

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: May 9, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187



REVIEW TYPE: Site Plan Review
APPLYING FOR: Bank with drive-in
PROJECT NAME: Wisteria Business Park
CASE #: 8-03018
REVIEW BASIS: Site Plan Review Required in the O-M Zone, Section 59-C-341.2
ZONE: O-M Commercial
LOCATION: Germantown
Southwest intersection of Route 118 and Wisteria Drive
MASTER PLAN: Germantown
APPLICANT: Mid-Atlantic Federal Credit Union
FILING DATE: December 9, 2002
HEARING DATE: May 15, 2003

STAFF RECOMMENDATION: Approval of a bank with a drive-in, with the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval date April 9, 2003 [Appendix B].
2. Forest Conservation
Conditions of approval of the Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated February 7, 2002 [Appendix B], prior to recording of plat or DPS issuance of sediment and erosion control permit:
 - a. The services of a licensed arborist shall be retained for the pre-construction meeting to evaluate the appropriate measures necessary to ensure the survival of

the large and specimen trees proposed to be preserved whose critical root zones will be impacted by construction.

3. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
 - i. Clearing and Grading to correspond to the construction phasing, to minimize soil erosion;
 - ii. Coordination of each section of the development and roads;
 - iii. Landscaping associated with the parking lot and building shall be completed as construction of each facility is completed;
 - iv. Phasing of dedications, stormwater management, sediment and erosion control, forest conservation or other features.
- b. Forest conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- c. No clearing or grading prior to M-NCPPC approval of signature set of plans.

4. Signature Set

Prior to signature set approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Show all easements, LODS, ROW's, Forest Conservation Areas and Stormwater Management Parcels, development program inspection schedule, numbers and dates of approval on the drawing;
- b. All internal sidewalks to be a minimum of 4 feet in width;
- c. Provide painted crosswalks across each access point into the site from Walter Johnson Road and Germantown Road (Route 118);
- d. Label and identify the correct number of parking spaces required and provided on the site.
- e. Landscape and Lighting Plan to show the following:
 - i. Provide a lighting distribution plan showing details and specifications for lighting fixtures (fixtures, cut sheets, wattage, illumination summary, pole height, deflector shields); lighting levels shall follow the Illuminating Engineering Society of North America (IESNA), Lighting for Parking Facilities, RP-20-98, which recommends that light levels in parking lots where enhanced security is desired, not exceed a 15:1 Maximum to Minimum Uniformity Ratio;
 - ii. Distribution Plan to include any wall pack or wall mounted fixtures on the proposed building;
 - iii. Distribution Plan to include safety lighting methods to address after-hour lighting distribution;
 - iv. Light poles not to exceed 18 feet in height;
 - v. All light fixtures shall be full cut-off fixtures;
 - vi. Deflectors to be installed on all fixtures causing potential glare or excess illumination;

5. Historic Preservation

Applicant to comply with the following conditions from M-NCPPC Historic

Preservation Staff memorandum dated March 10, 2003 [Appendix B]:

- a. Prior to the issuance of a building permit, the applicant shall provide a form of interpretation for the existing cultural landscape. The interpretation must be reviewed and approved by the Historic Preservation Commission staff prior to its implementation;
- b. The proposed building must be reviewed and approved by the Historic Preservation Commission prior to applying for a building permit;
- c. The environmental setting has not been reduced for this property and includes the entire site.

SUMMARY OF ISSUES:

In the course of site plan review and discussion, staff and the applicant reviewed the building location, access to and from the site, screening of adjacent properties, lighting distribution and the preservation of the specimen white pines. Design and placement of parking spaces was studied for adaptability to the site to accommodate tree preservation measures and more efficient vehicular circulation within the site. Additional landscaping was provided to assist in screening of the building and parking from Walter Johnson Road and Germantown Road. Lighting was reviewed for visibility and safety of the users of the proposed building and for any negative reflection or glare onto the adjacent roadways. Location of the proposed entrance from Walter Johnson Road was reviewed for safe alignment and sight distance by MCDPW&T. The existing access from Germantown Road will be improved upon access into the property and will be the primary entrance into the site.

