

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Item # 7

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: A 130-unit Hotel

PROJECT NAME: Westfarm Technology Park
CASE #: 8-03006
REVIEW BASIS: Site Plan Review Required in the I-3, Division 59-D-3

ZONE: I-3
LOCATION: Silver Spring
Southwest intersection of Plum Orchard Drive and Cherry Hill Road
MASTER PLAN: Fairland
APPLICANT: Marriott Corporation
FILING DATE: December 2, 2002
HEARING DATE: May 15, 2002

STAFF RECOMMENDATION FOR SITE PLAN: Approval of a hotel for 130 units on 3.83 acres, with the following conditions:

1. Special Exception
Conditions of the Special Exception (S-2552) granted by the Board of Appeals of Montgomery County on March 19, 2003 [Appendix A], are as follows:
 - a. Petitioner shall be bound by its testimony and exhibits of record, the testimony of its witnesses and representations of its attorneys, to the extent that such evidence and representations are identified in the Hearing Examiner's Report and Recommendation and in the opinion of the Board;
 - b. The Petitioner shall comply with all requirements of a final Forest Conservation Plan (FCP) no later than Planning Board approval of Site Plan No. 8-03006. The

- Final FCP must be consistent with requirements of the stormwater management concept approved by the Department of Permitting Services;
- c. The Petitioner shall determine the proposed mix of unit types at or before site plan approval and approved site plan shall be forwarded to the Board of Appeals. The mix of unit types shall be within the ranges proposed by the Petitioner at the January 13, 2003 hearing. The final unit allocation, as determined at the site plan, will be binding upon the Petitioner.
2. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated March 24, 2000 [Appendix B].
 3. 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, LOD's, ROW's, Forest Conservation Areas and Stormwater Management Parcels, development program inspection schedule, numbers and dates of approval on the drawings:
 - b. Landscape and Lighting Plan to show the following:
 - i. All light fixtures shall be full cut-off fixtures;
 - ii. Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically adjacent to Cherry Hill Road;
 4. Site Plan Enforcement Agreement
Submit a Site Plan Enforcement Agreement, Development Review Program 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. Landscaping associated with the parking lot and building shall be completed as construction of each facility is completed;
 - iii. 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 DPS issuance of sediment and erosion control permit.
 - c. No clearing or grading prior to M-NCPPC approval of signature set of plans.
 5. Transportation Planning
 - a. Applicant shall comply with the following conditions from M-NCPPC Transportation Planning memorandum dated May 5, 2003 [Appendix B]:
 - i. Provide lead-in sidewalk and a crosswalk at the intersection with Plum Orchard Drive and the driveway serving Parcels ZZZ and TTT (i.e., to commercial area on the opposite side of Plum Orchard Drive) in coordination with the Montgomery County Department of Public Works and Transportation (DPWT).
 - ii. Specify in the Site Plan Enforcement Agreement for the subject Parcel GGGG the following:
 - a. Actual density allocation of the square footage purchased as originally designated office space.
 - b. The proposed equivalent square footage of hotel to office space.

- iii. Participate in the traffic mitigation program to satisfy the I-3 trip reduction requirements.
- iv. Coordinate with DPWT for installation of bus shelters on Plum Orchard Drive and Cherry Hill Road.

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 and lighting distribution. Design and placement of parking spaces was studied for adaptability to the site and more efficient vehicular circulation within the site. Vehicular access to the property was improved at the entrance to Plum Orchard Drive, as well as internal circulation. Additional landscaping was provided to assist in screening of the building and parking from Cherry Hill Road and the adjacent residential properties. Lighting was reviewed for visibility and safety of the users of the proposed building and for any negative reflection or glare into adjoining residential properties.

