

**MEMORANDUM**

DATE: November 23, 2001
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief *JRD*
 Larry R. Ponsford, Supervisor *LRP*
 Development Review Division
FROM: Mary Beth O'Quinn, Planner *MBO*
 Planning Department Staff
 (301) 495-4587
 (301) 495-1322

REVIEW TYPE: Site Plan

APPLYING FOR: 125,000 sf Office Space (Medical Office)
PROJECT NAME: Germantown Gateway
CASE #: 8-02010
REVIEW BASIS: Site Plan Review required in the C-T zone

ZONE: C-T
LOCATION: Darnestown-Germantown Road, East of Middlebrook Road
MASTER PLAN: Germantown
APPLICANT: Willco Companies
FILING DATE: October 15, 2001
HEARING DATE: November 29, 2001

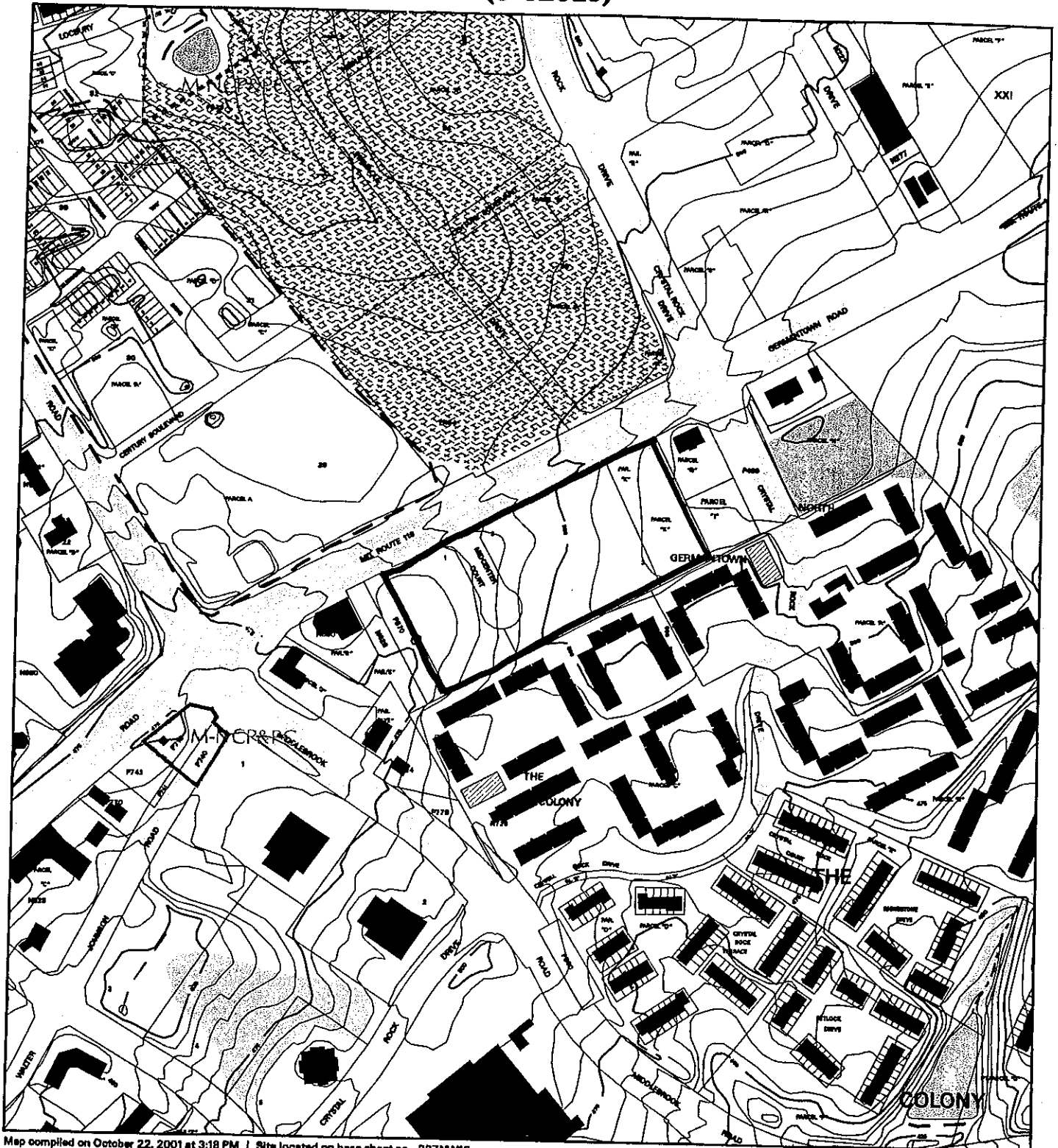


STAFF RECOMMENDATION FOR SITE PLAN: Approval of Site Plan, up to 125,000 sf of medical office space with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Conditions of MCDPS stormwater management concept approval dated May 25, 2001.
3. Conditions of MNCPPC Division of Transportation memo dated November 1, 2001.
4. Prior to signature set approval the following revisions and/or information shall be submitted:

- a. Provide details of paving, furnishings and fixtures for entrance areas, and amenity areas;
- b. Provide one bicycle rack for each building;
- c. Provide sidewalks at 7 feet in width where sidewalk abuts curb;
- d. Provide details for tree protection on adjacent properties;
- e. Provide revised photometric lighting plan, using IESNA standards;
- f. Provide Class I shared use bikeway on the south side of MD 118, as per Preliminary Plan condition.

VICINITY MAP FOR
GERMANTOWN GATEWAY (8-02010)



Map compiled on October 22, 2001 at 3:18 PM | Site located on base sheet no - 227NW13

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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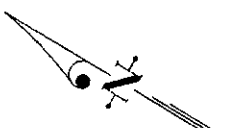
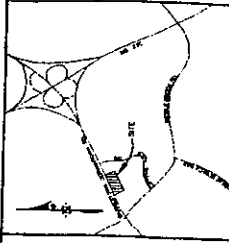
Key Map



N



1 : 4800



KINDERGARTEN CENTER

DRIVE

DARNESTOWN - GERMANTOWN ROAD
MD ROUTE 118

FUTURE TOWN CENTER ENTRANCE (SITE PLAN APPROVED)

