



Seventh-Day Adventist Headquarters: Limited Site Plan Amendment No. 81986078E

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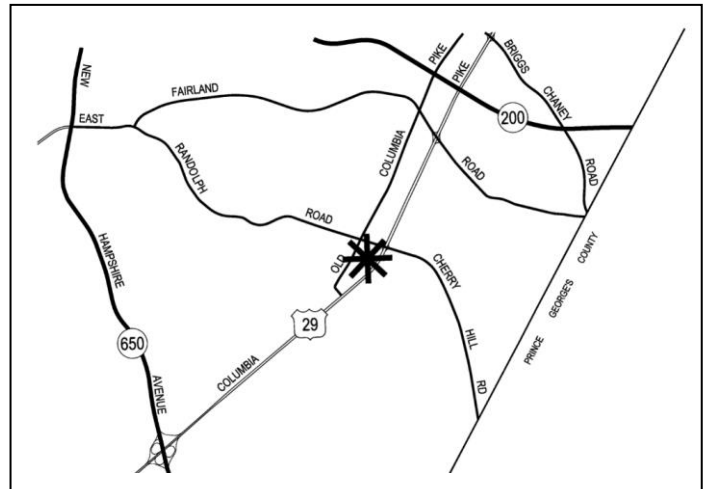
Completed: 3/8/19

Description

Seventh-Day Adventist Headquarters: Limited Site Plan

Amendment No. 81986078E: Request to construct a 52,500 square foot detached accessory storage facility; located on the southwest quadrant of the intersection of Columbia Pike (US-29) and East Randolph Road; 21.55 acres; EOF-1.5 H-75 zone, but reviewed under the O-M zone; 1997 Fairland Master Plan.

Applicant: General Conference of Seventh Day Adventist
Application Acceptance Date: May 31, 2018
Review Basis: Chapter 59 (Old Zoning Ordinance) & Chapter 22A



Summary

- Staff recommends **approval** with conditions.
- Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.
- The proposed accessory storage facility meets the development standards in the Office Building, Moderate Intensity (O-M) Zone (Sect. 59.C.4.31).
- The proposed site plan amendment complies with all binding elements of Local Map Amendment, No. G-486.
- The Application is consistent with the recommendations of the 1997 Fairland Master Plan.
- As conditioned, the Applicant must provide an internal sidewalk from Old Columbia Pike to the entrance of the proposed accessory storage facility to improve pedestrian connectivity.
- Staff has not received any citizen correspondence on the Application.

SECTION 1 - RECOMMENDATIONS & CONDITIONS

Staff recommends **approval** of Limited Site Plan Amendment No. 81986078E. The development must comply with all binding elements of Local Map Amendment, G-486 approved by County Council on February 11, 1986, the conditions of approval for Preliminary Plan No. 119842460 as listed in MCPB Opinion dated April 3, 1987, and all previous site plan conditions remain in full force and effect except as modified below.

All site development elements shown on the latest electronic version of the drawings as of the date of this Staff Report dated March 8, 2019, submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:

Density & Height

1. Density

The Site Plan amendment is limited to a detached accessory storage facility with a total of 52,500 square feet on the Subject Property within the limits of the amendment, as illustrated on the Certified Site Plan.

2. Height

The height of the detached accessory storage facility is limited to a maximum height of 22-feet, as measured from the average elevation of finished ground along the Tech Road street line, as illustrated on the Certified Site Plan.

Environment

3. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated October 8, 2018 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Green Space

4. Green Area

The Applicant must provide a total of 444,901 square feet of green area on the Subject Property (or 47.4 percent of net site plan area).

Transportation & Circulation

5. Vehicular, Pedestrian & Bicycle Circulation

- a. All internal sidewalks and pedestrian paths must be a minimum of five-feet wide.
- b. Prior to the issuance of a Use and Occupancy Certificate for the proposed building, the Applicant must construct a five-foot wide sidewalk along the property's frontage on Old Columbia Pike between the internal driveway and the park and ride lot to the south.
- c. The Applicant must construct an internal sidewalk with necessary curb cuts from the intersection of Old Columbia Pike and the internal driveway to the entrance of the storage facility prior to the issuance of a Use and Occupancy Certificate for the proposed building.

6. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated November 19, 2018, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of the Site Plan approval.

7. DPS-ROW

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services Right of Way (DPS-ROW), in its letter dated January 30, 2019, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

8. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.

9. Landscaping

- a. The Applicant must install the site elements as shown on the certified landscape plans as shown on the Certified Site Plan.
- b. The Applicant must install the plantings shown on the certified landscape plans. Any variation in plant species or quantity needs approval of M-NCPPC Staff.
- c. The Applicant must install landscaping no later than the first growing season after obtaining a Use and Occupancy Certificate.

10. Lighting

- a. Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All on-site down-lights must have full cut-off fixtures.
- c. Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- e. Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f. On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

11. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, trash enclosures, retaining walls, fences, railings, and sidewalks, private utilities, paths and associated improvements of development, including sidewalks, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of the any building permit of development.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

12. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

13. 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 stormwater management concept approval letter, development program, Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b. Add a note stating that “Minor modifications to the Limits of Disturbance (LOD) shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- c. Add a note in the Site Plan that states, “Proposed 5-foot wide sidewalk and 6.5-foot wide green panel to be constructed in accordance with MCDPS standards and ADA compliant” on sheet, SP-2.
- d. Revise the Limits of Disturbance to include all planting areas.
- e. Revise the green area calculations in the comparative analysis table and green area tabulations consistent with the staff report.
- f. Illustrate accessory building height measurement as defined in the Zoning Ordinance and on the Conceptual Elevations on sheet, SP-4.
- g. Modify data table to reflect development standards approved by the Planning Board.
- h. Ensure consistency of all details and layout between Site and Landscape plans.

SECTION 2 - SITE LOCATION & DESCRIPTION

Site Location and Site Vicinity

The 21.55-acre Subject Property is located in the southwest quadrant of the intersection of Columbia Pike and East Randolph Road ("Subject Property") as shown in Figure 1. However, the site plan amendment is limited to the southern portion of the Subject Property that is directly north of the Tech Road Park and Ride as shown in Figure 2. The Subject Property is in the EOF-1.5 H-75 zone and previously zoned, moderate intensity office building (O-M). Properties to the west (along Old Columbia Pike) vary in zoning and include R-200, RE-2C, R-90, TDR and R-H zones. The residential development west of the Subject Property is located in the Transferable Development Rights (TDR) overlay zone. Properties to the east across Columbia Pike, MD 29 are zoned CR-0.75 C-0.75 R-0.25 H-75. To the north are zoned CRT-0.75 C-0.75 R-0.25 H-45 and to the south are zoned CRT-0.75 C-0.75 R-0.25 H-35.