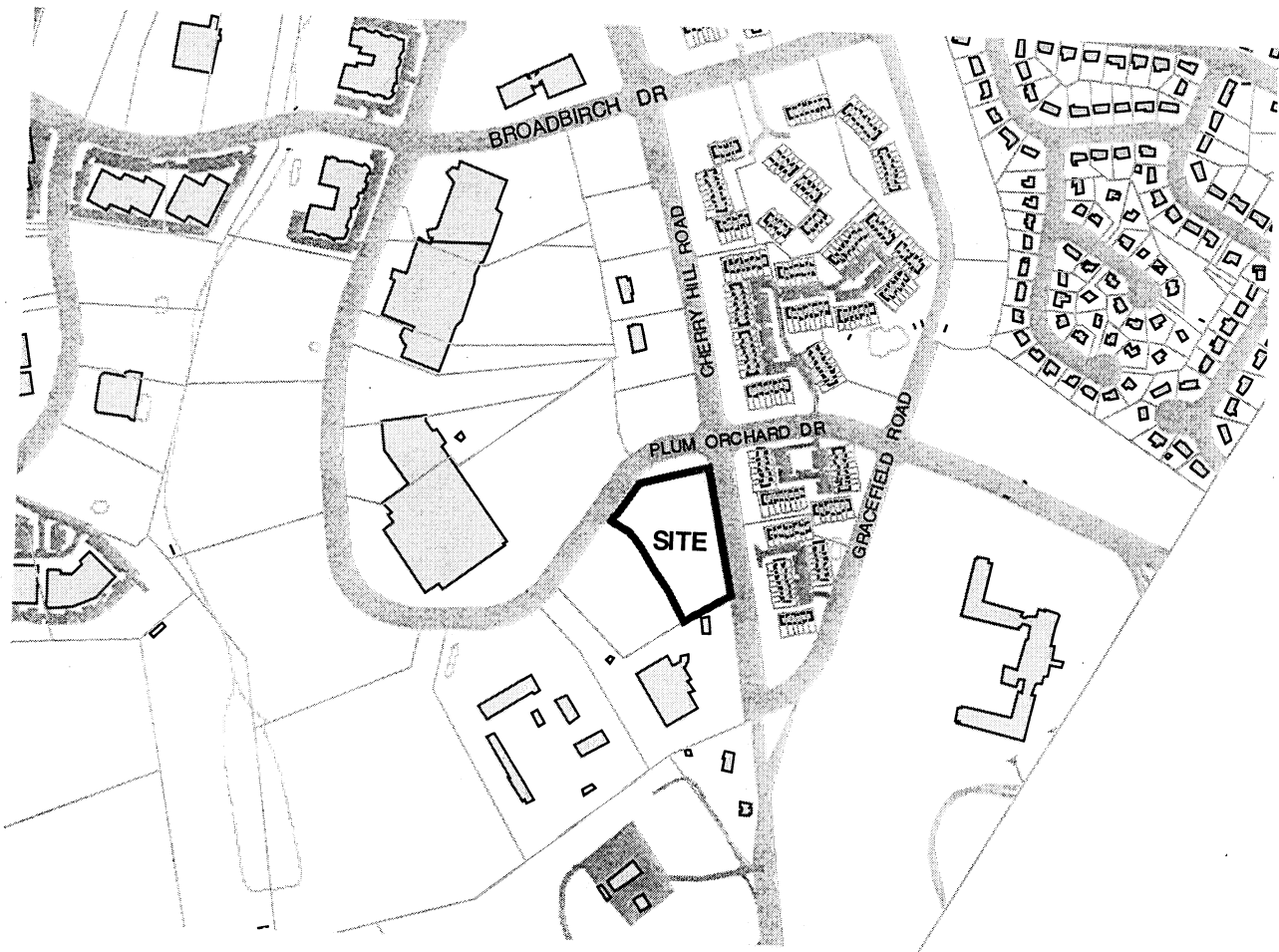
The property also conforms to the conditions and elements of approval of the approved Special Exception [S-2552] dated March 19, 2003 [Appendix A].

PROJECT DESCRIPTION: Surrounding Vicinity

The subject property is located at the southwest intersection of Plum Orchard Drive and Cherry Hill Road. Access to the site consists of a shared driveway from Plum Orchard Drive.