EXISTING 30" INCHES CONCRETE UNDERGROUND

BLDG 1
3 STORY
75,000 SF
FF=495.5

BLDG 2
2 STORY
50,000 SF
FF=490.5

LOT 1
106,286 SF
2.44 AC

LOT 2
156,180 SF
3.59 AC

LOT 2

LOT 1

Public Amenity Area

Public Amenity Area

Colony Apts

SPACE C
FOR 1000' R/W FOR SANITARY SEWER
(LEAD FIELD)
P. 10 P. 12



CLARK - FINEROCK & SACKETT, INC.
ENGINEERS - PLANNERS - SURVEYORS

GERMANTOWN GATEWAY
A RESIDENTIAL COMMUNITY
PHASE 1 - LOTS 1 AND 2

STATE OF MARYLAND
COUNTY OF ST. LOUIS
1979-00-112

DATE: 10/1/00
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:

During the course of Site Plan Review, applicant and staff addressed landscaping and lighting for the parking lot, internal driveway connections, and the location and landscaping of outdoor amenities for employees.

PROJECT DESCRIPTION: Surrounding Vicinity

The subject site is located on Germantown-Darnestown Road, approximately 3,000 ft west of the I-270 interchange. The surrounding vicinity features the US Department of Energy complex ¼ mile to the east, the Northlake Commercial Center to the west.

The property, in the C-T zone of the Germantowntown Center, lies within the TC-3 analysis area of the Master Plan, about 600 feet east of Middlebrook road. The Colony Apartment and house complex is located directly adjacent to the south.

PROJECT DESCRIPTION: Site Description

The site, rectangular in shape, is currently a vacant lot with approximately 650 feet of frontage on its northern boundary at Darnestowntown-Germantown Road. A future Germantowntown Town Center entrance is planned for the site directly opposite the office entry on the north side of the road.

The site is bounded on the east by the Kinder Care Daycare and on the south by the Colony garden apartments.

The site is moderately forested with an eight-year growth of small caliper early successional hardwood; the site slopes gently downward (~ 5%) from southeast to northwest, diagonally across the site toward the entrance and arterial road.