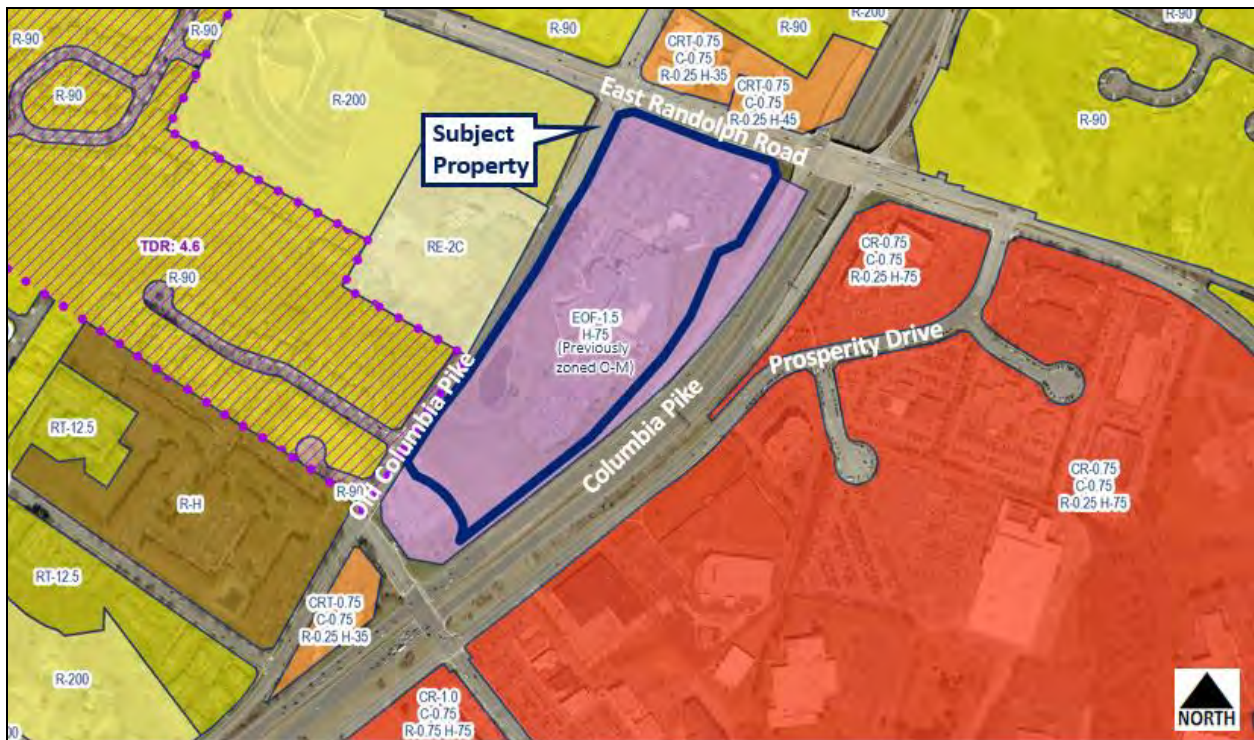


Figure 1 –Vicinity Map

The Subject Property is surrounded by residential, office, and commercial uses. The properties to the west are developed with several lots with single-family detached homes. Also directly west of the Subject Property across the street from the office building is the historic Conley House on an eight-acre site. South of the Subject Property is the Tech Road Park and Ride. A portion of the Park and Ride is located on the Subject Property; however, it is disconnected from the Seventh-Day Adventist (SDA) Headquarters. North of the Subject Property consists of an office building and a gas station with a convenience store and car wash. To the east are a variety of commercial, industrial, office and retail uses.



Figure 2 –Aerial Map

Existing Conditions

The Subject Property is currently developed with a three-story office building that is 319,234 square feet for the SDA General Conference Headquarters. The office development serves as the headquarters facility for the General Conference of the Seventh-Day Adventist. The office building is centrally located on the site and includes surface parking lots located north, west, and south of the office building. The site is currently served by public water and sewer/well and septic. The existing office development and parking lots will remain unchanged as part of the proposed development.

The Subject Property is within the Paint Branch watershed with soils classified as Urban Land, which are adequate for the proposed use. There are no known rare, threatened, or endangered species on-site. A historic site is located west of the Subject Property; however, there are no known historic properties or features on the Subject Property.

The Subject Property fronts along four (4) public rights-of-ways – Columbia Pike, Old Columbia Pike, East Randolph Road, and Tech Road. Access to the Property consists of two entrances along Old Columbia Pike and one entrance along East Randolph Road. A Park and Ride Lot exists along the Property's southern border on the Subject Property but it is not considered a part of this Application.

SECTION 3 – APPLICATIONS AND PROPOSAL

Previous Approvals

On February 11, 1986, the County Council approved a Local Map Amendment No. G-486 (Attachment 3). The amendment included a Schematic Development Plan, with several Binding Elements. The binding elements are listed below in Table 1 within the Analysis and Findings section of this report.

On May 22, 1986, the Planning Board approved a Preliminary Plan No. 119842460 to construct a 650,000 square foot building in three phases. A formal opinion was issued on April 3, 1987 (Attachment 4).

On March 5, 1987, the Planning Board approved a Site Plan No. 819860780 to construct an office building. A formal opinion was issued on March 20, 1987 (Attachment 5).

On December 2002, Site Plan Amendment No. 81986078A was administratively approved, which included a 172-space surface parking lot and a 5,000 square foot storage facility. The parking lot and storage building have been constructed; however, since the approval, the storage building was replaced with a television programming production studio.

On October 2008, the Planning Board approved with conditions Site Plan Amendment No. 81986078B, which included a 19,234 square foot, two-story addition to the southern façade of the existing building for a television programming production studio. The addition has been constructed.

On March 26, 2009, the Planning Director administratively approved a minor amendment designated Site Plan Amendment No. 81986078C, which included installation of eight new generator pads, eight natural gas powered generators, a six-foot tall chain link fence with privacy slats and modification to landscaping surrounding the generators.

On May 10, 2010, the Planning Director administratively approved a minor amendment designated Site Plan Amendment No. 81986078D, which included relocation of a chiller pad, installation of fencing enclosure around the chiller pad, relocation of the a/c equipment boxes, landscaping around chiller enclosure and equipment boxes, extension of retaining wall to incorporate chiller pad and equipment boxes, changes to site lighting, addition of handrails and lead walk from emergency exit door, modification of location of overflow roof drain connections, and changes to building setbacks (setback increase from Old Columbia Pike (325-feet shown in plan 81986078B was revised to 333-feet and setback decrease from Columbia Pike 171-feet shown in plan 81986078B was revised to 162-feet).

Proposal

This Site Plan Amendment proposes the construction of a one-story 52,500 square foot detached accessory storage facility development in the southern portion of the Subject Property (Figure 3). The proposed accessory storage facility will have a maximum height of 22-feet. The construction of the storage facility will replace a portion of the existing green area that is located south of the existing surface parking lot.

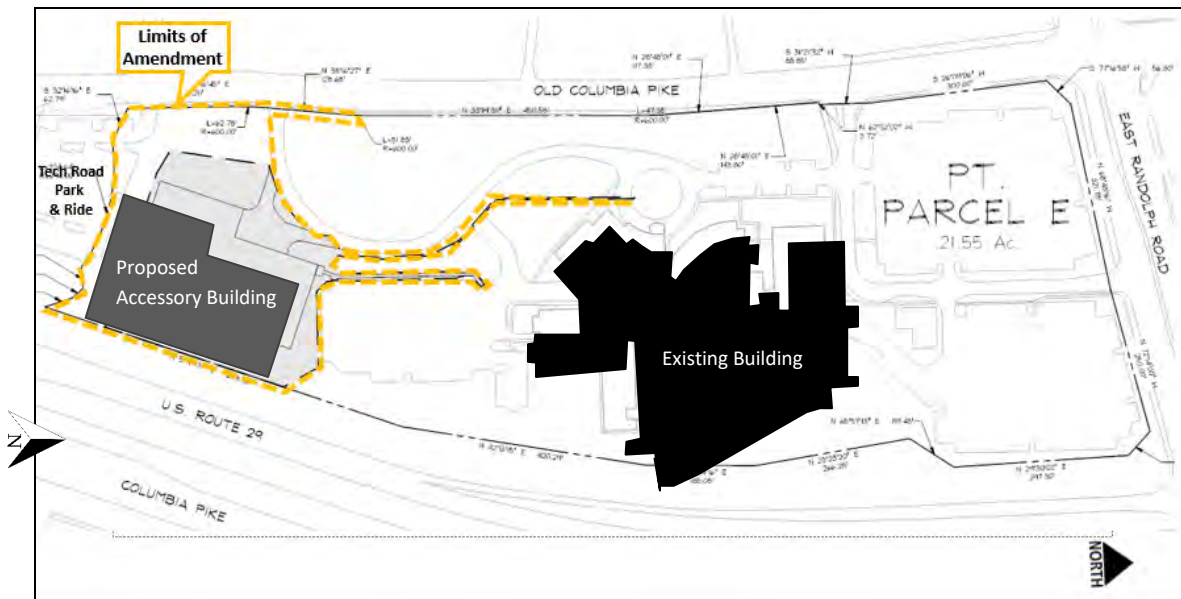


Figure 3 – Site Plan

The detached storage facility will serve as storage for the office and the television production studio equipment that is located in the southern portion of the office building. The building will be fabricated of pre-cast concrete wall panels to match the existing building as shown in Figure 4.

