**MEMORANDUM**

DATE: August 30, 2001
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
 Development Review Division
FROM: Larry Ponsford AIA AICP *LRP*
 Planning Department Staff
 (301) 495-4576

REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 33,200 gsf office on 4.49 acres
PROJECT NAME: Gateway 270 Corporate Park, Lot 7
CASE #: 8-01034
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

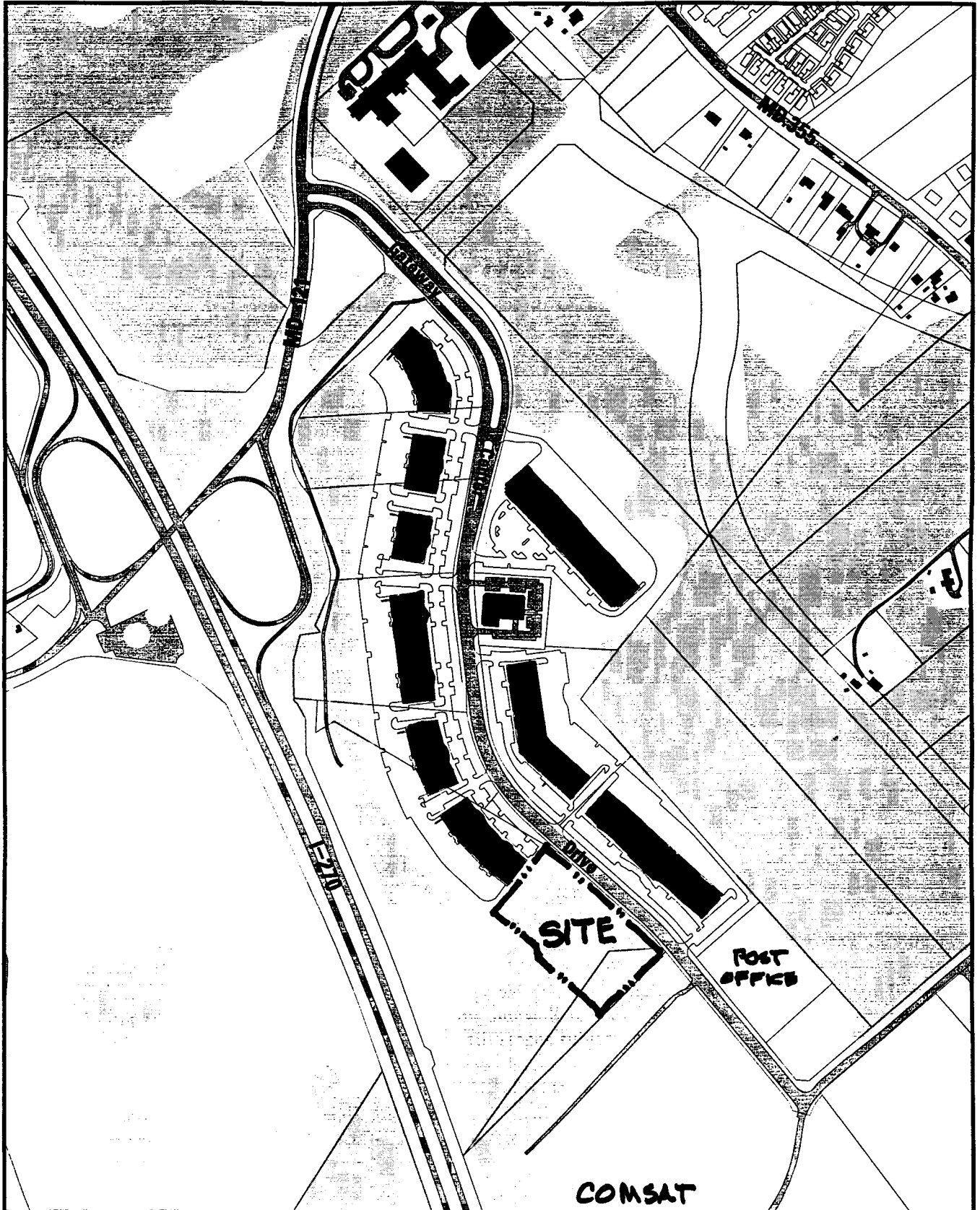
ZONE: I-3
LOCATION: Gateway Center Drive, 1000 ft. west of Shawnee Lane
MASTER PLAN: Clarksburg
APPLICANT: American Health Assistance Foundation
FILING DATE: June 8, 2001
HEARING DATE: September 6, 2001