PROJECT DESCRIPTION: Proposal

The proposal features two medical office buildings: a two-story building with its main façade directly facing the street and a three-story building, oriented at a 90-degree angle with its side façade at the street. The entry from Darnestown Road features a divided vehicular lane with median and full pedestrian system with one office building on each side of the entrance drive.

The design, with horizontally banded facade, employee amenity areas, and special paving directs visitors to its well-marked entrances. Parking is provided behind the buildings, with connecting driveways to adjacent properties.

The proposal will provide significant enhancements to the streetscape on Darnestown Road, with sidewalks and a double row of street trees at the curb.

PROJECT DESCRIPTION: Prior Approvals

The Planning Board previously approved a site plan for this parcel known as North Germantown (8-99018) for office and restaurant use, a total of 125, 000 sf. The previous Preliminary Plan was 1-94035, superceded by the current approved plan.

Preliminary Plan (1-02003) was heard by the Planning Board on November 8, 2001 with the following result:

Approval, Including Abandonment of Mid Center Court, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to maximum of 125,000 Square Feet of Commercial Office space*
- (2) Compliance with conditions of MCDPS stormwater management approval dated 7/25/01*
- (3) Access and improvements as required to be approved by MDSHA prior to issuance of access permit*
- (4) Provide a class 1 shared-use bike on the south side of MD 118 in accordance with the Germantown Master Plan*
- (5) Final approval of the number and location of building, dwelling unit, on-site parking, site circulation, sidewalks, and bike-paths will be determined at site plan*
- (6) No clearing, grading, or recording of plats prior to site plan approval*
- (7) A Lighting and Landscaping plan must be submitted as part of the record plat application for review and approval by staff prior to recording of plat*
- (8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed*
- (9) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion*
- (10) Other necessary easements*
- (11) Prior to recording of plat Planning Board approval of abandonment resolution*

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The proposal conforms to Master Plan recommendations for the Center area.

The property is located within the TC-3 analysis area of the Germantown Master Plan, approved and adopted in 1989. The Master Plan recommends the area for low intensity commercial office use, appropriate for office buildings up to three stories in height in order to form a transition between the Center and the adjacent garden apartments at The Colony. The Kindercare day care center adjoins the property on the east and will be connected by a driveway at the southeast corner of the proposed site. The design also provides a driveway connection to the property on the western edge.

ANALYSIS: Conformance to Development Standards

Germantown Gateway 8-02010		
<u>Development Standard</u>	<u>Permitted/Reqd</u>	<u>Proposed</u>
Gross Lot Area	NA	6.03 acres
Gross Floor Area	131,533 sf	125,000 sf
<u>Building Heights</u>	35 ft	35'
<u>Lot 1</u>		
Lot Size	NA	2.44 acres
Gross floor area	53,143 sf	50,000 sf
0	0.5	0.47
Building coverage	35%	23%
Front yard	10'	20'
Side yard	10'	20'
Green Area	10% min	27.50%
Parking	150 spaces	152 spaces
<u>Lot 2</u>		
Lot Size	NA	3.59 acres
Gross floor area	78,190 sf	75,000 sf
FAR	0.5	0.48
Building coverage	35%	16%
Front yard	10'	20'
Side yard	15'	32'
Green Area	10% min	27.40%
Parking	300 spaces	303 spaces

FINDINGS for Site Plan Review:

1. The site plan is consistent with Preliminary Plan 1-00015.
2. The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.
3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.
 - a. **Location of Buildings**

The buildings are located optimally for the Darnestown Road streetscape, and to provide maximum distance from the apartment building at the rear. The siting provides safe and efficient access and use.
 - b. **Open Spaces**

The open space is adequate, safe, and efficient. Staff recommends tree protection measures for the landscaping screen at the adjacent property to the south.
 - c. **Landscaping and Lighting**

Landscaping and lighting provides safe and attractive use of the site; the street trees proposed on Darnestown Road will create an effective “gateway” to the twin offices, while providing a visual public amenity and safe access to the site.