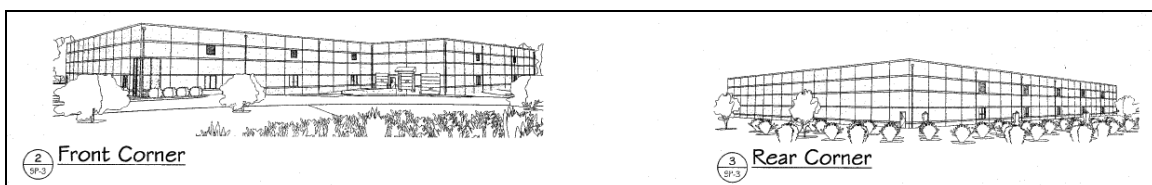


Figure 4 – Renderings

Access to the Subject Property is provided by two access points along Old Columbia Pike and one access point from East Randolph Road. The primary access point is located southwest of the site along Old Columbia Pike which provides the most direct access to the Subject Property. The southern access point, designed as a right-in, right-out only, will provide the most direct route to the proposed storage facility. Vehicular access to the site will remain unchanged; however, frontage improvements will be made, as described below.

As part of the Amendment, the Applicant will 1) upgrade a section of the existing sidewalk along Old Columbia Pike to ADA standards for a sidewalk with a minimum of five-feet that is located north of the park and ride lot, 2) provide a sidewalk connection from the intersection of Old Columbia Pike and the access road to the entrance of the accessory storage facility, as conditioned by Staff, and 3) provide a sidewalk connection from the existing office building to the accessory storage facility as shown below.

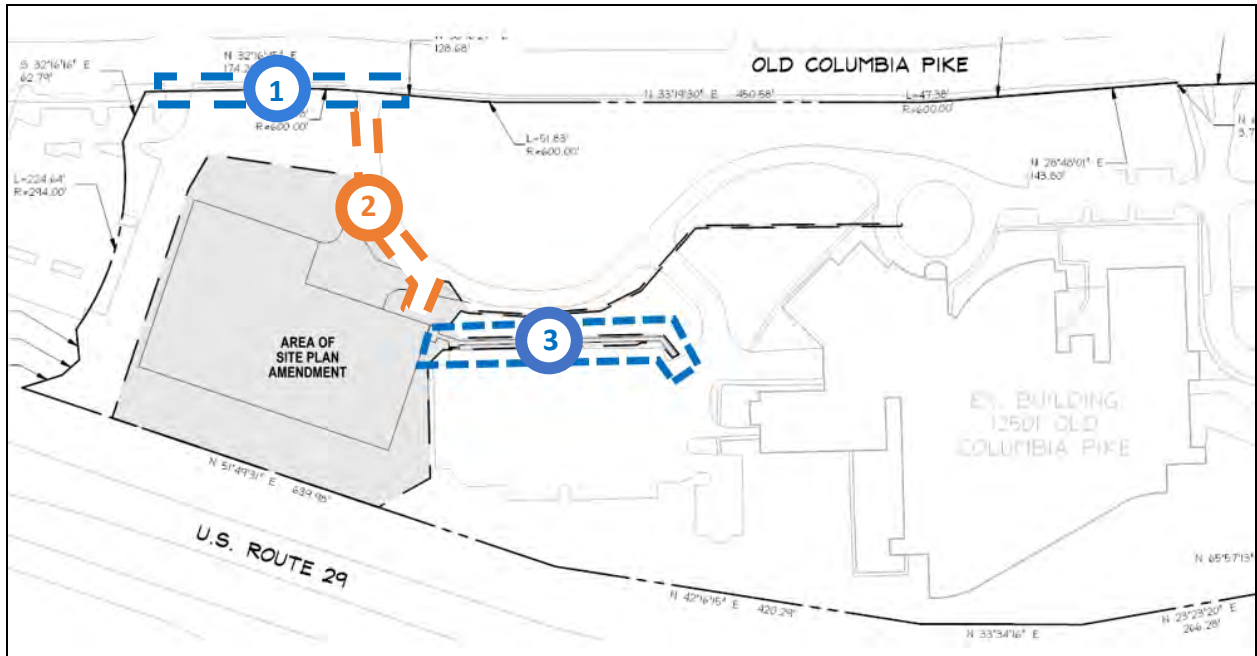


Figure 5 – Pedestrian Connections

As part of the proposal, landscaping will also be provided along all elevations. The Applicant will continue to provide landscaping along Old Columbia Pike and Columbia Pike as seen on the adjacent properties.

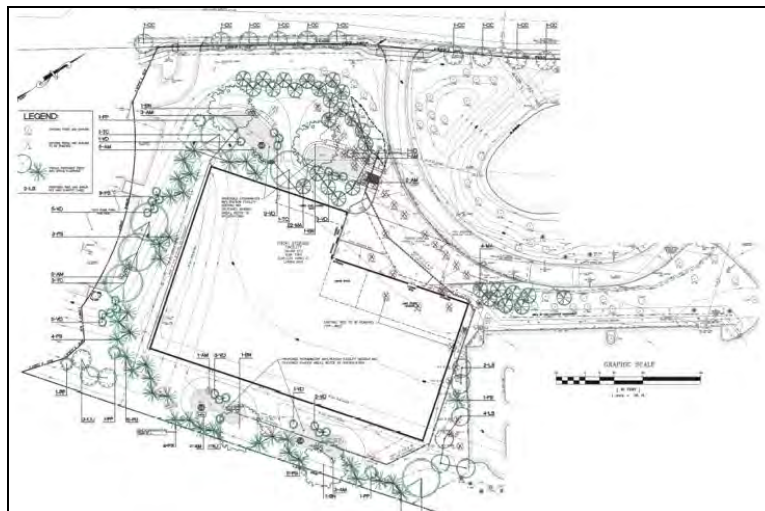


Figure 6 – Landscape Plan

SECTION 4 – CITIZEN COORESPONDENCE AND ISSUES

The Application was submitted and noticed in accordance with all required procedures that meets all proper signage, noticing and pre-submission meeting requirements for the submitted Application. Application signs were posted along the Subject Property's frontage along Old Columbia Pike as well as along Columbia Pike and East Randolph Road. To date, Staff has not received any correspondence.

SECTION 5 - ANALYSIS AND FINDINGS (Section 59.D.3.4(c))

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

- 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.*

The Site Plan Amendment conforms with all binding elements of Local Map Amendment No. G-486, approved by County Council on February 11, 1986 (Attachment 3), as shown in Table 1 below.

Table 1: Data Table for the O-M Zone under Optional Method of Development including Binding Elements from G-486

Development Standard	Permitted/Required O-M Zone	G-486 (Binding Elements)	Proposed for Approval
Gross Tract Area	N/A	29.93	29.93
Net Tract Area	N/A	21.55 ¹	21.55
Building Height (feet)			
Main Building	60 feet -72 feet 5-7 Stories	48 feet 3.5 stories	unchanged
Accessory Building	60 feet -72 feet 5-7 Stories	25 feet 2-stories	22 feet ² 1-story
Floor Area Ratio (FAR)	1.50	0.50	0.40
Building Coverage			
Main Building	60%	21% (651,875 sf)	unchanged
Accessory Building	N/A	9.6% (125,000 sf) ³	4.2% ⁴
Building Setbacks from Street (feet)			
Old Columbia Pike	15 feet	120 feet	123 feet
US Route 29			

¹ Net tract area based on dedicated land as part of local map amendment No. G-486 approval.

² Pursuant to the Zoning Ordinance in effect on October 29, 2014, the height of the building is “measured from the average elevation of finished ground surface along the front of the building” in the case of a building setback from the street line 35 feet or more.

³ Total building coverage based on gross tract area of 29.93 acres from Local Map Amendment No. G-486.

⁴ Total building coverage based on gross tract area for comparison purposes.