RELATED ISSUES PERTINENT TO SITE PLAN REVIEW:

Historic Preservation

The specimen white pine trees located directly off of Walter Johnson Drive are associated with the historic setting for the Madeline Waters House (Individual Site #19/13-01). The specimen trees are part of an environmental setting, which historically lined the driveway from Walter Johnson Road to the house. The house was destroyed by fire in 1985 but the setting for the trees remained intact. The Master Plan for Historic Preservation has not been amended to remove the historic designation for this property.

Due to the fact that the entire site, including the specimen trees are part of the environmental setting, the applicant was required to present the proposed development for the site to the Historic Preservation Commission "HPC". The proposal was reviewed and approved by the HPC on March 5, 2003 with conditions pertaining to the environmental setting and preservation of the specimen white pines.

Staff Recommendation

The proposed impact to the trees was also reviewed by our environmental planning department, in conjunction with the historic setting. The amount of impervious surface and proximity of the proposed parking facility was reduced with the establishment of a critical root zone to the trees. The critical root zone (CRZ) is established by taking the diameter of the tree and increasing that amount in feet by 1.5 times.

A Tree Preservation Plan ("TPP") was submitted and reviewed by Development Review staff, Environmental Planning staff and staff members from the HPC. The development proposal was significantly amended by the applicant to provide minimal impact to the grove of white pines in relation to the proposed parking. As conditioned in the staff report, the applicant will be responsible for an arborist during the construction phase. Tree protection measures such as fertilization, pruning and Root Aeration Matting "RAM" will be implemented prior to most the

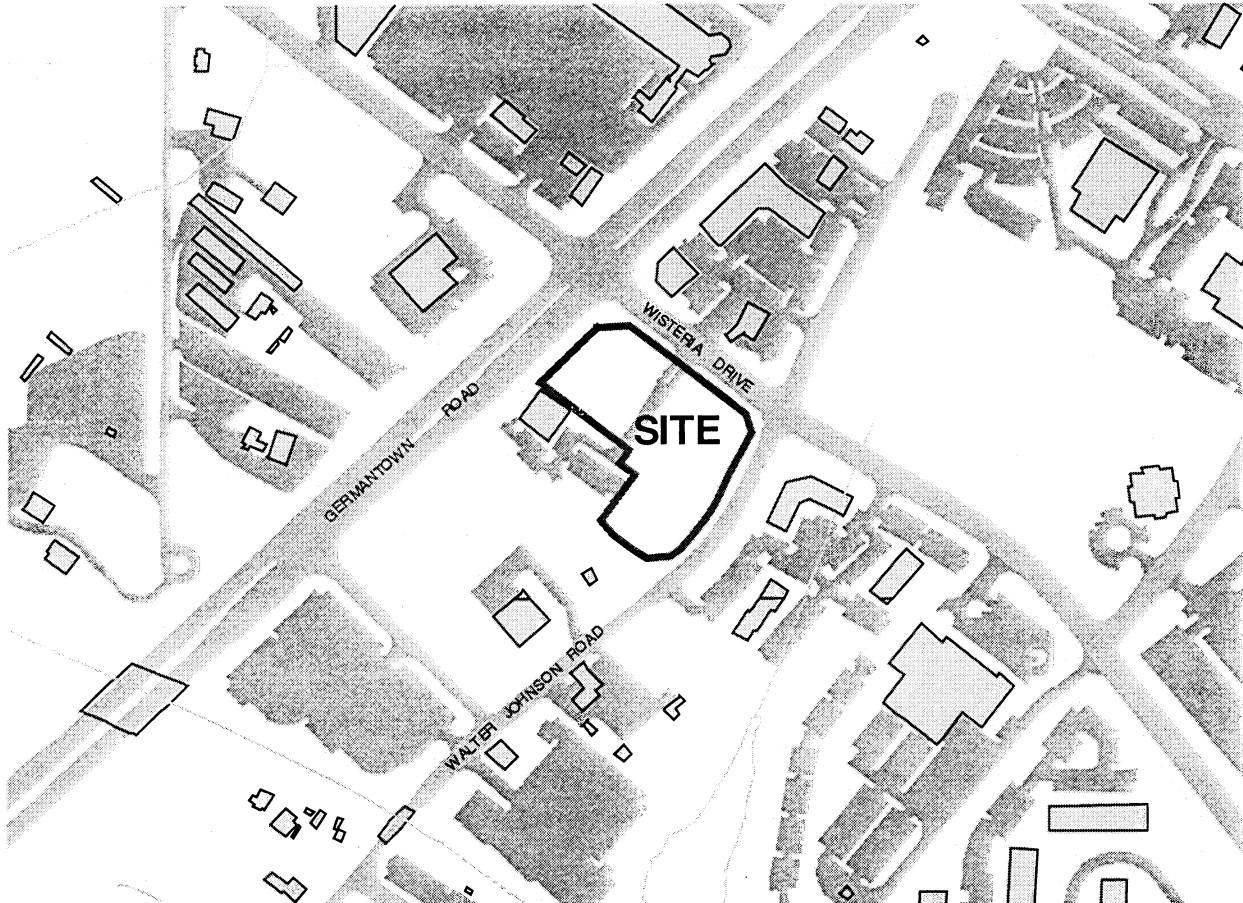
grading activity and within the impacted CRZ of the trees. RAM has become a viable option by arborists to protect the roots of trees, which will become impacted by structures such as parking, sidewalks, building foundations and retaining walls during construction. Staff toured a number of facilities and projects with the Care of Trees, the arborist retained for the TPP, to view successful projects, which implemented the RAM procedure. Staff is confident that the RAM procedure will be effective in preserving the specimen trees and retaining the environmental setting on the site.