Staff recommends a few additional trees within the parking lot and at the perimeter.
 - d. **Recreation**

The plan is exempt from recreation requirements.
 - e. **Vehicular and Pedestrian Circulation**

The vehicular and pedestrian circulation is adequate, safe, and efficient. The improvements proposed for the streetscape, pedestrian paths and for the vehicular entrance on Darnestown Road will increase the safe access across the site and to both office buildings. A Class I shared used bikeway on the south side of Darnestown Road was one of the conditions approved by the Board at the Preliminary Plan hearing.
4. Each structure and use is compatible with other uses and other site plans

and with existing and proposed adjacent development.

The proposed building is compatible in use, scale, and design with the existing office building, and with the structures along Darnestown-Germantown Road. The buildings provide an attractive transitional use between the residential community to the south and the major arterial road with business and commercial establishments. The building materials, brick and glass, enhance the transitional role of the buildings. The buildings are set back the optimal distance from the apartment building at the rear.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

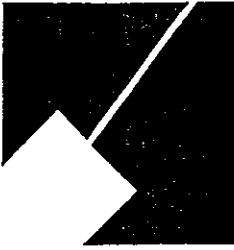
Forest Conservation requirements will be met by off-site forestation.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. Correspondence referenced in report

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 as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition.
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 location of tree protection;
 - c. Conditions of DPS Stormwater Management Concept approval letter;
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - e. The development program inspection schedule.
 - f. Street trees 45-50 feet on center along all public streets;
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



November 1, 2001

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02003
Germantown Gateway
Germantown

This memorandum is Transportation Planning staff's review of the subject preliminary plan for the Germantown Gateway development. The site has an approved preliminary plan for 121,700 square feet of office space and 4,000 square feet of retail space. The application is for 125,000 square feet of office space, removing the retail space from the previously approved preliminary plan.

RECOMMENDATION

Based on our review of the submitted traffic statement, staff recommends the following conditions related to approval of the subject site plan.

1. Limit total development to 125,000 square feet of office space under the subject preliminary plan.
2. Provide right-turn in/right-turn out only access to the site from MD 118 as shown on the preliminary plan.

DISCUSSION

Local Area Transportation Review and Policy Area Review

The Adequate Public Facilities issues on the subject development were addressed at the time of the previous preliminary plan application. Based on the traffic statement submitted by the applicant's traffic consultant, the proposed office development under the subject preliminary plan will generate the same morning peak hour trips and less evening peak hour trips than would be generated by the previously approved office/retail development. Therefore, the proposed office development does not require a new Local Area Transportation Review (LATR) analysis. The site is in the Germantown Town Center Policy Area where there is sufficient employment staging ceiling capacity available (+3,649 jobs as of September 30, 2001) to accommodate the proposed development.

Site Access and Circulation

The proposed access point from MD 118 to the site and the pedestrian and vehicle internal circulation as shown on the preliminary plan are adequate and safe.

The proposed site access point on MD 118 point does not align with the existing street from the Germantown Town Center development across MD 118. In discussion with the Maryland State Highway Administration staff, it is our understanding that constructing the proposed access point for the subject site, offset from the Town Center driveway by approximately 25 feet, appears to precludes a future median break at this location. This indicates that access points to the subject site and the Germantown Town Center will remain as right-turn in/right-turn out only, not full-movement access points.

KHK:cmd

pp 1-02003 Germantown Gateway.doc



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

May 25, 2001

Robert C. Hubbard
Director

Mr. Richard Stepp
Clark, Finefrock, & Sackett, Inc.
7135 Minstrel Way
Columbia, MD 21045

Re: Stormwater Management **CONCEPT RECONFIRMATION** North Germantown, Parcel G.
Preliminary Plan #: 1-94035
SM Concept #: 203665

Dear Mr. Stepp:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated December 9, 1993, and reconfirmed November 25, 1998, is hereby reconfirmed. This reconfirmation will be good for a limited period not to exceed one-year following the County's adoption of the new State Stormwater Regulations. Please adhere to all conditions required as part of that approval.

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Richard Gee at (240) 777-6333.

Sincerely,

Richard R. Brush / RRB

Richard R. Brush, Manager
Water Resources Planning Section
Division of Land Development Services

RRB:enm:CN203665

Cc: SM File # 1-94035/203665

RECEIVED
MAY 29 2001
CLARK, FINEFROCK & SACKETT, INC.