Development Standard	Permitted/Required O-M Zone	G-486 (Binding Elements)	Proposed for Approval
Main Building	15 feet	80 feet	unchanged
Accessory Building	15 feet	60 feet	65 feet
Parking Setbacks from Street (feet)			
Old Columbia Pike	10 feet	120 feet	unchanged
Randolph Road	10 feet	50 feet	unchanged
US Route 29	10 feet	60 feet	unchanged
Tech Road	10 feet	50 feet	unchanged
Parking in Setback	Yes	5%	unchanged
Green Area (% of lot)	10% - 15%	45%	47.4%
Parking		525	693 ⁵

The height of an accessory building is limited to 25-feet per the binding elements in G-486. Pursuant to the Zoning Ordinance in effect on October 29, 2014, the height of the building is “measured from the average elevation of finished ground surface along the front of the building” when the building setback from the street line is 35-feet or more pursuant to Sect. 59-A-2.1 of the Zoning Ordinance. Since the Subject Property is surrounded by four roads and has four fronts⁶, any elevation is acceptable for the purposes of measuring the height of the accessory storage facility, as confirmed by the Department of Permitting Services (Attachment 10). Thus, the height of the proposed building is 22-feet as measured from Tech Road, which meets the 25-foot height requirement.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The purpose of the O-M zone is to provide locations for moderate intensity office buildings in areas outside of central business districts. It is intended that the O-M zone be located in areas where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. The proposed accessory storage facility serves as an accessory structure to the existing office building and the zone allows the use. The proposed accessory storage facility meets all of the development standards and requirements of the O-M zone as shown in Table 1 above and therefore; the proposed development continues to be in compliance with the Zoning Ordinance.

⁵ Since County Council approved Local Map Amendment No. G-486, several site plan amendments have been approved (81986078A-81986078D), which increased the number of parking spaces. The most recent Board approved amendment resulted in a total of 693 parking spaces (81986078B). This Application does not increase the number of parking spaces.

⁶ Under the Zoning Ordinance in effect on October 29, 2104, frontage is defined as, “(t)he length of the front property line of the lot, lots or tract of land abutting a public street, road or highway, or rural right-of-way”.

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

Building and Structures

The accessory storage facility is located in the southern portion of the Subject Property between the Park and Ride lot and the surface parking area associated with the office building. The proposed accessory building meets the setback requirements from Old Columbia Pike and Columbia Pike that are required by the binding elements and consistent with the Fairland Master Plan recommendations. Further, the building is efficiently oriented towards the access drive and parking area which allows for convenient access and maneuver of trucks.

Also, the location selected on the Subject Property for the accessory storage structure is near the studio that was approved as part of Site Plan Amendment No. 81986078B. The accessory storage facility serves to store the studio and office equipment that is currently stored off-site. The location compliments the studio since these sites are in close proximity to one another. Therefore, the location of the accessory storage facility is adequate, efficient, and does not pose any safety concerns on the site.

Open Spaces, Landscaping, Lighting and Recreation Facilities

The accessory storage facility is shown in a location that was previously counted as green area. As part of the binding elements, the Subject Property is required to provide a minimum of 45 percent of green area. As a result of this Amendment, the green area on the Subject Property is 47.4 percent, that is a six percent reduction from the previous approval, but is still within the required green area for the Subject Property.

The landscaping, and site details adequately and efficiently address the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment. The Seventh-Day Adventist Headquarters property is discussed in the Master Plan's Land Use Chapter as one of three "Corporate Sites" (p. 82) in Fairland. The Master Plan states, *"the Seventh Day Adventist site [has] development potential remaining under existing zoning"* and that *"[a]ll three sites are surrounded by green space and extensive landscaping..."* Although the Master Plan does not specifically require landscaping for the Property, it does recommend retaining green space and landscaping along US 29. The landscaping proposed within the green space area includes "extensive landscaping" on the site comprised of numerous trees and shrubs along US 29. Further, screening with a mix of evergreen and deciduous trees will also be provided along the north, west, east, and south elevations of the accessory storage facility. Therefore, adequate landscaping is provided from the road and nearby residential development.

The proposed photometric plan shows that illumination does not exceeds 0.5 footcandles outside the Subject Property. Therefore, the proposed photometric plan demonstrates that the proposed development meets the outdoor lighting requirement

and is safe, adequate, and efficient as it provides adequate levels for safety without casting glare.

There are no recreation requirements since this is not a residential development.

Pedestrian and Vehicular Circulation

The proposed accessory storage facility will utilize the southern existing access point from Old Columbia Pike that connects to an existing right-in, right-out internal driveway that runs through the Subject Property. A new loading access bay will be constructed along the driveway to facilitate truck loading for the proposed accessory storage building. The overall internal circulation as proposed will continue to be adequate as no additional employees or visitors will be generated by the accessory storage facility and new internal movements will be minimal.

Pedestrian access along the frontage of the Property as well as internally will be safe, adequate and efficient. Sidewalks are provided along the entire Old Columbia Pike frontage. The existing sidewalk running in front of the Tech Road Park and Ride to the southern site access point will be upgraded to five-feet in width from the existing four-feet. As conditioned, Staff is requesting that the Applicant provide an internal sidewalk from Old Columbia Pike to the proposed accessory storage building to improve pedestrian connectivity. Washington Metropolitan Area Transit Authority (WMATA) records indicate that a bus stop is located southwest of the Subject Property. To improve pedestrian connections to the Subject Property, Staff has conditioned that the Applicant provide an internal sidewalk. The proposal also includes a new internal sidewalk between the accessory storage facility to the existing main office building running along an existing parking lot. With these improvements, the pedestrian connections are adequate, safe, and efficient.

As part of the local area transportation review (LATR), a traffic statement is provided with the application. As the proposed structure is intended only for on-site, dead storage (usage for furniture files, or other unused or seldom used items) for film production, the structure will not produce any new local trips and is exempt from additional study.

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

The proposed accessory storage structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development. An existing office currently sits on the Subject Property and was reviewed and it was determined that the office was compatible. The proposed accessory storage facility serves as a detached accessory structure to the office building which is compatible with the existing use. As part of the original approval, it was anticipated that the office building may require large storage needs and therefore, 9.6 percent (125,000 square feet) of building

coverage was approved for the Subject Property as part of the Application for an accessory building. Further, the proposed Application will not generate additional employees and therefore, the accessory storage facility is ancillary to the office. For these reasons, Staff believes the proposed 52,500 square foot accessory storage facility is appropriate for the Subject Property and therefore, compatible with uses in the surrounding area.

Also, the proposed accessory storage structure is designed to match the existing office building since the proposed accessory storage facility includes materials similar to that used in the office building as shown below.



Figure 7, View of Seventh-Day Adventist Headquarters

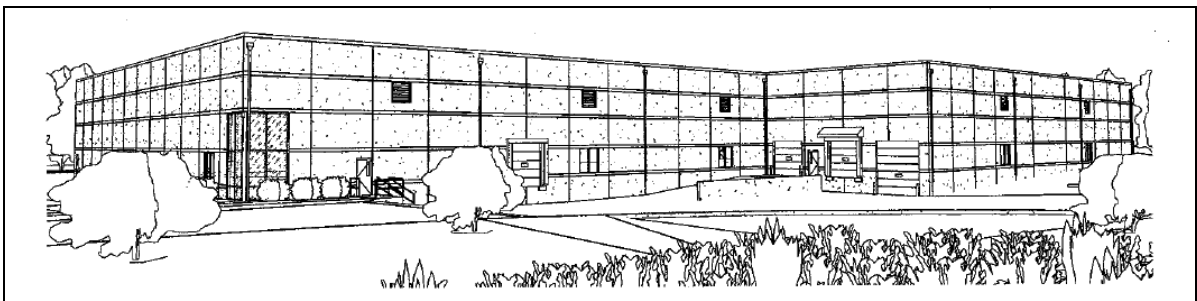


Figure 8, Northeast view (view from Old Columbia Pike)

As part of the proposal landscaping is provided along Old Columbia Pike, Columbia Pike, and along the south elevation to screen views of the accessory storage facility. As part of the review, Staff requested additional landscaping along Old Columbia Pike to screen the residential development from the storage facility in order to address any visibility concerns. An existing berm will also remain to provide screening of the accessory storage facility. Furthermore, Staff also requested additional landscaping along Columbia Pike as seen in adjacent developments resulting in landscaping that is consistent with the surrounding developments.

