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**BP Associates, LP  
1300 East Gude Drive  
Project Description and Scope of Work**

January 5, 2018

On behalf of the Applicant, BP Associates, LP, this project description and scope of work is submitted in connection with a forthcoming Level 2 Site Plan application to accommodate a renovation of the existing East Gude Drive shopping center and the construction of a self storage facility on the property located at 1300 East Gude Drive (the "Property"). The Property contains 5.92 acres of land area and is zoned Mixed-Use Employment ("MXE"). The Property is currently improved with 85,968 square feet devoted to a variety of light/service industrial uses, mom and pop retail stores and restaurant uses. The Property is completely surrounded by industrial zoned properties with the sites to the east, west and south located in the City and zoned IL (light industrial) and the site to the north located in the County and zoned IH (heavy industrial).

One of the three parcels comprising the Property was annexed into the City in 2011, pursuant to ANX2011-00140. At the time of annexation, the parcel was zoned I-2 (the County's predecessor zone to IH, heavy industrial). The other two parcels associated with the Property had previously been annexed into the City and were zoned I-L. Given the existing industrial and commercial retail uses on the Property, there was no "ideal" zoning classification to capture the actual operations and functionality of the Property. As a result, it was determined that in connection with the annexation the Property would be rezoned MXE, which was the only zone available that would accommodate all of the existing uses. The Property is a lone MXE zoned parcel located in the industrial zoned area of the City and adjacent to many of the County's industrial uses.

The Applicant proposes three primary changes to the Property, as follows: 1) various enhancements to the existing facade of the shopping center; 2) reconfiguration of the existing drive-through pad site; and 3) elimination of 32,408 square feet of retail space and construction of 95,281 square feet of self storage space (approximately 900 units) to be located behind the existing retail space facing Gude Drive. The self storage facility itself will be a total of five stories (the first level will be partially below grade), with a maximum height of 58 feet. As a result of the Property's grades and the placement of the self storage behind the existing retail stores, only three levels of the self storage building will be visible from East Gude Drive. The Property will provide a total of 318 parking spaces and pursuant to the shared-use parking requirements, 283 spaces are required.

In accordance with the ITE Manual, as a result of eliminating 32,408 square feet of existing retail and replacing the retail with the self storage facility, the Property will experience an overall reduction in trips with 20 fewer AM trips and 107 less PM trips.