The adjacent properties to the north, within the Westfarm Tech Park are zoned C-6 (Low Density-Regional Commercial) and are part of the shopping center. The property directly abutting the site to the east and south is zoned I-3. The residential subdivision across Cherry Hill Road is zoned R-60.

The intersection of Cherry Hill Road and Plum Orchard Drive consists of a mix of shopping center, commercial and retail uses, with residential uses, primarily single-family attached homes across the road.

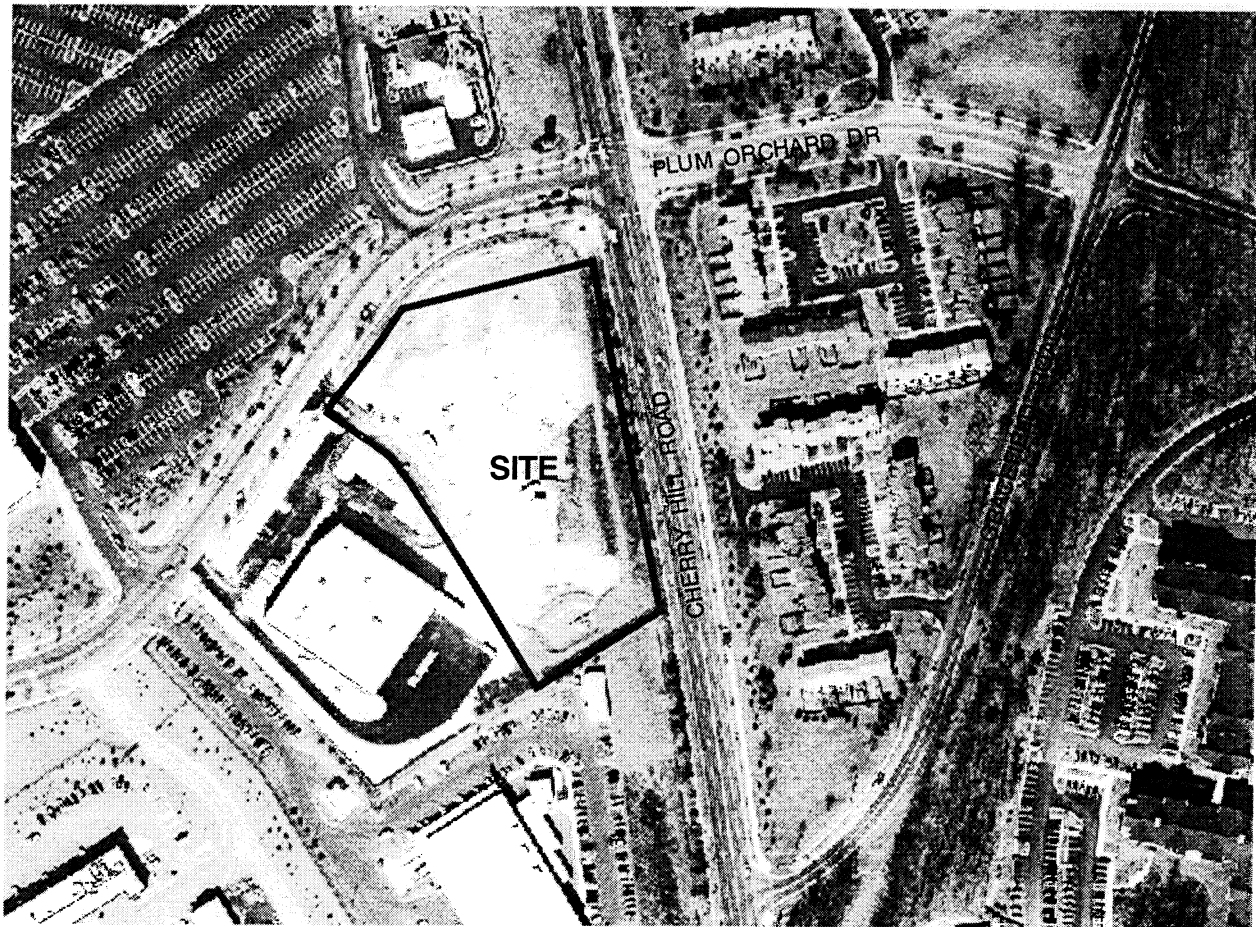


PROJECT DESCRIPTION: Site Description

The site is presently an unimproved pad site at the intersection of Plum Orchard Drive and Cherry Hill Road. The majority of the site is an open field with existing mature trees and shrubs around the western perimeter, adjacent to Cherry Hill Road. The site includes a shared divided access from Plum Orchard Drive, which also serves the property to the west (Parcel HHHH of Westfarm Tech Park).

The subject site is Parcel GGGG with the Westfarm Tech Park subdivision. The frontage of the property contains a concrete sidewalk and street trees along both public roads. An existing bus stop is located on Plum Orchard Drive near the intersection with Cherry Hill Road.

The overall slope of the property is approximately 2-3%.



PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of a hotel with 130 units and ancillary parking. The mix of units is compiled of 60 studio suites, 55 1-Bedroom suites and 15 2-Bedroom suites. The site plan is consistent with the approved Special Exception (S-2552), approved by the Board of Appeals of Montgomery County on April 19, 2003.

Vehicular circulation is being improved with a shared entrance from Plum Orchard Drive and a more efficient internal circulation providing a connection to the shared private drive. Circulation will consist of two-way circulation around the building and through the parking lot and connecting with the shared private drive for the adjacent site. The entrance to the building is located at the northern end of the site and includes a roundabout and drop-off for hotel patrons. The internal drive and associated parking parallels the building and