



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Staff Report: Site Plan 81974005E, Lockheed Martin Mail Sorting Facility

ITEM #: _____

MCPB HEARING DATE: November 13, 2008

REPORT DATE: November 3, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RK*
Development Review Division *RAZ*

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APPLICATION

DESCRIPTION: Amendment to add a 7,100 square foot mail sorting facility and associated stormwater management, construct a fitness trail, relocate the perimeter fence, relocate a fence along Rockledge Drive, and remove a police cruiser pad on 26.51 acres in the C-P Zone; located on Rockledge Drive approximately 1,300 feet north of Westlake Terrace; part of the North Bethesda/Garrett Park Master Plan

APPLICANT: Lockheed Martin Corporation

FILING DATE: August 12, 2008

RECOMMENDATION: Approval with conditions

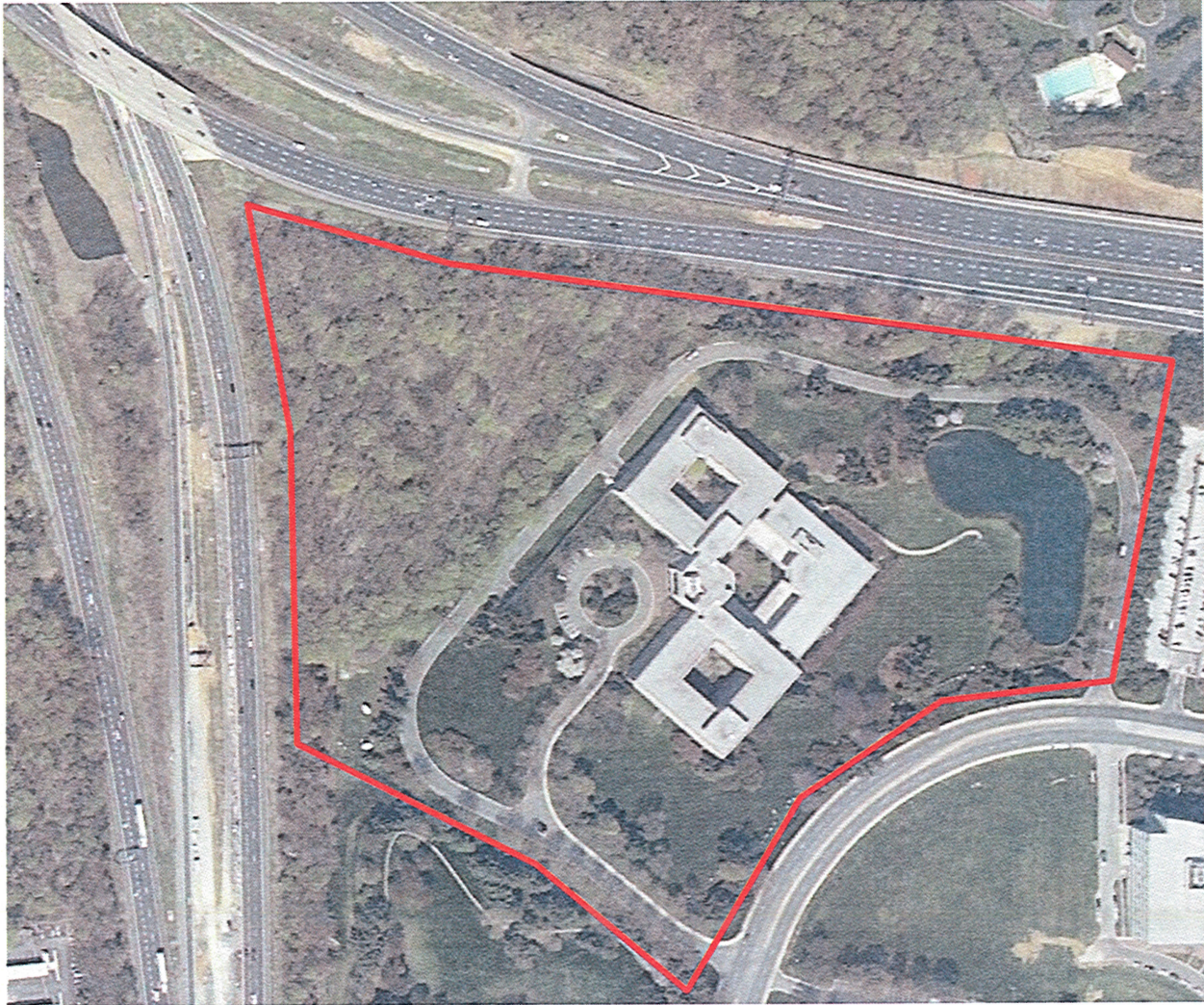
EXECUTIVE

SUMMARY: The proposed amendment is for construction of a mail sorting facility and an associated stormwater management facility near the northwest corner of the Lockheed Martin campus. Other minor changes to the approved plan include the construction of a fitness trail throughout the campus; removal of a pad parking site; and relocation of two fences.