PROJECT DESCRIPTION: Surrounding Vicinity

The subject property is located at the intersection of Germantown Road (Route 118), Wisteria Drive and Walter Johnson Road. There is existing access into the site from Wisteria Drive which leads through the subject property to adjacent lot 1, consisting of an existing copy (office) building and associated parking. An additional access point is proposed from Walter Johnson Drive to connect with the existing drive.

The adjacent property to the north and west is zoned RMX. Across Wisteria to the east is zoned C-3 (highway Commercial) and C-2 (General Commercial). These properties include a gas station and the Germantown Commons Shopping Center (Site Plan #8-83063). The property directly west of the site is zoned O-M (Office) with R-200 zoning abutting the Wisteria Business Park and across Walter Johnson Drive. Directly across Wisteria Drive and Walter Johnson Drive to the east is another strip shopping center (Northlake Commerce Center #8-87058) and office buildings consisting of a mix of zoning, including C-1, C-3, C-9 and T-S (Town Center). Abutting these zones and properties is the Germantown Town Center fronting on Middlebrook Road and Route 118.

The intersection of Wisteria Drive and Route 118 consists of a mix of commercial and office uses, with sporadic residential zones and uses, primarily single-family detached homes being used as offices.



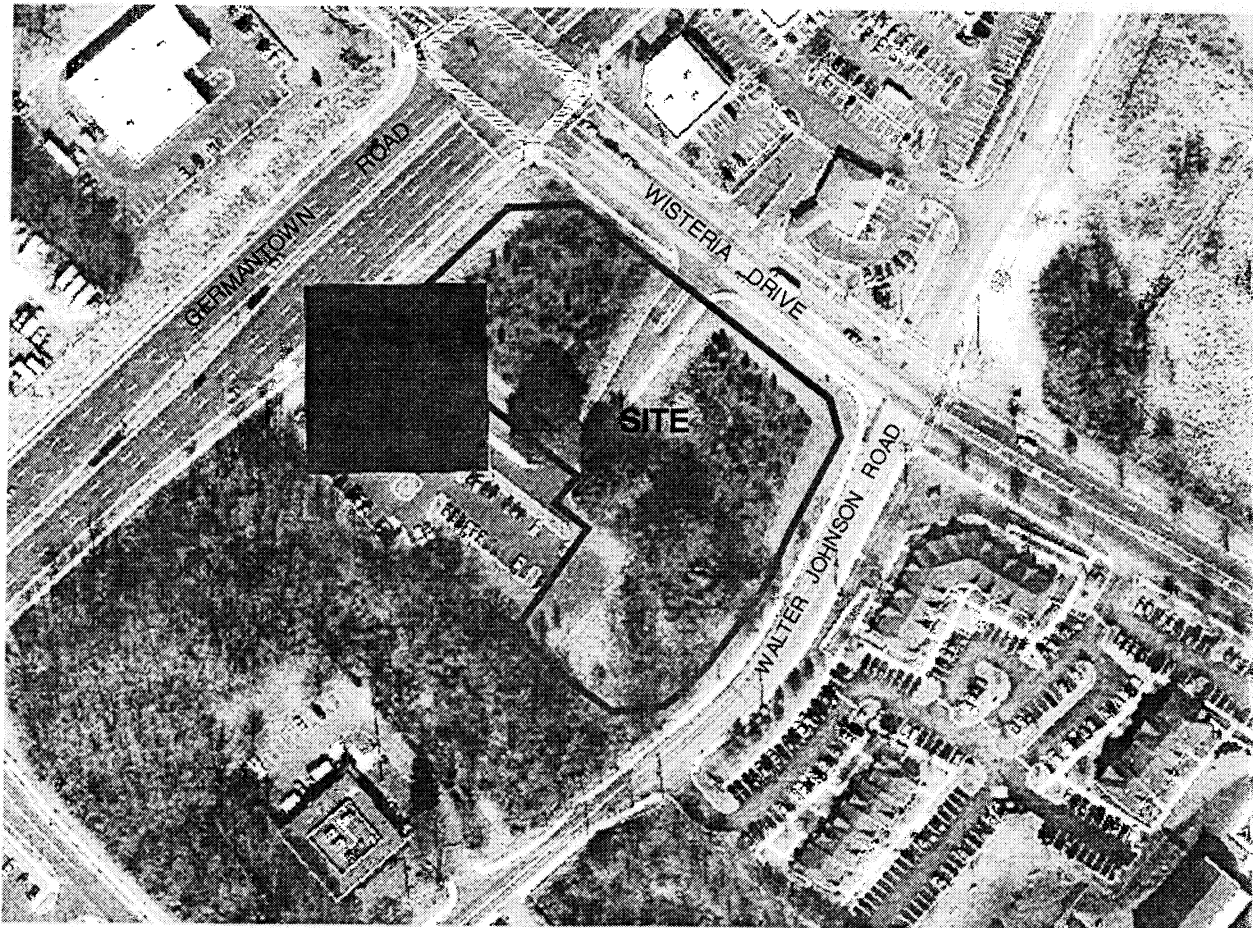
PROJECT DESCRIPTION: Site Description

The site is currently vacant, although an improved road through lots 2 and 3 provides access to the lot 1 from Wisteria Drive. Lot 1 includes an existing 2-story office building (Germantown Copy Center) with associated parking. The property has frontage on three major roads: Germantown Road (Route 118), Wisteria Drive and Walter Johnson Drive. Existing improvements surrounding the site include sidewalk within the public right-of-way and street trees on Route 118.

