimum requirement of 5% in the MXE Zone.

6. Floor area limitation.

As noted above, no non-residential space is proposed in the Project. Therefore, this provision is not applicable.

4. *Subsection 25.13.06 – Additional Design Guidelines*

b. Aesthetics and visual characteristics for all zones

1. *Facades and exterior walls including sides and backs.*

The 2 over 2 units will incorporate articulated elevations with a variety of building materials and colors that break down the scale of the various sticks of units in compliance with this design standard.

2. *Roofs.*

This provision peaks to larger, mid-rise or high-rise structures which is not applicable to the proposed 2 over 2 units. Notwithstanding the foregoing, the 2 over 2 units incorporate roof variation to further the intent of this provision.

3. *Materials and color.*

The 2 over 2 units will consist of combination of siding and masonry materials. A variety of colors will be incorporated to ensure that the 2 over 2 units are not uniform visually.

4. *Items allowed not facing a public street.*

This provision does not apply to the 2 over 2 units because the Project is in a mixed-use zone.

5. *Entryways.*

This provision does not apply to the 2 over 2 units because there are no customer entrances proposed as part of the Project.

6. *Screening of mechanical equipment.*

All mechanical equipment serving the 2 over 2 units will be screened in accordance with this provision.

c. Site design and relationship to surrounding community.

1. Buffers.

This requirement requires visual and noise buffers to nearby residential uses. The Applicant is coordinating with an acoustical engineer to ensure that any noise levels from I-270 and Research Boulevard that exceed 65 dBA Ldn will be mitigated to acceptable levels. The acoustical engineer has completed all field testing and the recommended mitigation will satisfy all regulations applicable to projects in the City. The Applicant intends to select a combination of mitigation approaches, including the use of berms and barriers for open areas and public use space, and building elements (increased window/door STC ratings) to attenuate noise in the interior of units. With respect to the exterior noise levels impacting the Applicant's proposed outdoor activity areas, the acoustical engineer recommends that an 18' tall noise barrier be installed between I-270 and the Project. The Applicant will incorporate this recommended noise barrier and anticipates that the neighboring development to the south (2277 Research Boulevard) will implement a similar noise barrier to enhance the use and enjoyment of the various outdoor areas for future residents of both developments. As a result, the noise mitigation approaches are anticipated to be implemented in a manner that enhances compatibility between the Project and the surrounding properties. Mitigation measures will be finalized and shown on the Site Plan. The Project incorporates a landscape buffer along the southern property line to complement the proposed townhouse and 2 over 2 units on the adjacent property (2277 Research Boulevard). All other neighboring properties are developed with non-residential uses, which does not require a buffer.

2. Outdoor sales and storage.

No outdoor sales or storage are proposed for the Project.

3. Trash recycling, waste oil/grease collection area.

The 2 over 2 units are designed with garages that will store trash and recycling receptacles. Trash and recycling service will be conducted by a private company contracted by the future HOA and will occur within the network of private streets that the 2 over 2 units front on in the Project. The layout of the Project and designation of a private trash collection service eliminates the need to designate loading areas for trash collection.

4. Parking lots and structures.

The 2 over 2 units will contain code compliant parking for residents in individual garages, and additional on-street parking along the private streets for visitors.

5. Pedestrian and bicycle flows.

The Project incorporates continuous internal pedestrian walkways along the network of private streets that allow for safe and efficient access to Research Place. As illustrated below, the Project includes a mix of private pedestrian walkways ranging from 4' to 6' in width. The sidewalks highlighted in green are 6' wide, the sidewalks highlighted in yellow are 5' wide, and the sidewalks highlighted in blue are 4' wide. Pursuant to Section 25.17.05.b.3 of the Zoning Ordinance, the minimum width for sidewalks is generally 6'. However, Section 25.17.03.b.3 of the Zoning Ordinance provides that the "minimum widths may be waived by the Approving Authority for short portions of a private sidewalk for a good cause shown." The Applicant is requesting approval of a waiver from the Chief of Zoning for the segments with sidewalks that are 4 and 5 feet wide for the following good cause.