STAFF RECOMMENDATION: Approval of 33,200 gsf office on 4.49 acres, with the following conditions:

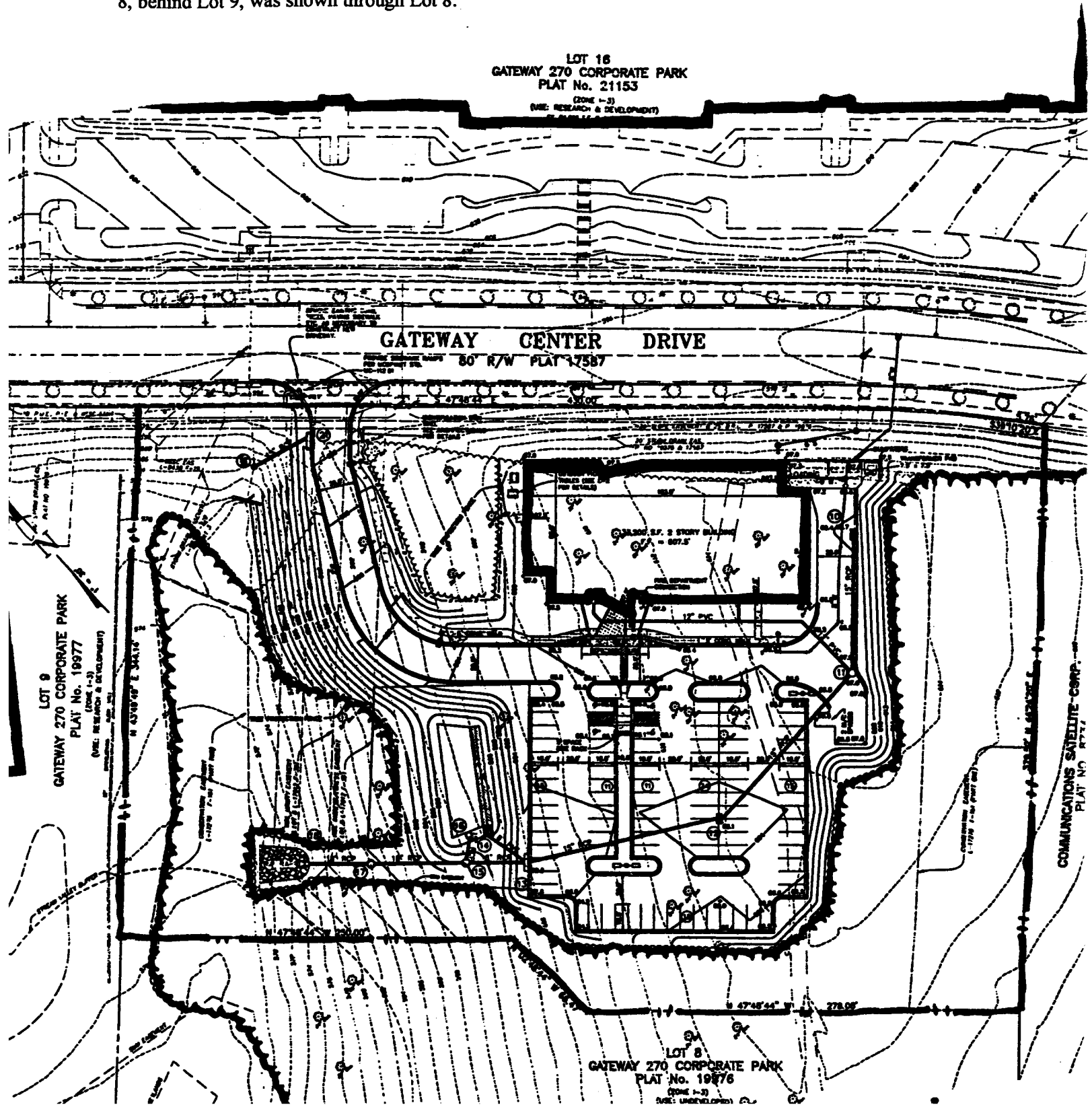
1. Standard Conditions dated October 10, 1995, Appendix A
2. Vacate existing access easement to Lot 8 to preserve existing trees
3. Record new pedestrian and vehicular access easement to Lot 8 along proposed driveway and through proposed parking lot to rear lot line
4. Vacate existing utility easement to Lot 8; relocate and rerecord to preserve existing trees
5. Update information on owner of Lot 8 (Potomac Edison)
6. Enlarge curb radius on northernmost parking lot island to allow for possible future truck turning movements en route to Lot 8
7. Widen "street tree" strip along driveway to six feet by narrowing driveway to 23 feet; move trees to tree strip on both sides of driveway; narrow sidewalk to four feet
8. Planting list and landscape plan for cut and fill slopes subject to adjustment by staff on Signature Set
9. Provide detailed Landscape Plan for entry plaza at scale of 1"=10' or 1/8"=1'-0"
10. Update status map for overall tree-save area locations: approval is dependent upon proof of reservation of 16 acres of the 100-acre site for tree protection