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.*

Forest Conservation

The Seventh-Day Adventist Headquarters development is exempt from the requirements of Article II of Montgomery County Code, Chapter 22A (Forest Conservation Law). The Applicant has filed for and received confirmation of a Forest Conservation Exemption request, plan number 42018178E under exemption category 22A-5(t) (Attachment 7). The proposed development is a modification to an existing non-residential property that will not, 1) remove more than 5,000 square feet of forest at one time or cumulatively after the exemption is issued, 2) result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, 3) require approval of a Preliminary or Administrative Subdivision Plan; and 4) increase the developed area by more than 50 percent and the existing development is maintained.

Noise Attenuation

Staff did not find adequate justification to require a noise analysis. The Application is not for a residential, hospital, or elderly housing use. Section 2.2.4 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* includes guidance for office, commercial and industrial land uses. The Noise Guidelines note that these uses are “generally considered to be noise compatible land uses” and will not be reviewed for noise impacts except for situations where: 1) it appears likely that workers will be subjected excessive noise levels for an eight-hour period or 2) in CBD or Transit Station area, where noise impacts would be such that provided amenity spaces would not be able to be used for their intended purpose.

Stormwater Management

The stormwater management concept plan was approved by the Montgomery County Department of Permitting Services, Water Resources Section on October 8, 2018 (Attachment 6). The Application will meet stormwater management goals by providing two on-site micro-bioretenention facilities which connect to an existing off-site storm drain system located along Columbia Pike.

SECTION 6: CONCLUSION

The Application meets all requirements established in the Zoning Ordinance. Access and public facilities will be adequate to serve the proposed accessory storage facility, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. In addition, landscaping, building location, open space, lighting and vehicular and pedestrian circulation are safe, adequate, and efficient. The Applicant has made a good faith effort to be responsive to the recommendations of Staff. Staff recommends approval of this Application, with the conditions as enumerated in the Staff Report.

ATTACHMENTS

- Attachment 1 – Statement of Justification
- Attachment 2 – Limited Site Plan, Sheet SP-2
- Attachment 3 – G-486 Approval; February 11, 1986
- Attachment 4 – 119842460 Preliminary Plan Approval; April 3, 1987
- Attachment 5 – 819860780 Site Plan Resolution; March 20, 1987
- Attachment 6 – MCDPS Stormwater Management Concept Approval; October 8, 2018
- Attachment 7 – Forest Conservation Exemption 42018178E; March 27, 2018
- Attachment 8 – DPS-ROW Approval, November 15, 2018
- Attachment 9 – Fire and Rescue Approval and Plan, November 19, 2018
- Attachment 10 – MCDPS Letter: Height Confirmation, January 22, 2019



Experience you can build on.

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STATEMENT OF JUSTIFICATION

FAIRLAND

12501 OLD COLUMBIA PIKE SEVENTH-DAY ADVENTIST GENERAL CONFERENCE - WORLD HEADQUARTERS PROPOSED STORAGE FACILITY

April 2, 2018

LIMITED SITE PLAN AMENDMENT APPLICATION M-NCPPC FILE No. 819886078E

I. INTRODUCTION

Applicant, the General Conference of the Seventh-day Adventist (SDA), hereby submits this Limited Site Plan Amendment Application for approval of a proposed, detached storage facility located on the subject property. The property consists of Part of Parcel E, Fairland, as recorded by Plat 16774 and by MDSHA Plat 56431 and Plat 56432. In 2004, MDSHA plats reduced the property area by 6.6925 acres (from 28.2398 acres to 21.5473 acres). The property is located in the south east quadrant of the intersection of Columbia Pike / US Route 29 and Randolph Road in Silver Spring. It contains the World Headquarters building for the General Conference of Seventh-day Adventists.

At the time of the original Preliminary Plan and Site Plan Applications, the property was zoned O-M (moderate-intensity office buildings). In 2014, the property's zoning was changed to EOF (Employment Office) through the adoption of a new Montgomery County Zoning Ordinance.

The Preliminary Plan (1-84246) and Site Plan (8-86078) were approved in 1987 by the Montgomery County Planning Board. Several subsequent modifications to the original approval have occurred since 1987. These modifications included the expansion of parking lot areas, the building addition to include a TV studio, the relocation of a chiller pad and air conditioning equipment, changes to lighting, landscaping, and drainage structures, and the installation of generators. The most recent Site Plan Amendment (8-1986078D), involved the building addition for Hope Channel Studio, was approved in 2010 by the Planning Director as a Minor Amendment.



II. EXISTING CONDITIONS AND SURROUNDING AREA

The subject property proposed for development is comprised of 21.5473 acres of land and is currently improved by an office building for the Seventh Day Adventist General Conference Headquarters. Other site improvements include parking areas, drainage structures, utilities, lighting, landscaping, recreation area, and a stormwater management facility. Access to the property consists of two entrances along Old Columbia Pike and one entrance along East Randolph Road. Access to the property is denied along the property's frontage of Columbia Pike, US Route 29. A Park & Ride Lot exists along the property's border of Tech Road. In fact, a portion of the Park & Ride Lot is located on the subject property. The property fronts along four (4) public rights-of-way.

Properties to the west (along Old Columbia Pike) vary in zoning R-200, RE-2C, R-90 TDR, and RH. Properties to the east (along Columbia Pike, US Route 29) are zoned CR. Properties to the north (along East Randolph Road) are zoned CRT.

The Montgomery County Department of Transportation (MCDOT) is planning to design and construct a Bus Rapid Transit (BRT) line along US Route 29. Final Design is scheduled to be completed in Fall 2018. While the proposed BRT is adjacent to the subject property, there appears to be little if any impact to the property.

III. BACKGROUND - PRIOR APPROVALS

The subject property is approved for the development of approximately 650,000 square feet of "philanthropic institutions, association headquarters and uses identical or related thereto" pursuant to Local Map Amendment (LMA) Application G-486, which was approved by the County Council on February 11, 1986. Subsequently the Planning Board approved Preliminary Plan Number 1-84246 for the development of 650,000 square feet of office uses on the property in three phases. On March 20, 1987 the Planning Board approved Site Plan Number 8-86078 for the first phase of the project which included a building containing 300,000 square feet of office and conference center uses and associated surface parking, stormwater management facilities and other amenities.

In December 2002, the Planning Board Staff approved an amendment, Site Plan Amendment Number 8-86078A, for a surface parking lot with approximately 172 spaces and a 5,000 square foot storage building adjacent to the south side of the existing headquarters building. The surface parking lot was constructed by the adjacent storage building was not.

In October 2008, the Planning Board Staff approved an amendment, Site Plan Amendment Number 8-86078B, for a building addition totaling 19,234 square feet containing the Hope Channel Studio. The addition was located along the south side of the existing headquarters building. Other minor modifications were also included in the 2008 amendment.

In March 2009, the Planning Board Staff approved an amendment, Site Plan Amendment Number 8-86078C, for the installation of 8 natural gas powered generators and related fencing and screening.

In May 2010, the Planning Board Staff approved an amendment, Site Plan Amendment Number 8-86078D, for the relocation of a chiller pad, air conditioning units, changes to landscaping and lighting, the addition of a lead walk and retaining wall, and the modification of roof drain connections. Additionally, changes to building setbacks were also approved. Building setbacks were updated to reflect a recently performed wall check survey and boundary survey verification. It was confirmed that the building addition under Amendment 8-86078C exceed the minimum setbacks required.



IV. PROPOSED SITE PLAN AMENDMENT

This application proposes a detached storage facility for use by the Applicant. All existing structures and parking areas will remain. The proposed facility will total approximately 52,500 square feet in size. The building will consist of one level with a height not to exceed 25-feet. It will be located in the current open area, between the eastern parking lot and the Park & Ride Lot. Architecturally, the building will resemble the existing office building. Direct access to the Old Columbia Pike public Right-of-Way will not be necessary as the building's loading dock will be positioned in close proximity to the existing, on-site circular access drive. No additional parking will be necessitated as no new staff will be needed to operate the storage facility. A new sidewalk is proposed to link the existing office building and the proposed storage facility. New utility connections to the building will be necessary but will be connected to existing on-site utilities. Stormwater Management will be provided for the proposed building and its loading dock area. These facilities are likely to include landscape infiltration facilities. A Stormwater Management Concept Plan is pending approval from MCDPS. Thirty three (33) existing landscape trees, ranging in size from 3" to 20" will need to be removed as part of the proposed development. Replacement trees will be proposed as part of the Limited Site Plan Amendment.