adjacent public roads. The building is L-shaped, with the shortened end located at the northeastern edge of the property. Additional handicapped-accessible spaces are being provided with clearly marked walkways into the building. Pedestrian circulation into the site has been improved with lead walks into the site from Plum Orchard Drive.

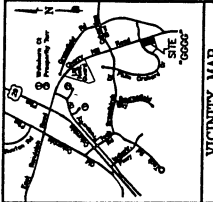
Landscaping consists of a mix of shade trees within the parking lot and a mix of evergreen, ornamental and shade trees on the northern and eastern perimeters of the property. The perimeter buffer to Cherry Hill Road has been expanded to include additional evergreen trees to further screen the subject site from the residential properties across Cherry Hill Road. Shrub massing, in conjunction with the shade trees will assist in providing a necessary screen of the parking along Cherry Hill Road. Lighting was reviewed for conformance to guidelines for parking facilities and adverse effects on adjacent residential properties. The applicant will equip the light fixtures, as necessary, with deflector shields to avoid any negative glare or excess illumination adjacent to Cherry Hill Road for the residential properties.

Additional amenities are also included with the proposed hotel and include a pool, sports court, hot tub and paved plaza area connection the lobby and pool area. The pool area is screened from the adjacent property and vehicular drive by a mix of evergreen, shade and ornamental trees and shrubs.

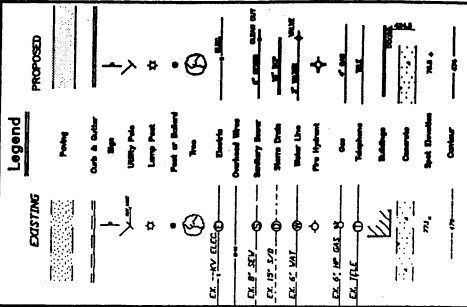
Forest Conservation requirements are being met on site with a conservation easement being placed over the existing plant material along Cherry Hill Road. Additional plant material will be added within the easement to expand the buffer. Street trees are also being used to offset the requirements for reforestation.

A special exception (S-2552) was approved by the Board of Appeals for Montgomery County on April 19, 2003 for a hotel/motel within the I-3 zone. The proposal conforms to all of the conditions in the opinion.

Storm Water Management Concept for the Site Plan was approved on March 24, 2000 by the Montgomery County Department of Permitting Services.