- The draft Zoning Ordinance rewrite (Zoning Text Amendment No. 25-1900) proposes to reduce the minimum width for all sidewalks and pedestrian walkways to five (5) feet. *See* Section 25.8.3.3.(a)(1). Therefore, the pending policy proposed for the City would make all of the sidewalks shown below in yellow and green fully compliant.
- The 5'-wide sidewalk section that runs from the main entrance (cul-de-sac) to Research Place was previously approved at this reduced width as part of the prior Level 2 Site Plan (STP2023-00454) for the Property. The Applicant is proposing to maintain this same condition as part of the Project.
- The Applicant arrived at the proposed layout based on a number of competing goals, including allowing for: (a) sufficient open area and public use space, (b) additional landscape buffers between the Property and the commercial office to the north to ensure appropriate screening, and (c) maximizing open areas and connectivity adjacent to the proposed redevelopment occurring to the south (2277 Research Boulevard) to ensure that the Project furthers Comprehensive Plan's Action 3.1 ("Plan for and construct neighborhood-to-neighborhood connections for people walking, rolling, and bicycling."). In consultation with City staff, the Applicant prioritized the creation of a 6'-wide sidewalk

to help facilitate pedestrian and bicycle connections between the Property and the redevelopment to the south. The Project provides open area and pedestrian infrastructure that will allow for safe and efficient pedestrian access between the Project and the neighboring development to the south. Significantly, the Project includes approximately 13% additional open area and approximately 2.70% additional public use space beyond the Zoning Ordinance requirement in the MXE Zone.

- The current sidewalk design prioritizes increased landscape buffers in lieu of 6'-wide sidewalks which is reasonable and appropriate for this context (i.e., entirely private streets serving 68 two over two units). To this end, the 4'-wide sidewalks along the northern boundary of the Property was selected to provide additional landscape planting areas. The Applicant will continue to coordinate the landscape materials provided in this buffer to ensure that the Project is compatible with the neighboring site.
- The Property is a small site and constrained for redevelopment with residential uses. The Applicant is attempting to allow for a sufficient number of dwelling units (including MPDUs) to meet market demands and ensure that the Project can be constructed in a timely manner.

For all the good causes set forth above, the Applicant respectfully requests that the Chief of Zoning approve the requested waiver to allow for portions of the private sidewalk network to be less than 6'-wide.



6. Central features and community spaces.

The Project proposes a total of 40,407 square feet of open space in the form of sidewalks, natural trails, green spaces, and seating areas. The proposed open space exceeds the minimum requirement of the MXE Zone by 12.90% ($\pm 16,000$ square feet).

7. Delivery and loading spaces, hours of operation.

No loading facilities are proposed for the 2 over 2 units. The 2 over 2 units will be serviced from the network of private streets in the Project. In response to comments from City staff, the Applicant

evaluated the feasibility of designating loading spaces along the main drive aisle to accommodate loading and service operations. However, there are substantial site constraints that preclude the Applicant from providing such loading spaces due to conflicts with the proposed sidewalks, landscape improvements and utilities. Notwithstanding the fact that loading spaces are not proposed, the Applicant has developed a strategy to ensure that the 2 over 2 units can be serviced efficiently. The Applicant will provide a loading management plan in the future HOA governing documents to address the loading and servicing needs of future residents. To this end, the HOA documents will require that owners moving in and out of the Project coordinate the timing for such loading activities to avoid conflicts, and also require that such loading activities be performed outside of weekday peak hour times. The HOA documents will also address more frequent loading operations from mail and delivery vehicles to reduce conflicts amongst all users of the internal private streets.

8. Ancillary uses.

No ancillary uses are proposed.

9. Noise abatement.

The Project satisfies all applicable noise standards under the Montgomery County Code (Chapter 31B). As noted above, the Applicant has coordinated with an acoustical engineer to ensure that noise above 65 dBA Ldn will be mitigated to allowable levels through a combination of design features. More specifically, the Project will incorporate the recommended (18'-tall) noise barrier and anticipates that the neighboring development to the south (2277 Research Boulevard) will implement a similar noise barrier to enhance the use and enjoyment of the various outdoor areas for future residents of both developments. The developer of the 2 over 2 units will mitigate any noise impacts to the interior of the dwelling with building elements (increased window/door STC ratings).

10. Outdoor lighting.

The Project incorporates outdoor lighting to allow for safe and efficient circulation through the Project in accordance with the City's landscaping, screening, and lighting manual.

11. Landscaping.

As illustrated on the landscape plans submitted with the Site Plan, the Project's landscaping is

proposed in conformance with the City's landscaping, screening, and lighting manual

5. 25.13.07c – Special Design Regulations for MXE Zone

1. *Building location.*

This provision does not apply to the Project because the Comprehensive Plan does not provide a build-to-line for this planning area or Property.