SITE DESCRIPTION

Vicinity

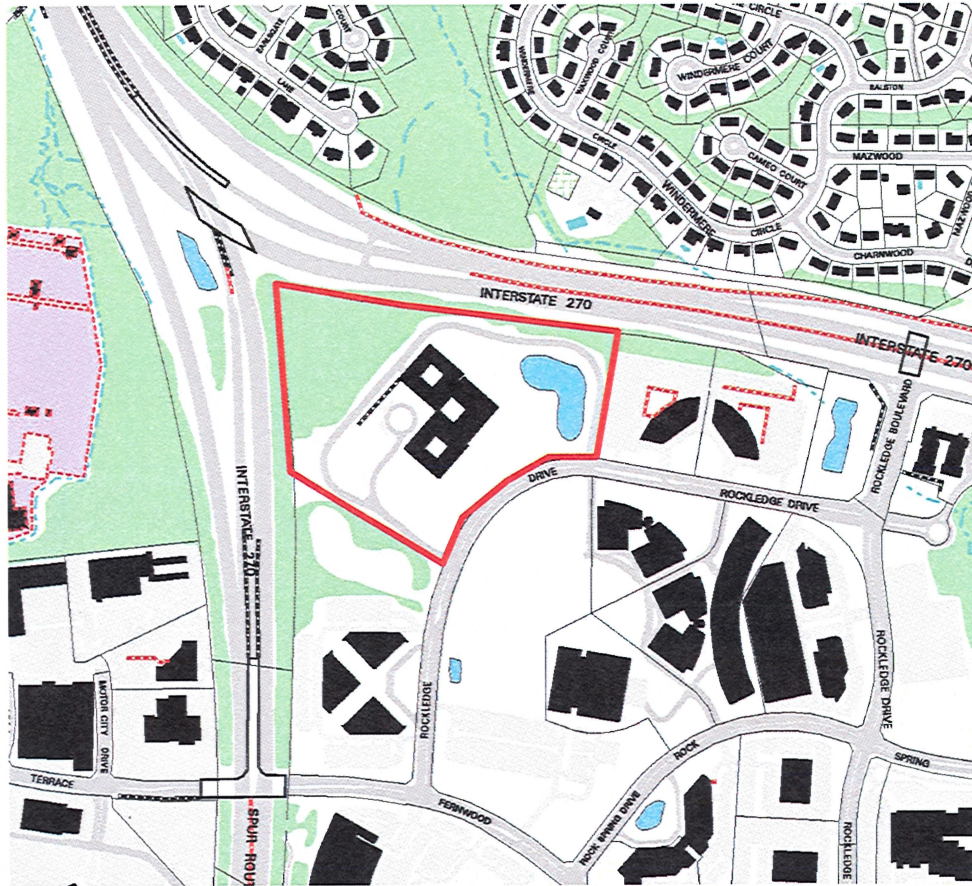
The subject site is located at 6801 Rockledge Drive, at the apex of the I-270 spur. The site encompasses 26.51 acres in the C-P zone.



Vicinity Map

Site Analysis

The subject site is currently improved with a two-story conference center and the existing Lockheed Martin offices, both of which have underground parking. Access is provided via a loop road. The site is currently served by public water and sewer.



Aerial Photo

There are no known rare, threatened, or endangered species on site; or 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.

PROJECT DESCRIPTION

Previous Approvals

Site Plan 819740050, Lockheed Martin, was presented the Planning Board on June 6, 1974 and was approved for the construction of 247,955 square feet of office space in the C-P zone. Since then several amendments have been approved:

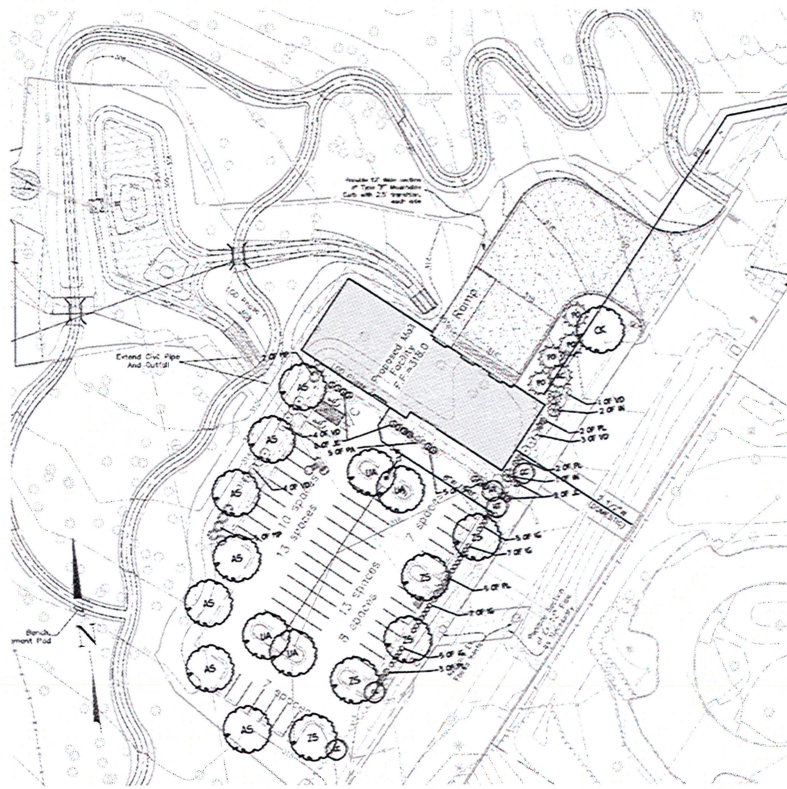
- 81974005A was approved on August 2, 1999 for the addition of an 89,989 square-foot office and training center; this facility was never built.
- 81974005B was approved on October 24, 2006 for the addition of a 209,032 square-foot training headquarters and various security upgrades.
- 81974005C was approved on April 2, 2008 for several driveway and parking improvements and to add a security gate.
- 81974005D was approved as an administrative (“Director-Level”) amendment on April 25, 2008 for numerous site lighting and detail changes.

Proposal

The proposed amendment would allow construction of a 7,100 square-foot, one-story warehouse to receive, process, and distribute mail and packages for the campus. An existing dry pond will be converted to a shallow wetland for stormwater management in conjunction with grass swales and a partial green roof.

Other changes include:

- Construction of a new trail constructed of asphalt or decomposed granite that meanders throughout the campus site to provide recreation and exercise for visitors and employees.
- Relocation of an existing fence from a forested area to the perimeter of the site and relocation of an existing fence along Rockledge Drive further back from the road.
- Removal of a proposed police cruiser pad from the plan.



Landscape Plan

PROJECT ANALYSIS

Master Plan

The subject site is located within the boundaries of the North Bethesda/Garrett Park Master Plan area. The Plan endorses the office use on the site: “The property clearly conforms to the office use for which the existing zone was designed and sits in an office park that has been designated as an employment center for 30 years”.¹

¹ North Bethesda/Garrett Park Master Plan (1992), page 106.

The amendment is in compliance with the recommendations of the North Bethesda/Garret Park Master Plan and meets the Plan’s objective to continue to endorse office-related functions in the C-P Zone.

Transportation and Circulation

With respect to traffic circulation on the subject site, no new roads or parking are proposed. A large loading dock accessed from the existing loop road will accommodate the receipt, processing, and delivery of packages.

Sidewalks are provided from the parking area to the new facility. A new fitness trail will provide health and recreation benefits to the employees and conference guests.

Environment

The site is exempt from the requirement to submit a forest conservation plan (FCP) because the proposed development would remove less than 5,000 square feet of existing forest.² In lieu of a FCP, the Applicant has provided a tree save plan to restrict removal of forest to 2,790 square feet and protect the retained forest area. Any disturbance of forest over 5,000 square feet will require the submittal of a FCP.

On-site stormwater management consists of the renovation of an existing dry pond to create a shallow wetland. The wetland and grass swales will provide water quality control and onsite recharge of rainwater. Pretreatment will be provided by hydrodynamic devices, a green roof, and the swales.

Development Standards

The subject site is zoned C-P. The purpose of the C-P Zone is to provide “low-density, park-like development” and allows the proposed office uses. The proposed development meets the purpose and requirements of the zone as detailed in the Findings section of this report.

The data table above indicates the proposed development’s compliance with the Zoning Ordinance. Only the changes to the data table requested by this amendment and their respective previous approvals are provided. A comprehensive data table enumerating all of the development standards and amendments is provided on the cover sheet of the site plan.