VICINITY MAP
SCALE 1" = 2,000'



NOTES:
THIS PROJECT IS SUBJECT TO PRELIMINARY CONSIDERATION BY AN ORDINANCE LETTER DATED 12-23-02 AS NOTED.
THIS PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAN PER §4-102(d).
ALL CONCEPTS ARE APPROVED BY THE CITY OF MONTGOMERY DATED 3-24-03.

OWNER CERTIFICATE
The undersigned agrees to execute all the forms and requirements of this Site Development/Landscape Plan in accordance with the Montgomery County Planning Board and the Property Owner.
By: _____ Date: _____



THE MAP IS TO BE USED IN CONNECTION WITH THE PRELIMINARY PLAN PER §4-102(d).

SITE DEVELOPMENT PLAN
RESIDENCE INN BY MARRIOTT
WESTFARM TECHNOLOGY PARK
PARCEL 0006, PLAT 21317
5 TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

| | | |
|---------|----|---------------------|
| DATE | BY | REVISION |
| 1-14-03 | AM | Added Landmark Area |

OTHER DEVELOPER
MARRIOTT CORPORATION
MARRIOTT DRIVE
ANNAPOLIS, MD 21403
CONTACT: HANNAH KAUBERGER
PHONE: 301-880-4884

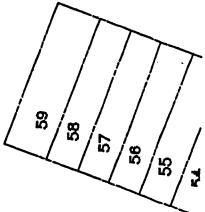
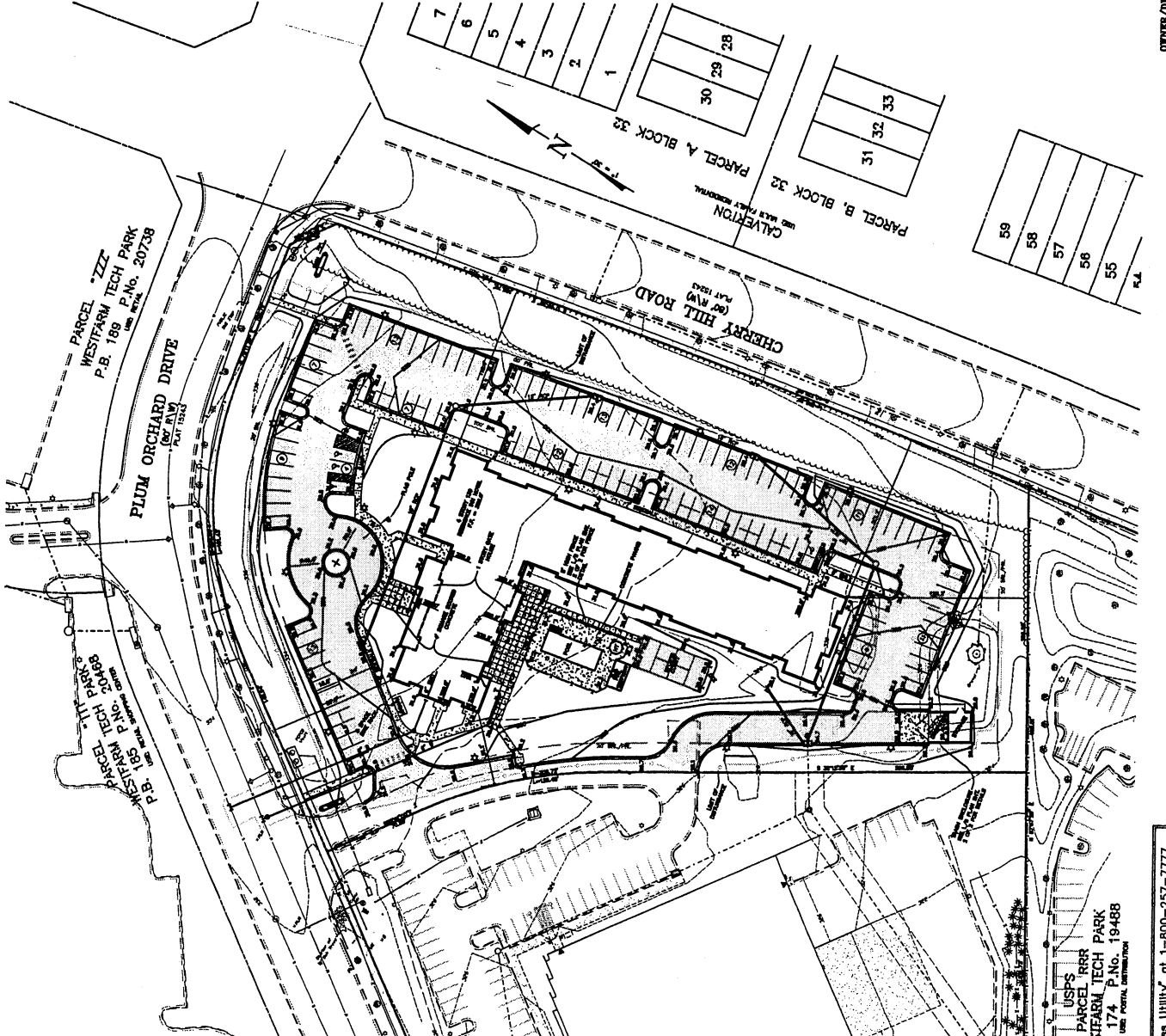
SUBJECT PROPERTY:
PARCEL 0006, WESTFARM TECHNOLOGY PARK
P.B. 189 P. 155
13.86 ACRES (APPROXIMATE)
13.86 ACRES (APPROXIMATE)
13.86 ACRES (APPROXIMATE)
13.86 ACRES (APPROXIMATE)