The property is surrounded by developed commercial properties, including the Northlake Commerce Center (Site Plan #8-87058) to the east, and the Germantown Commons Shopping Center (Site Plan #8-83063) to the north across Route 118.

The subject site was listed on the Master Plan for Historic Preservation in 1985 to include the Madeline V. Waters House, including an ale of white pines leading up the drive to the house. The house burned down in 1985, although the trees remain in tact. The environmental setting for the property also remains and the specimen trees are in good health.

The overall slope of the property is approximately 5% with a sixteen-foot change in elevation from north to south towards Walter Johnson Drive.



PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of a bank facility, including a drive-in and associated parking on the two lots. The existing site is vacant and consists of a grove of white pine trees associated with the environmental setting of the original historic Madeline Waters House, Individual House #13 on the Master Plan. The site plan is consistent with the approved Development Plan Amendment (DPA 95-1) [Appendix A].

The proposed 3-story building will be located at the intersection of Wisteria Drive and Route 118, providing the best possible visibility to the site. A divided access exists into the site from Wisteria Drive, providing service to the subject property and the existing Germantown Copy Center on Lot 1. An additional access to the site will be provided directly off of Walter Johnson Drive to the south and will connect with the existing drive and parking facility on lot 1. The existing access within the site has been modified to include loading spaces near the proposed bank and a two-way vehicular access, including a drive-in and parking directly west of the building. Additional parking with one-way access will be provided across the existing road, as well as on the west side of the grove of pine trees to the south and west of the property.