Pre-submittal meetings were held on February 14, 2017 and May 16, 2017 to discuss the proposed amendment. Subsequent concept plans and discussions with MNCPPC Staff occurred on several occasions.

V. BINDING ELEMENTS (G-486)

- 0.5 FAR (651,857 SF) as compared to the maximum FAR of 1.5 permitted
- Main building height of 3 ½ stories (48 feet) as compared to the 5-7 stories (60-72 feet) permitted
- Accessory building 2 stories in height (25 feet) as compared to the 5-7 stories (60-72 feet) permitted
- Percentage of building coverage for main building 21.1% (275,000 SF) as compared to the permitted 60% (782,251 SF)
- 9.6% building coverage for the accessory building
- Setbacks (See D Amendment description below for changes to setbacks)
 - 120 feet of setback from Old Columbia Pike
 - 80 feet of setback for main building from US 29
 - 60 feet for accessory buildings from US 29 as compared to the 15-foot building setback required
 - Not more than 5% parking allowed in setbacks
- 45% green area as compared to a minimum 10-15% required
- Use limitation: "all building uses shall be limited to the eleemosynary and philanthropic institutions, association headquarters and uses incidental thereto. However, under no circumstances, shall 'Office General' uses be permitted as defined in 59-A-2, Mont. County Code (1987 as amended)."

D Amendment: Correction to the property lines resulting in changes to the building setbacks: setback increase from Old Columbia Pike (325' shown in plan 81986078B is now 333') and decrease from Columbia Pike (171' shown in plan 81986078B is now 162').

VI. COMPLIANCE WITH BINDING ELEMENTS (G-486)

This application complies with the applicable Binding Elements listed above as they pertain to accessory structures. No modifications are hereby proposed to the existing main building. It should be noted that the above percentages and setbacks relate to the original property (Parcel E, containing 28.2398 acres), except for those revised setbacks under the D Amendment. This application complies with applicable Binding Elements as related to the current property size



(21.5473 acres) and configuration of property lines (Part of Parcel E).

VII. ADDITIONAL REQUIREMENTS

This application will comply with Chapter 19, Erosion, Sediment Control, and Stormwater Management. A Stormwater Management Concept Plan I pending approval by MCDPS.

This application will comply with Chapter 22A, Forest Conservation. The project will be exempt from the Forest conservation Law as it involves a modification to an existing developed property. The activity will not clear any forest, and the property is not located in a Special Protection Area. In addition, the activity will not require an approval of a new subdivision plan nor does the modification increase the developed area by more than 50%. The Forest Conservation Exemption is currently pending.

VIII. CONCLUSION

Based on the foregoing, the Applicant respectfully requests that the Planning Board Staff grant approval of this Limited Site Plan Amendment. The plans submitted along with this Application, comply with applicable Binding Elements of the Local Map Amendment Application (G-486). Furthermore, the proposed storage facility building will not necessitate an increase in employees nor require an increase in parking spaces. Pedestrian access will be provided between the two on-site structures for use by employees. Other elements such as adequate fire department access and utility connections will be provided and confirmed under this application.

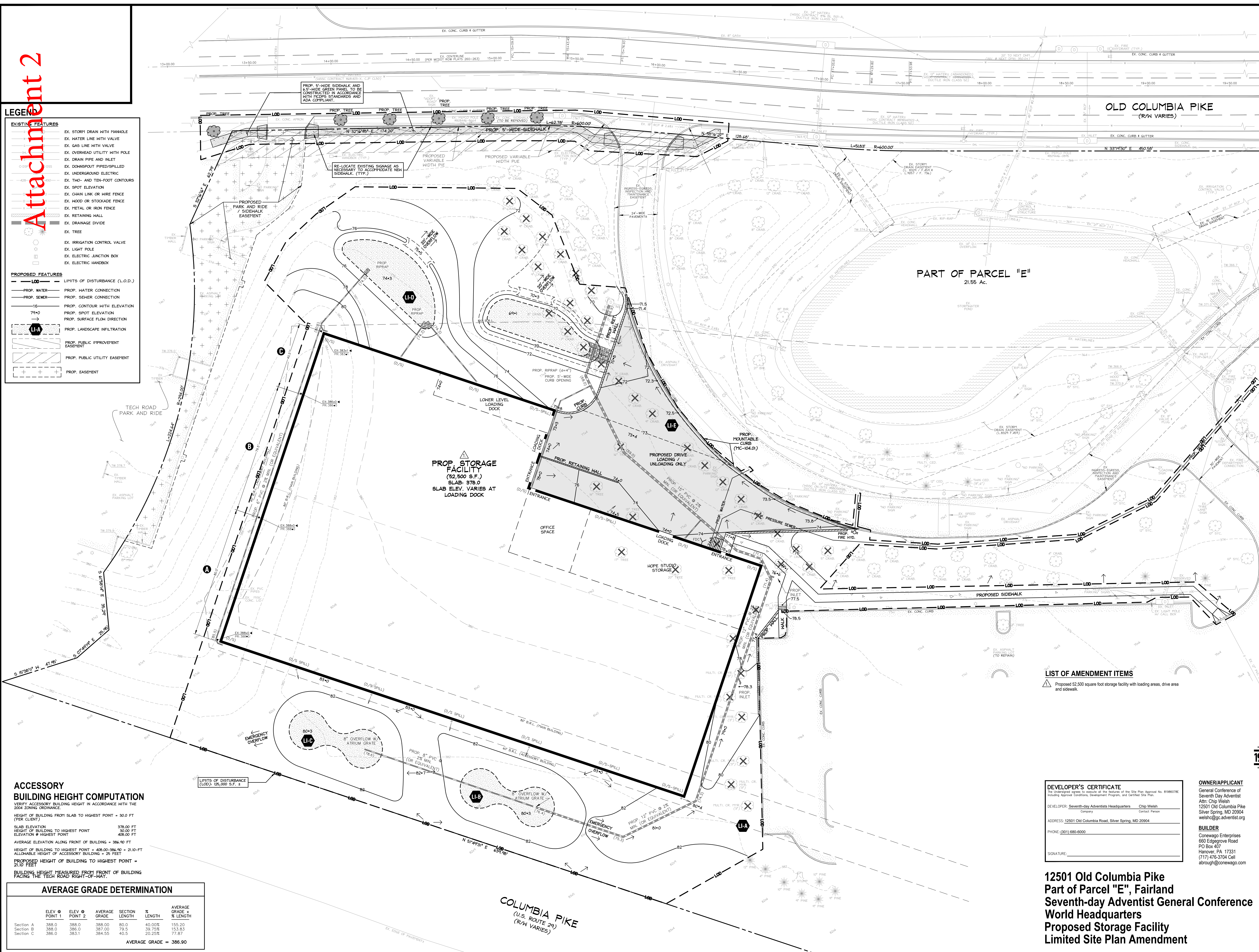
LEGEND

EXISTING FEATURES

- EX. STORM DRAIN WITH MANHOLE
- EX. WATER LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. DRAIN PIPE AND INLET
- EX. DOWNSPOUT PIPED/SPILLED
- EX. UNDERGROUND ELECTRIC
- EX. 12" AND 10" TIE-OUTS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD OR STOCKADE FENCE
- EX. METAL OR IRON FENCE
- EX. RETAINING WALL
- EX. DRAINAGE DIVIDE
- EX. TREE
- EX. IRRIGATION CONTROL VALVE
- EX. LIGHT POLE
- EX. ELECTRIC JUNCTION BOX
- EX. ELECTRIC HANDBOX

PROPOSED FEATURES

- LOD - LIMITS OF DISTURBANCE (L.O.D.)
- PROP. WATER - PROP. WATER CONNECTION
- PROP. SEWER - PROP. SEWER CONNECTION
- 16 - PROP. CONTOUR WITH ELEVATION
- 79+0 - PROP. SPOT ELEVATION
- LI-A - PROP. SURFACE FLOW DIRECTION
- LI-B - PROP. LANDSCAPE INFILTRATION
- LI-C - PROP. PUBLIC IMPROVEMENT EASEMENT
- LI-D - PROP. PUBLIC UTILITY EASEMENT
- LI-E - PROP. EASEMENT



ACCESSORY BUILDING HEIGHT COMPUTATION

VERIFY ACCESSORY BUILDING HEIGHT IN ACCORDANCE WITH THE 2004 ZONING ORDINANCE.