DEVELOPER/DESIGNER:
No Information

TRACT AREA:
ADJACENT TO CHERRY HILL RD
ADJACENT TO PLUM ORCHARD DR
ADJACENT TO CHERRY HILL RD
ADJACENT TO PLUM ORCHARD DR

REQUIREMENTS:
ADJACENT TO CHERRY HILL RD
ADJACENT TO PLUM ORCHARD DR

OFF STREET PARKING AND LOADING:
SURFACE PARKING FACILITY AREA: 44,450 SF
INTERNAL LANDSCAPING: 64,225 SF
STANDARD: 61,000 SF (1912) / 450
45 SPACES
TOWEL
BICYCLE
10.4 FAR WAS APPROVED WITH PRELIMINARY PLAN 10/10/02 BUT ALLOWS OVERALL PARKING REQUIREMENT



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. In the event of a utility strike, the contractor shall be responsible for the cost of the strike. The contractor shall be responsible for the cost of the strike. The contractor shall be responsible for the cost of the strike.

USPS
PARCEL 0006
WESTFARM TECHNOLOGY PARK
P.B. 174 P. 155
USE POSTAL DISTRIBUTION

PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan No. 1-82068 was approved by the Planning Board on October 21, 1982 for the Westfarm Tech Park. The property was listed as Parcel AAA with this subdivision.

Preliminary Plan No. 1-91039 was approved by the Planning Board on July 18, 1991, superceding the previous plan of subdivision, limiting the development to a maximum density of an average of 0.4 FAR over all of the I-3 zoned lots. Parcel GGGG was created from Parcel AAA during this action.

ANALYSIS: Conformance to Master Plan

The proposal conforms to the 1997 Approved and Adopted Fairland Master Plan. The property was recently approved for a special exception (S-2552) for a hotel use in the I-3 zone, within the Westfarm Tech Park subdivision.

The property is also subject to a Trip Reduction Agreement, which equates square footage of the building to trips generated. The square footage allotment for the property is based on how much the owners are willing to sell, the trips generated by the hotel use and the conversion of the hotel use to office space for the purposes of trip generation, all of which have been worked out with the M-NCPPC Transportation Division.