Access and parking has been reviewed by staff to minimize impacts to the Critical Root Zone ("CRZ") of the specimen white pines. Six of the seven pines are specimen trees (30" > dbh) and the largest of the trees measures 47" dbh. As part of the review of the proposed development, the applicant has prepared a Tree Preservation Plan ("TPP") to demonstrate long-term protection measures for the trees. The TPP includes fertilization, pruning, mulching and root aeration matting within the disturbed areas of the CRZ. Forest conservation requirements are being met on site through a combination of retention of the specimen trees and installation of shade trees throughout the site.

Due to the fact that the entire site, including the specimen trees are part of the environmental setting, the applicant was required to present the proposed development for the site to the Historic Preservation Commission "HPC". The proposal was reviewed and approved by the HPC on March 5, 2003 with conditions pertaining to the environmental setting and preservation of the specimen white pines. The applicant was also required to provide a form of interpretation for the existing cultural landscape to be reviewed by the HPC staff prior to implementation.

The proposed landscaping on the site consists of shade trees within the parking areas. Street trees are proposed along Wisteria Drive and Walter Johnson Road to continue the streetscape improvements. Evergreen shrubs are also proposed along the edge of the parking facilities to provide a buffer along the public roads. The entrance to the building will include ornamental pavers and planters for foundation planting. Ornamental lighting within the site consists of a maximum pole height of eighteen feet with minimal impact to pedestrians and vehicular traffic on the public roads.

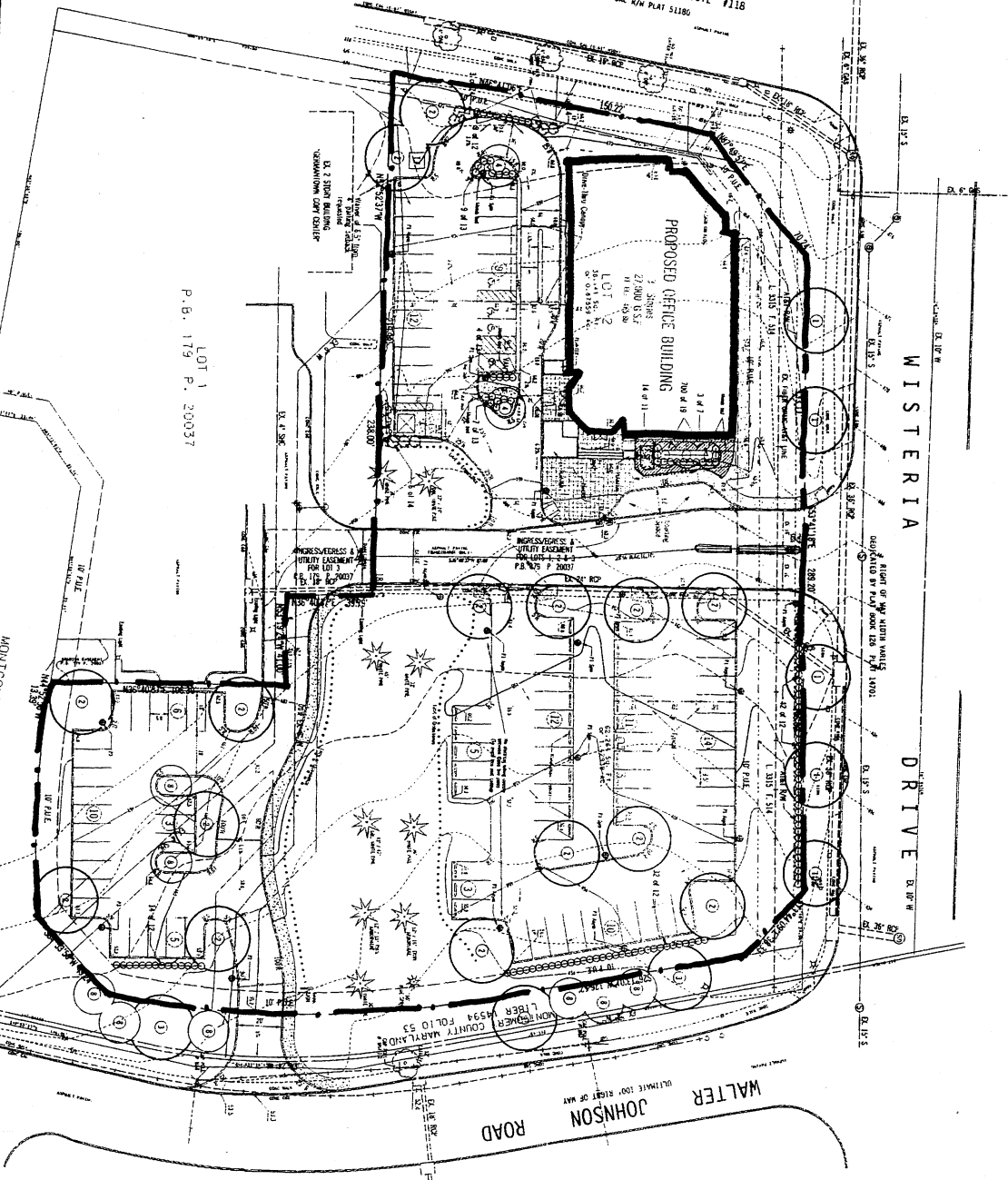
Storm Water Management Concept for the Site Plan was approved on April 9, 2003 by the Montgomery County Department of Permitting Services [Appendix B].