HEIGHT OF BUILDING FROM SLAB TO HIGHEST POINT = 30.0 FT (PER CLIENT)

SLAB ELEVATION = 378.00 FT

HEIGHT OF BUILDING TO HIGHEST POINT = 30.00 FT

ELEVATION @ HIGHEST POINT = 408.00 FT

AVERAGE ELEVATION ALONG FRONT OF BUILDING = 386.90 FT

HEIGHT OF BUILDING TO HIGHEST POINT = 21.10 FT

ALLOWABLE HEIGHT OF ACCESSORY BUILDING = 25 FEET

PROPOSED HEIGHT OF BUILDING TO HIGHEST POINT = 21.10 FEET

BUILDING HEIGHT MEASURED FROM FRONT OF BUILDING FACING THE TECH ROAD RIGHT-OF-WAY.

AVERAGE GRADE DETERMINATION					
	ELEV @ POINT 1	ELEV @ POINT 2	AVERAGE GRADE	SECTION LENGTH	% LENGTH
Section A	388.0	388.0	388.00	80.0	40.00%
Section B	388.0	386.0	387.00	79.5	39.75%
Section C	386.0	383.1	384.55	40.5	20.25%
AVERAGE GRADE = 386.90					

LIST OF AMENDMENT ITEMS

1. Proposed 52,500 square foot storage facility with loading areas, drive area and sidewalk.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 819800796, including Approved Conditions, Development Program, and Certified Site Plan.

DEVELOPER: Seventh-day Adventists Headquarters Chip Welsh
Company: Carlott Person

ADDRESS: 12501 Old Columbia Road, Silver Spring, MD 20904

PHONE: (301) 680-6000

SIGNATURE: _____

OWNER/APPLICANT

General Conference of Seventh Day Adventist

Attn: Chip Welsh

12501 Old Columbia Pike

Silver Spring, MD 20904

welshc@gc.adventist.org

BUILDER

Conecaweg Enterprises

660 Edgewood Road

PO Box 407

Hanover, PA 17331

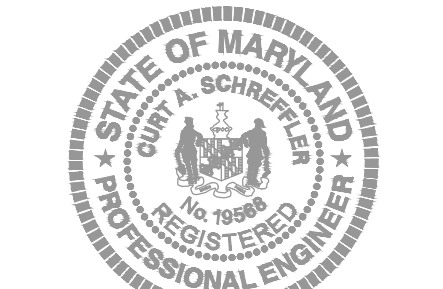
(717) 476-3704 Cell

abrough@conecaweg.com

12501 Old Columbia Pike
Part of Parcel "E", Fairland
Seventh-day Adventist General Conference
World Headquarters
Proposed Storage Facility
Limited Site Plan Amendment

CAS JOB NO.: 17-005
DATE: 01/2019

DATE	REVISION
12/22/17	SC: Progress Print to Client and Builder
01/10/18	JAR: Progress to Client and Builder
05/23/18	BDA: Limited Site Plan Amendment revised & updated to plans.
10/16/18	BDA: Limited Site Plan Amendment revised & updated to plans.
01/24/19	BDA: Limited Site Plan Amendment revised & updated to plans.

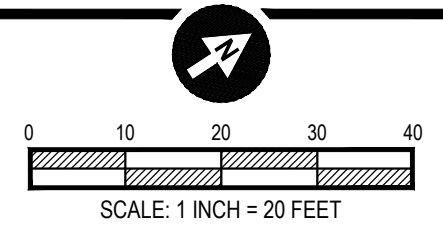


Curt A. Schreffler, PE
01/24/2019
PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 15968, expiration date 3/31/2020.

Part of Parcel "E", Fairland
MDSHA Plat No.: 56431, CIRCA 2004
Coltsville (5th) Election District, Montgomery County, MD
12501 Old Columbia Pike
Silver Spring, Maryland 20904



CAS ENGINEERING
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 Phone
info@casengineering.com
www.casengineering.com



SHEET TITLE:
Limited Site Plan
Amendment

FILE COPY - DO NOT REMOVE
CORRECTED COPY 1987Resolution: 260178
Introduced: February 11, 1986
Adopted: February 11, 1986

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
IN MONTGOMERY COUNTY

By: County Council

Subject: APPLICATION NO. G-486, FOR AMENDMENT TO ZONING ORDINANCE MAP, John J. Delaney, Esquire and Larry A. Gordon, Esquire, Attorneys for the General Conference Corporation of The Seventh-day Adventists Church, Applicant, OPINION AND RESOLUTION ON APPLICATION
Tax Account No. 260178 & 260180

OPINION

Application No. G-486 requests the reclassification from the R-60 Zone to the O-M Zone, as limited pursuant to the Optional Method of Application, of 29.93 acres of land, being property known as the Seventh-day Adventist Tract, located south of East Randolph Road, west of U.S. 29, north of Tech Road and east of Old Columbia Pike, Silver Spring, in the 5th Election District.

The Hearing Examiner has recommended approval of the application on the grounds that the requested reclassification would comply with the provisions of the Optional Method of Application which requires the filing of a Schematic Development Plan and Covenant, would comply with the purpose clause of the O-M Zone, would provide a form of development which would be compatible with land uses in the Surrounding Area and, therefore, would satisfy the compatibility requirement of the O-M Zone, would satisfy the recommendations for the subject property contained in the Approved and Adopted Master Plan for Eastern Montgomery County, and that the approval of this application would be in the public interest.

The District Council agrees with the findings, conclusions and recommendation of the Hearing Examiner.

The subject property is irregularly shaped and has approximately 680 feet of frontage on East Randolph Road, approximately 2,200 feet of frontage on U.S. 29, and approximately 2,400 feet of frontage on Old Columbia Pike. The site is relatively flat, contains no improvements and has been recently used for agricultural purposes.

The subject property was zoned RE-2 in the 1958 County wide zoning, and was reclassified to the existing R-60 Zone by the Eastern Montgomery County Sectional Map Amendment on March 16, 1982.

The District Council finds that the Surrounding Area of the subject property, for purposes of analyzing whether the requested reclassification satisfies the purpose clause provisions and compatibility requirement of the O-H Zone, can be described as being bounded on the north by the existing C-1 uses on the north side of Randolph Road across from the subject site, to the northeast, across U.S. 29, by the single family R-90 residences and the I-1 Zone Meadows Corporate Park located in the southwest quadrant of the East Randolph Road/29 intersection, and on the east, by the I-1 zoned development on the eastern side of U.S. 29 which includes corporate development within the Montgomery Industrial Park. To the south, immediately across the proposed Tech Road right-of-way, are the 3-story Harkins office building developed in the C-1 Zone and the Fairland Gardens Apartment, on land zoned R-H, across Old Columbia Pike. On the western side of Old Columbia Pike, across from the subject property beginning at the proposed Tech Road right-of-way and continuing north to East Randolph Road is land owned by the Conley family that is zoned R-90 with a TDR-7 overlay. The Surrounding Area contains properties that are zoned in commercial, industrial, office, single and multi-family zoning classifications.