PROJECT DESCRIPTION: Surrounding Vicinity



PROJECT DESCRIPTION: Site Description

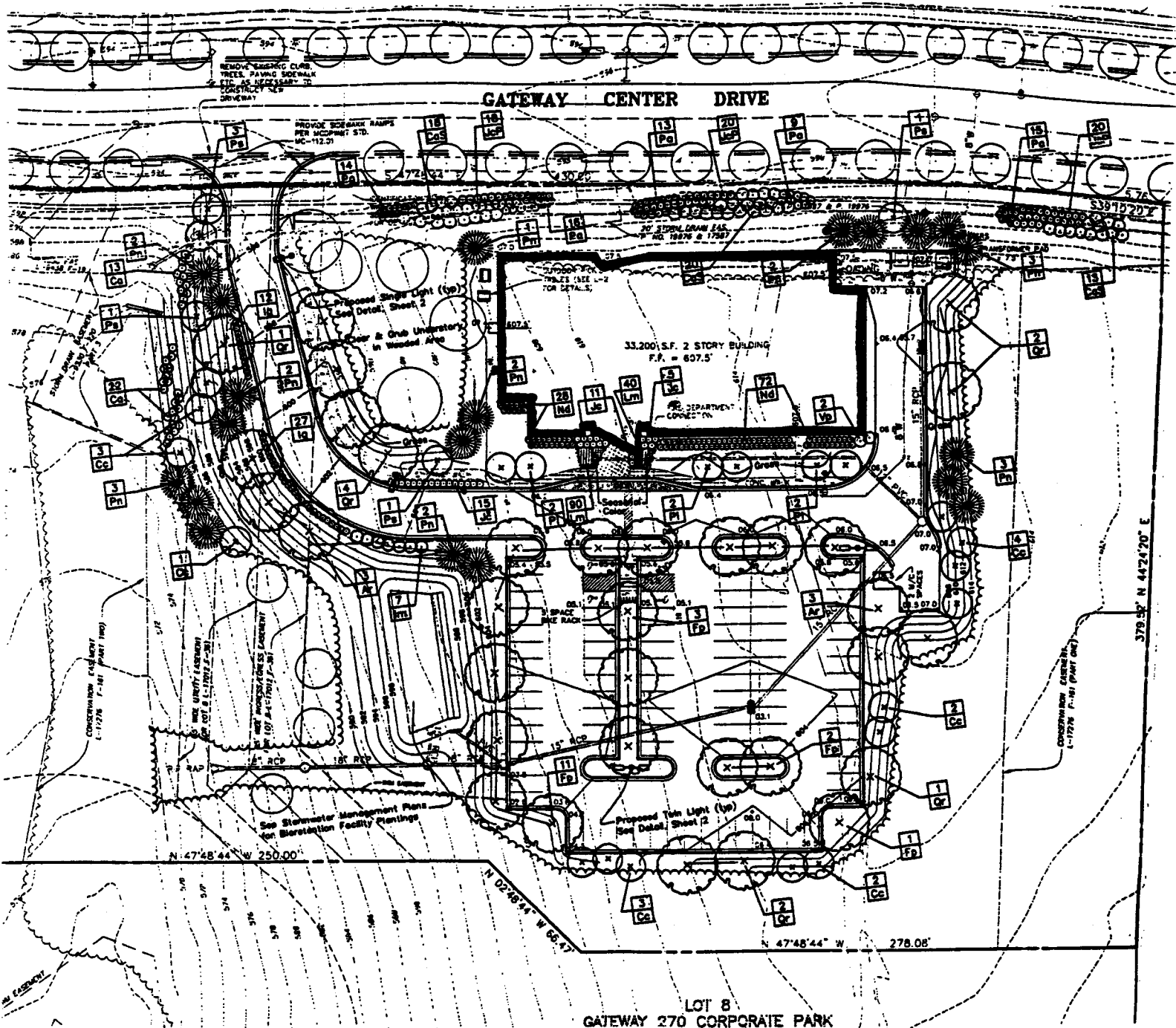
The site is bounded on the north by the street, on the east by the Comsat property, on the south by Lot 8 of this development, and on the west by lot 9. The site contains two conservation strips to protect trees, one on the east side, one on the west. The site is covered by a mature second growth of oaks and tulip poplars. The flat, buildable part of the site is located about 15-20 feet above the street grade. Existing industrial buildings are located across the street and to the west. In the Preliminary Plan, the access to Lot 8, behind Lot 9, was shown through Lot 8.