GERMANTOWN ROAD
RELOCATED MARYLAND ROUTE #118
SFC R/M PLAT 5118G

WISTERIA DRIVE

WALTER JOHNSON ROAD

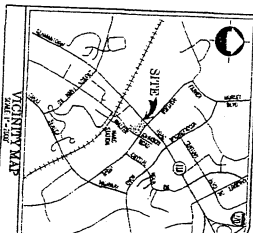


SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	NOTATION	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	VOLTAGE	MOUNTING
1	1-1	Street Light
2	2-1
3	3-1
4	4-1
5	5-1
6	6-1
7	7-1
8	8-1
9	9-1
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MONTGOMERY COUNTY MARYLAND
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LANDSCAPE & SITE LIGHTING PLAN
WISTERIA BUSINESS PARK
SOS 2.2.3
CLANSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

SEE SHEET 2 OF 2 FOR PLANT LIST, DETAILS AND NOTES

RECEIVED
DATE: 11-1-07
BY: 1#2
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PROJECT DESCRIPTION: Prior Approvals

The subject properties, lots 2 and 3, are part of a subdivision [Preliminary Plan #1-90068] created in 1990 called Wisteria Business Park [Plat Book 608, Page 95]. The record plat included a total of three lots.

In 1995, the County Council granted approval of Development Plan Amendment (DPA) No. 95-1 [Appendix A] to amend a Development Plan approved in Zoning Application No. G-649 to replace an office use with a child-care facility, for up to 200 children contained in a building of 10, 315 square feet and revise phasing requirements.

Since 1995, site plan proposals have been reviewed and approved by M-NCPPC for office, bank and child day-care facilities. In 1996, a site plan was submitted and approved for an office building on lot 1 (Site Plan #8-96013). The building and parking were completed in 1997. Subsequent to the previous site plan, two additional site plans were filed and approved in 1999 for lots 2 and 3. Site Plan 8-99003 was reviewed and approved by the Planning Board for a Day Care facility on lot 3. The property was never developed. Later that year, site plan 8-99010 was submitted and approved for an Office/Bank on lot 2. This site plan was also never developed. The conditions of each approval are included in Appendix C.

All of the requirements and conditions of the Preliminary Plan and Development Plan remain in full force and effect.

ANALYSIS: Conformance to Master Plan

The property is within the TC-6 analysis area and conforms to the 1989 Germantown Master Plan. The Master Plan recommends that this area be a quiet, green, pedestrian-oriented area that provides relief from the intense development of the town center. The Master Plan anticipated that when relocated MD 118 was open to traffic, the existing railroad bridge would either be closed to traffic or replaced by a pedestrian bridge.

“As shown on the Zoning and Highway Plan, this analysis area is recommended to be served by a one-way loop road branching off a divided arterial road. The intent of this recommendation is to provide appropriate access while preserving existing trees and reducing the impact of traffic on two historic resources within the Germantown Historic District”.

The Madeline V. Waters House at 19500 Germantown Road was listed in 1985 as site #19/13-1 on the Master Plan for Historic Preservation. “The house burned down soon after designation and was demolished. There are no remnants of the foundation of the house, although an alley of trees which led to the house, remains” (Appendix L: Historic Resources, page 237). The environmental setting on the entire site has not been reduced.