2. *Uses by floor.*

The Project is proposed to consist of 100% residential uses (68 2 over 2 units).

3. *Façade.*

This standard relates to buildings taller than 35 feet and contemplates commercial or multi-family buildings as opposed to 2 over 2 units. Thus, this provision does not apply to the Site Plan.

4. *Sidewalks.*

Section 25.17.05.b.2 provides that sidewalks in mixed-use zones should generally be constructed to the standards in Article 13 of the City's Zoning Ordinance. The Project incorporates private streets with sidewalks that comply with these standards, as modified by the proposed waivers requested on page 7-9 of this document.

5. *Parking.*

Parking is provided in the garages of the individual 2 over 2 units, as well as along the private streets to ensure there is sufficient excess parking for visitors. A total of 150 spaces are proposed for the 2 over 2 units, which exceeds the minimum requirement.

6. *Special Regulations for residential development in the MXE zone.*

The Chief of Zoning is authorized to approve this Site Plan following a finding from Planning Commission that the proposed 2 over 2 units are compatible with adjoining and confronting uses by means of landscaping and screening. The Site Plan is responsive to the Comprehensive Plan vision to introduce a mix of uses to the Research Boulevard. As noted above, the neighboring site to the south is presently processing a development application to convert the nearest office building and surface parking lot to townhouse and 2 over 2 units. The neighboring development to the south also includes restaurant uses, which is complementary to the proposed 2 over 2 units by the

Applicant. This Project is compatible and responsive to this future condition by providing open areas and public use space along the shared property line. As illustrated below, the Project includes a sidewalk and natural trails with seating that will enhance connectivity between these two neighboring residential communities. The Applicant's landscape plan incorporates a number of tree plantings and a privacy fence along this shared property line to ensure there will be sufficient screening. Additionally, the Project incorporates open area and a 4' wide sidewalk to buffer the Project from the neighboring commercial office building to the north (3 Research Place). Within this landscape buffer, the Applicant is proposing to screen the residential uses from the neighboring commercial office building with shrubs and ornamental trees. Similarly, the Applicant is proposing a 5' wide sidewalk along its western boundary along the proposed driveway access point to the Project. From the end of the driveway to the Project's southern boundary, the Applicant is proposing a ± 10 setback to allow for a 6' wide sidewalk and 6' tall privacy fence between the Project and the commercial office building located to the west (2301 Research Boulevard). The inclusion of a continuous sidewalk along the edge of the Property will promote pedestrian connectivity to and from the surrounding network of public streets, which satisfies several Comprehensive Plan recommendations for this planning area. Last, the Applicant is also proposing a ± 19 ' tall sound wall along the Property's eastern boundary to mitigate noise from I-270 and ensure that the future residents will be able to use and enjoy proposed dwelling units and outdoor spaces. In summary, the Project's inclusion of residential uses will be compatible with adjoining and confronting uses by means of landscaping and screening as required under the MXE Zone's special design regulations. In addition to the following, the Applicant will ensure that any noise impacts from I-270 and Research Boulevard are sufficiently mitigated through a variety of design features to enhance the quality of life of future residents in the Project.



IV. REQUIRED FINDINGS

The Site Plan complies with all required findings for approval as delineated in Section 25.07.01.a.3(a) of the Zoning Ordinance because the Project will not:

- A. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development

The Project will enhance the health and safety of persons residing and working in the neighborhood by replacing an underutilized office building with 2 over 2 units that will be served by upgraded private streets, sidewalks, open space, and modern stormwater management facilities. The Comprehensive Plan’s Housing Element recognizes the need to provide a diverse range of housing types at different income levels throughout the City, and this Project will provide market-responsive residential units (2 over 2 units), including 11 MPDUs. Significantly, the Project, along with several other proposed developments along the Research Boulevard corridor, will introduce residential units that will make the neighborhood more pedestrian friendly with upgraded connections that allow for the mix of commercial and residential uses to better complement each other.

B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood

The Project will not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood as it will replace an underutilized office building with street-activating residential units that will help to support the surrounding commercial uses in the neighborhood. The proposed pedestrian oriented roadway improvements and stormwater management facilities will enhance existing and proposed adjacent development.

C. Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards

The Project will be served by adequate public facilities in the form of transportation infrastructure, schools, fire and rescue service, and water and sewer facilities. As described in the Comprehensive Transportation Review (CTR) scoping intake form, the Project will result in a net-reduction in peak hour site trips as compared to the existing office building. Consistent with the prior Level 2 Site Plan approval (STP2023-00454) conditions of approval, the Applicant will continue to add street lighting on Research Place. The Property is served by two (2) fire stations with a response time within 3 to 10 minutes (Rockville Volunteer Fire Department at 380 Hungerford Drive, and Montgomery Fire Station 32 at 9615 Darnestown Road) and by the City of Rockville police station located less than 3 miles from the Property (2 West Montgomery Avenue). Water and sewer capacity is also available to serve the Project. The Project will be served by Ritchie Park elementary school, Julius West middle school, and Richard Montgomery high school. All three (3) school levels presently have adequate capacity to serve the Project.

D. Adversely affect the natural resources or environment of the City or surrounding areas

The Project will not adversely affect the natural resources or environment of the City or surrounding neighborhood. As described above, the Property contains no on-site stormwater management facilities, and the Applicant is proposing to incorporate micro-scale Environmental Site Design (ESD) practices to the Maximum Extent Practicable (MEP). The incorporation of modern stormwater management facilities will enhance and improve natural resources and the environment. In addition to providing modern stormwater management facilities, the Applicant is proposing to provide a combination of on-site tree planting (17,200 sf) and fee-in-lieu (1,226 sf),

thereby satisfying the minimum tree cover for this Property. The replacement of the underutilized office building and surface parking facility with 2 over 2 units, modern ESD facilities, and upgraded streetscape and landscape improvements will enhance the natural resources and environment in the surrounding neighborhood.

E. Be in conflict with the Plan

The Site Plan will further many of the Comprehensive Plan goals for the Property and surrounding neighborhood. The Comprehensive Plan recommends identifying “potential opportunities for conversion of obsolete offices and hotels to residences,” and conducting “an inventory of vacant and under-utilized land to identify any sites that may be suitable for needed affordable units.” (Comprehensive Plan, pages 100 and 206). The Site Plan is responsive to both of these recommendations as it will allow for replacement of an underutilized office building with 2 over 2 units (including 11 MPDUs). Additionally, the Comprehensive Plan recommends providing “amenities and uses that would support and complement office and commercial uses in the area,” and improving “bicycle and pedestrian access and safety within the Research Boulevard corridor.” (Comprehensive Plan, page 388-389). The Project includes upgraded pedestrian walkways, street lighting, and private roads to create a mix of uses and amenities in this neighborhood that will better complement the existing commercial office uses.

F. Constitute a violation of any provision of this Chapter or other applicable law

The proposed Project complies with the City Code provisions governing the development of the Property. As noted above, the Project complies with all of the MXE Zone’s standards. The Project will also comply with the City's Publicly Accessible Art in Private Development Ordinance by providing public art on-site in accordance with Chapter 4, Article IV of the City Code.

G. Be incompatible with the surrounding uses or property

The Site Plan’s inclusion of 2 over 2 units, upgraded pedestrian walkways and modern stormwater management facilities is compatible with the surrounding area. As noted above, the adjoining site to the south (2277 Research Boulevard) is proposed to be redeveloped with townhouse and 2 over 2 units. The Project’s design and layout allows for a pedestrian connection to the proposed residential community to the south, which will further the Comprehensive Plan’s recommendation to “Plan for and construct neighborhood-to-neighborhood connections for people walking, rolling,

and bicycling.” (Comprehensive Plan, page 56). As noted above, the introduction of residential uses (including MPDUs) in place of an underutilized office building furthers many Comprehensive Plan goals for the Research Boulevard corridor and will enhance the Property’s compatibility with the surrounding uses and properties.

V. COMMUNITY OUTREACH

Pursuant to the City’s Pre-Application Area Meeting (“PAM”) requirements, the Applicant held a PAM meeting on September 4, 2025. The presentation, notice list, and meeting minutes were filed with the PAM application. The Applicant will satisfy all remaining notice requirements for a Level 1 Site Plan application.

VI. CONCLUSION

The Site Plan will further many of the Comprehensive Plan goals, satisfies all development standards in the MXE Zone, and fulfills all required findings for approval of a Level 1 Site Plan application. The Applicant respectfully requests that the Planning Commission make a finding that the Project is compatible with adjoining and confronting uses by means of landscaping and screening, and that the Chief of Zoning approve this Site Plan.

Respectfully submitted,
Selzer Gurvitch Rabin Wertheimer & Polott, PC

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