PROJECT DESCRIPTION: Proposal

The one-story building occupies the front of the site but the front cannot face the street because the site is so far above the street grade that access must be provided via the driveway up the hill to the "rear" of the building, which faces south toward the parking lot. A storm water management pond flanks the entrance drive. Pedestrian access is provided via a sidewalk along the driveway, which is to be landscaped to resemble a street with street trees on both sides. This access route will serve this site and possibly the adjacent Lot 8 to the rear, depending on the ultimate disposition of that lot.

The building entrance features a pedestrian plaza and dropoff, and a picnic/sitting area is located near the trees west of the building. Loading is separated from pedestrian areas, on the east side.



PROJECT DESCRIPTION: Prior Approvals

The Preliminary Plan for the Gateway 270 office park was approved in 1989 for one million gsf office. It was subsequently amended to allow flexibility in 1) the arrangement of lots and 2) the location of the 16 acres of tree-save area required. Between these two Preliminary Plan approvals an overall Site Plan was approved for 1) Gateway Center Drive, 2) locations of Storm Water facilities, and 3) a method of preserving 16 acres of trees on the totally wooded, 100-acre site.

Subsequently several Site Plans for individual building sites have been approved, all for considerably less square footage than was contemplated in the original Preliminary Plan. Also, many lot boundaries have been reconfigured and the tree save locations have moved accordingly. Each Site Plan approval has been accompanied by an updated recap of the status of the required tree-save areas.

ANALYSIS: Conformance to Master Plan

The office park was under way at the time of the last Master Plan amendment, and no changes were recommended for the property as a whole over the previous Master Plan. The overall Site Plan for Gateway 270 anticipated correctly that the subsequent Master Plan would locate a future transit line to the north of the Site Plan, and that buses might run on Gateway Center Drive in the interim. Accordingly, the Site Plans have been designed more or less to encourage the use of future transit modes by establishing convenient pedestrian connections between the public sidewalk and the building entrances, per the guidelines in the I-3 zone.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	NA	4.49
Gross Floor Area @ 0.5 FAR (sq. ft.):	106,340	33,200
Green Space (%):	35	72
Building Height (Flrs.) (ft.):	() (100)	(2) (30)
Building Setbacks (ft.):		
Front yard		35
Side yard	20	145
Rear yard	25	250
Parking Setbacks (ft.)		
Front yard	35	190
Side yard	20	95
Rear yard	20	52
Parking:		
Total	90	93
Standard		87
Handicapped-accessible		4
Motorcycle		2
Bicycle		2

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*
2. *The Site Plan meets all of the requirements of the I-3 zone. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Forest Conservation areas.
 - d. Relocation of stormwater facility outfalls from pond away from forest preservation or other environmentally sensitive areas.
 - e. Conditions of DPS Stormwater Management Concept approval letter
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - g. The development program inspection schedule.
 - h. Conservation easement boundary.
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.