Parking proposed in the vicinity of the alley of trees will preserve the integrity of the alley. Forest Conservation requirements will be met by a combination of retaining the alley of trees and planting of street trees. The majority of the critical root zone of the pines will be protected.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning: O-M
 Existing Land Use: Vacant
 Proposed Land Use: General Office

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Gross Tract Area (ac.):		2.305 acres
Lot 2 (0.88 ac.)		
Lot 3 (1.425 ac.)		
Maximum F.A.R. Permitted:	0.255*	0.253
Green Space (%):	10%	46.8%
Building Coverage (%):	60%	9.4%
Building Height (ft.)	60 (5 stories)	3 stories
Green Space for Parking (%)	5%	19.5%
Parking Setbacks (ft.):		
From Wisteria Drive	10	10
From Germantown Road	10	13
From Walter Johnson Road		
Building Setbacks (ft.):		
From Wisteria Drive	10	40
From Germantown Road	10	178
Parking:		
Standard (3 sp./1000 gsf of building)	79	96
handicapped-accessible	<u>2</u>	<u>4</u>
Total	81	100

*Entire Lot 3 tract (3.87 acres) per DPA 95-1

Lot 1 15,696 sf (existing)
 Lot 2 27,000 sf (proposed)
 Total 42,696 sf (0.253 FAR)

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.

The site plan meets all of the conditions of Development Plan Amendment (DPA 95-1) approved by the County Council of Montgomery County on February 7, 1995. The conditions of approval are attached in Appendix A.

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 proposed bank, including a drive-in, is oriented in a safe and efficient manner to the three adjoining public roads. The building is proposed to be a three-story complex situated for visibility and access at the intersection of Wisteria Drive and Route 118.

- b. Open Spaces

The site contains a number of open spaces consisting of the specimen trees separating the parking lots on lot 2 and green space within the parking area to the south and east of the building.

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on April 9, 2003. Stormwater management consists of bioretention in the green spaces within the parking facilities and underground quantity management.

- c. Landscaping and Lighting

The 48 percent of green space proposed on the property surpasses the required amount of 10 percent. The majority of the green space consists of the area between the parking facilities containing the specimen trees. Additional green space will include landscaping and grass areas within the parking facility and on the perimeter of the property.

Landscaping on the site consists of shade trees within the parking area to create a

cooling effect in the summer heat. A mixture of evergreen and deciduous trees, as well as shrub massing at the parking edge will provide screening from all three public roads. Street trees are also being provided along Wisteria Drive and Walter Johnson Road.

Exterior lighting is proposed for the building and the ancillary parking area. Lighting was reviewed for safety and conformance to parking standards for commercial properties and parking facilities. Pole heights will be limited to 18 feet. Deflector shields will also be required to mitigate any negative glare or illumination on the public roads.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe and efficient and provides improved turning movement within the site.

A divided access exists into the site from Wisteria Drive, providing service to the subject property and the existing Germantown Copy Center on Lot 1. An additional access to the site will be provided directly off of Walter Johnson Drive to the south and will connect with the existing drive and parking facility on lot 1. The existing access within the site has been modified to include loading spaces near the proposed bank and a two-way vehicular access, including a drive-in and parking directly west of the building. Additional parking with one-way access will be provided across the existing road, as well as on the west side of the grove of pine trees to the south and west of the property.

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

The relationship of the building is consistent with the surrounding commercial office uses. The activity associated with the proposed building will not cause any negative effect on the adjacent properties.

Parking structures have been reviewed by staff to minimize impacts to the Critical Root Zone ("CRZ") of the specimen white pines

Landscaping within and around the site will significantly enhance the visual quality of the site and overall appearance of the major intersection.

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

As part of the review of the proposed development, the applicant has prepared a Tree Preservation Plan ("TPP") to demonstrate long-term protection measures for the trees. The TPP includes fertilization, pruning, mulching and root aeration matting within the

disturbed areas of the CRZ. Forest conservation requirements are being met on site through a combination of retention of the specimen trees and installation of shade trees throughout the site.

APPENDIX

- A. DPA 95-1
- B. Documentation and memos from supporting agencies
- C. Opinion from Preliminary Plan 1-90068 and Site Plans #8-96013, 8-99003 and 8-99010

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