



April 19, 2016

Ms. Emily Tettelbaum
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Case No. CU 16-10 – Lord Medical Clinic
11016 New Hampshire Avenue, Silver Spring (the “Property”)

Dear Ms. Tettelbaum,

The following analysis and attached exhibit confirm that the Property’s parking area will have adequate lighting to provide safety for pedestrians walking from their cars to the building entrances after sunset. A review of the lighting photometrics provided by Lighting Environments indicates that lighting levels range from 0.1 to 6.8 footcandles in the Property’s parking and pedestrian areas. The Illuminating Engineering Society Lighting Handbook recommends the following illumination levels for various areas:

- 0.5 footcandles for roadside walkways
- 0.3 footcandles for pedestrian stairways
- 1.0 footcandles for parking areas.

Section 59.6.4.4.E of the Montgomery County Zoning Ordinance requires a maximum illumination level of 0.1 footcandles at the edge of a conditional use property that abuts a lot improved with a detached house building type. Compliance with Section 59.6.4.4.E in this case precludes strict adherence to the Illuminating Engineering Society Lighting Handbook recommendations.

As shown on the attached exhibit, the highlighted area covers the parking spaces and the walkways between the spaces and the building. The minimum illumination level within this area is 0.4 at two points and all other points range from 0.5 to 6.8. The average of 81 points within the parking space and pedestrian areas (highlighted in the exhibit) is 2.3 footcandles meeting the recommended minimums listed.

Thus, because of the restrictions on illumination levels required by Section 59.6.4.4.E, achieving the minimum 1.0 footcandles over the entire Property’ parking area, including drive aisles, cannot be provided without a waiver. The conditional use application, however, provides an average illumination above that level in the areas where people will park and walk to the building. We believe this satisfies the requirement for safe lighting levels after sunset while ensuring compliance with Section 59.6.4.4.E.

Sincerely,
VIKA Maryland, LLC



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