The property is also part of a streets only master plan for Cherry Hill Road and in the interior streets. The property includes a 100-foot landscape panel along Cherry Hill Road, which has been provided by the applicant and expanded with additional plant material.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

| | | |
|------------------------------|-------------------|-----------------|
| Lot Area (ac.) | 3.83 acres | |
| Proposed Use: | Hotel (130 units) | |
| Zoning: | I-3 | |
| | Permitted/ | |
| <u>Development Standard</u> | <u>Required</u> | <u>Proposed</u> |
| Green Space (%): | 35% | 60% |
| Interior Parking Green Space | 5% | 9% |
| Building FAR | *0.4 | 0.5 |
| Building Height (ft.) | 100' | 48' (4-stories) |
| Parking Setbacks (ft.): | | |
| Adjacent to Cherry Hill Road | 50 | 50 |

| | | |
|---------------------------------|----------|------------|
| Adjacent to Plum Orchard Drive | 35 | 35 |
| Adjacent to non-residential | 20 | 20 |
| Building Setbacks (ft.): | | |
| From Cherry Hill Road | 100 | 117 |
| From Plum Orchard Drive | 25 | 87 |
| Adjacent to I-3 Zone | 24 | 51 |
| Parking: | | |
| Standard (0.7/unit) | 91 | 129 |
| handicapped-accessible | <u>4</u> | <u>5</u> |
| Total | 95 | 134 |
| bicycle | 7 | 8 (1 rack) |

*0.4 FAR was approved with Preliminary plan #1-91039 but allows overall park averaging.

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 the Special Exception approved by the Board of Appeals of Montgomery County on March 19, 2003 [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 130-unit hotel use is oriented in a safe and efficient manner on the site. The proposed four-level building is L-shaped to conform to the adjacent roads and site with a drop-off near Plum Orchard Drive for hotel patrons.

- b. Open Spaces

The perimeter buffer along Cherry Hill Road provides an open space buffer to the residents in the Calverton subdivision directly across the road.

The Stormwater Management Concept for the proposed development was

approved with conditions by the Montgomery County Department of Permitting Services (DPS) on March 19, 2003.

c. Landscaping and Lighting

Landscaping on the site consists of shade trees within the island areas of the parking lot. A mixture of evergreen and deciduous trees, as well as shrub massing will provide screening from Cherry Hill Road and the adjacent neighboring communities across Cherry Hill Road. Proposed landscaping on Cherry Hill Road in the form of evergreen trees is placed strategically among the existing vegetation to increase the buffer for parking and lighting.

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 adjacent to public roads. Pole heights were reduced from 30 feet to 25 feet with the approved special exception. Deflector shields will also be required, if necessary, to mitigate any negative glare or illumination on adjacent properties, specifically the residential neighborhood across Cherry Hill Road.

e. Vehicular and Pedestrian Circulation

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

Vehicular circulation is being improved with a shared entrance from Plum Orchard Drive and a more efficient internal circulation providing a connection to the shared private drive. Circulation will consist of two-way circulation around the building and through the parking lot and connecting with the shared private drive for the adjacent site. The entrance to the building is located at the northern end of the site and includes a roundabout and drop-off for hotel patrons. The internal drive and associated parking parallels the building and adjacent public roads. The building is L-shaped, with the shortened end located at the northeastern edge of the property. Additional handicapped-accessible spaces are being provided with clearly marked walkways into the building. Pedestrian circulation into the site has been improved with lead walks into the site from Plum Orchard Drive.

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 uses. The activity associated with the proposed building will not cause any negative effect on the adjacent properties.

Landscaping within and around the site will significantly enhance the visual quality of

the site and overall appearance of the major intersection.

Light poles and fixtures were reduced from 30 feet to 25 feet with the approved special exception to prevent glare or negative illumination on adjacent properties on Cherry Hill Road.

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

Forest Conservation requirements are being met on site with a conservation easement being placed over the existing plant material along Cherry Hill Road. Additional plant material will be added within the easement to expand the buffer. Street trees are also being used to offset the requirements for reforestation.

APPENDIX

- A. Special Exception (S-2552) approved March 19, 2003
- B. Documentation and memos from supporting agencies

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