Project Data Table for the C-P Zone

Development Standard	Permitted/Required	Proposed for Approval
Building Height (feet)	50	22
Building Setbacks (feet)		
Right-of-Way (Rockledge Drive)	50	694
Right-of-Way (I-270)	150	242
Adjacent C-P Zone	0	999

² Under Section 22-A-5(t) of the Forest Conservation Regulations.

Development Standard	Permitted/Required	Proposed for Approval
Green Area (% of lot)	40	>40 ³
Gross Floor Area (square feet)	1,161,659 ⁴ (total)	464,087 (total including the 7,100 sf. mail facility)
Building Coverage (%)	20	14.6

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received any correspondence on this matter.

FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan was required for the subject site.

2. *The site plan meets all the requirements of the Overlay Zone as well as the applicable requirements of the underlying zone.*

The proposed use is allowed in the C-P Zone and the site plan fulfills the purposes of the zone by providing office uses at a low density in a park-like campus setting.

As the project data table on page 5 indicates, the site plan amendment meets all of the development standards of the zone, with respect to the requested changes. In this case, the building height, setbacks, coverage requirements, and density are under all the standards allowed.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The proposed mail sorting facility is located at the northern end of the site, separated from other buildings, surrounded by landscape and forested area, and adequately setback

³ Exact percentage and acreage must be provided with certified site plan but must not exceed the required 40% in accordance with the Zoning Ordinance.

⁴ The Zoning Ordinance does not specify a maximum floor area in the C-P Zone; the master plan projected a possible FAR of 1-1.25 for this site, which would yield approximately 1,161,659 square feet.

from the adjacent roads. This is appropriate for the character envisioned by the purpose clause of the zone and the density envisioned by the Master Plan. The locations of the buildings and structures are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

The open space that is provided furthers the goals of creating a park-like atmosphere around this low-density office use and serves employees and visitors by providing a pleasant environment and recreation opportunities. The proposed landscaping provides a screen for the parking; open space for stormwater management and forested area; a traditional foundation planting area to buffer the building, and colorful space for ornamental plantings. Trees and lighting are provided around the building and parking to enhance the visual and pedestrian environment. Lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. There are no recreation facilities required for this site plan, but the proposed fitness trail will enhance health and well-being for employees and visitors. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed uses, while providing a safe and comfortable environment.

The existing vehicular circulation efficiently directs parking and loading traffic into and through the site with minimal impacts to pedestrian circulation. As designed, the paved area for pedestrians is designed to protect trees as much as possible. This balance of design with the site and the needs of the use is an efficient and adequate means to provide a safe atmosphere for pedestrians and vehicles.

- 4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed office and accessory uses are compatible with the adjacent and confronting low-density office uses. The structure itself is in scale with the nearby buildings and is located such that it will not adversely impact existing or proposed adjacent uses.

- 5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The proposed development is not subject to water resources protection and is exempt from the requirement to submit a forest conservation plan. A tree save plan has been accepted and approved.

The stormwater management concept consists of on-site channel protection measures via the retrofit of an existing dry pond to a shallow wetland with 24-hour extended detention for the channel protection volume. On-site water quality control will be provided via a shallow wetland with extended detention for a portion of the water quality volume. Pretreatment will be provided via a hydrodynamic device for the parking lot, partial green roof on the mail building facility and a grass swale for the ramp into the mail facility. Onsite recharge will be met via the wetland and grass swale. Water quality for the

relocated sidewalk will be met via the non-rooftop disconnect. Quality control for the proposed third lane will be met by the additional quality provided by the mail facility green roof.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan amendment 81974005E, Lockheed Martin Mail Facility, to add a 7,100 square foot mail sorting facility and associated stormwater management, construct a fitness trail, relocate the perimeter fence, relocate a fence along Rockledge Drive, and remove a police cruiser pad on 26.51 acres in the C-P Zone. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on October 8, 2008 are required except as modified by the following conditions.

Conformance with Previous Approvals

1. Site Plan Conformance

The proposed development must comply with the conditions of approval for Site Plan 819740050 as amended by 81974005A, 81974005B, 81974005C, and 81974005D, except as amended herein.

Environment

2. Forest Conservation & Tree Save

The proposed development must comply with the conditions of the approved tree save plan dated October 17, 2008. The Applicant must satisfy all conditions prior to the recording of a plat(s) or the issuance of sediment and erosion control permits by the Montgomery County Department of Permitting Services.

3. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated February 20, 2008 unless amended and approved by the Montgomery County Department of Permitting Services.

Site Plan

4. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the tree save plan approval, stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c. Ensure consistency of all details and layout between site plan and landscape plan.
- d. Modify development program and inspection schedule as necessary to include proposed elements.
- e. Material of the new trail (asphalt or decomposed granite)