The testimony, evidence, Schematic Development Plan and Covenant indicate the applicant's intent to adhere to the following binding development controls: 0.5 Floor Area Ratio (651,875 square feet) as compared to the maximum FAR of 1.5

permitted, main building height of 3-1/2 stories (48 feet) as compared to the 5-7 stories (60-72 feet) permitted, accessory building 2 stories in height (25 feet) as compared to the 5-7 stories (60-72 feet) permitted, percentage of building coverage for main building 21.1% (275,000 square feet) as compared to the permitted 60% (782,251 square feet), and 9.6% building coverage for the accessory building, 120 feet of setback from Old Columbia Pike, 80 feet setback for main building from U.S. 29 and 60 feet for accessory buildings from U.S. 29 as compared to the 15 foot building setback required, not more than 5% parking allowed in setbacks, 45% green area as compared to a minimum 10-15% required and the following use limitation - "all building uses shall be limited to eleemosynary and philanthropic institutions, association headquarters and uses incidental thereto. However, under no circumstances shall 'Office General' uses be permitted as defined in 59-A-2, Montg. County Code (1984 as amended)."

The District Council finds that the application complies with the purpose clause of the O-M Zone in that the subject property is not located in a central business district; the Surrounding Area cannot be characterized as being predominantly residential in character and the location of the subject property is not appropriate for high intensity use. The proposed moderate intensity office building would not have an adverse impact on adjoining land uses because of the binding development restrictions imposed pursuant to the Optional Method of Application.

The District Council finds that the requested reclassification would result in a form of development which would be compatible with surrounding land uses, satisfying the compatibility requirement of the O-M Zone. The proposed setback from U.S. 29 is consistent with the setbacks from this roadway found on the opposite side of U.S. 29. The green area in the northern portion of the property is compatible with the C-1 uses across East Randolph Road from the site. The setbacks from the proposed right-of-way of Tech Road will provide for compatibility

Page 4.

of the proposed development with the existing Harkins office building and the Fairland Garden apartments. The retention of trees in the 120-foot setback along Old Columbia Pike will provide a large green area immediately opposite the historic Conley farm.

The proposed development, as limited pursuant to the binding development controls, satisfies the Master Plan's guidelines related to the design of the proposed structure with reference to landscaping, berming, storm water management, height, FAR, building coverage and setbacks. The Master Plan specifically recommends that the development of this property is suitable for the requested O-M Zone with development limited pursuant to the Optional Method of Application.

The District Council finds that the granting of this application will be in the public interest. The two initial phases of development presently proposed for the subject property will be the subject of Adequate Public Facilities Ordinance review. Certain public improvements such as the widening of Route 29, improvements to the intersection of East Randolph Road and Columbia Pike and the completed widening of Cherry Hill Road when supplemented by the following road improvements proposed by the applicant will successfully handle traffic to be generated by the proposed development.

The applicant will construct Tech Road between Route 29 and Old Columbia Pike, which would form the southern demarcation of the subject property, if this roadway is not completed under a public work's agreement between the County and the developer of the West Farm Industrial Park, the construction of a second eastbound lane along the westernly approach on East Randolph Road towards the intersection with Old Columbia Pike, the construction of a separate right-turn lane along northbound Old Columbia Pike onto Randolph Road, the widening of Old Columbia Pike along the subject property and most significantly, the construction of an eastbound right-turn lane along East Randolph Road at the intersection with Route 29. The District Council recognizes that the road improvements proposed by the applicant

will successfully ameliorate any local negative traffic impact from peak hour trips generated from the proposed development.

The subject property is located in Water Service Category W-1 and in Sewer Service Category S-1. The planned on-site storm water management system would take advantage of the two existing drainage areas located on the site. The high traffic noise levels emanating from Route 29 are the basis for concluding that the proposed office use of the subject property is a more appropriate use than is residential development pursuant to the existing R-60 Zone.


For these reasons and because the granting of this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be granted.

ACTION

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, approves the following resolution.

Application No. G-486, for the reclassification from the R-60 Zone to the O-M Zone of 29.93 acres of land, being property known as the Seventh-day Adventist Tract, located south of East Randolph Road, west of U.S. 29, north of Tech Road and east of Old Columbia Pike, Silver Spring, in the 5th Election District, is hereby GRANTED for the O-M Zone in the amount requested pursuant to the restrictions contained in the Schematic Development Plan (Exhibit No. 36) and the Covenant (Exhibit No. 37).

This is a correct copy of Council action.


Kathleen A. Freedman, Secretary
County Council

Date of Mailing: April 3, 1987

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Preliminary Plan No. 1-84246
Project: Seventh-day Adventists

Action: Approval subject to conditions. (Motion by Comm. Krahne, Second by Comm. Keeney, with a vote of 5-0; Commissioners Christeller, Floreen, Heimann, Keeney and Krahne voting in favor.)

On October 31, 1984, the General Conference of Seventh-day Adventists, submitted an application for the approval of a preliminary plan of subdivision of property in the O-M zone. The application proposed to create 1 lot on 29.37 acres of land. The application was designated Preliminary Plan No. 1-84246.

On May 22, 1986 and March 5, 1987, Preliminary Plan No. 1-84246 was brought before the Montgomery County Planning Board for public hearing. At the public hearing, the Planning Board heard testimony and received other evidence from staff and the applicant. Based upon the testimony and evidence before it, the Planning Board hereby approves Preliminary Plan No. 1-84246, subject to the following conditions:

1. Implementation of a comprehensive trip reduction program that is documented and governed by a written Agreement signed by the General Conference of Seventh-day Adventists ("SDA"), Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("Planning Board") and Montgomery County, Maryland ("County") which shall be represented by the Montgomery County Department of Transportation ("MCDOT"). The Agreement must be signed, fully executed, and recorded among the Land Records of Montgomery County, Maryland prior to recording of the plat for the subject property. The Agreement must include the following aspects:
 - a. Provision of on-site ridesharing incentive measures, which shall be implemented and administered by SDA. The program, which shall commence immediately after occupancy of the SDA headquarters building, shall include, as a minimum:
 - (1) Transit and Vanpool Subsidy: SDA and the County will subsidize bus fares and vanpool fees of employees at the subject property. Each employee shall be offered a discount on bus fares and vanpool fees. SDA shall be responsible for the overall subsidy, but may take advantage of any matching subsidies generally available through County programs. Specifically, the County will sell \$12.00 ride-on bus passes to SDA for \$10.00 which SDA will then sell to its employees for \$8.00. SDA shall be

responsible for promoting a vanpool program. To qualify for the vanpool subsidy, a minimum of ten employees must be signed up. SDA and the County will each pay \$200.00 per vanpool per month to subsidize the program.

- (2) **Share-A-Ride Program:** SDA, through an in-house transportation coordinator, shall promote a ride-share program for its employees. Where feasible, the ride-share program shall incorporate appropriate elements of the Silver Spring Share-A-Ride Program. Promotional efforts shall include preparing and distributing advertising materials, maintaining accurate records on employee commuting patterns and travel modes and remaining well versed in County ride-share programs.
 - (3) **Carpool and Vanpool Reserved Parking:** SDA will provide sufficient reserved parking spaces to accommodate the demand for such spaces by employees who carpool and vanpool. Carpool and vanpool spaces shall be located as close to the employee entrances and elevators as physically and legally possible, within the design constraints of the site. The number and location of such spaces shall be approved by the Planning Board staff.
- b. **Designation of an SDA headquarters employee to work a minimum of half-time as a transportation coordinator.** The transportation coordinator, who shall commence work immediately after occupancy of the proposed SDA headquarters building, shall be responsible for:
- (1) **Preparing promotional materials and administering all components of the on-site ridesharing incentive measures.** The Planning Board staff and MCDOT shall review and approve promotional materials prior to distribution.
 - (2) **Preparing and submitting periodic reports summarizing SDA's transit incentive program efforts and results during the reporting period.** Quarterly reports will be submitted to MCDOT and Planning Board staff unless a longer period of time is agreed to by both staffs. Following submission of each report and receipt of comments from Planning Board staff, MCDOT will meet with SDA's transportation coordinator to comment on the report and, where appropriate, recommend program modifications and alternatives.
- c. **Establishment of a reverse-flow express shuttle service for employees of the subject site.** The bus or van shuttle service shall have the following characteristics:
- (1) **Serves as a connector between at least the Takoma Academy parking lot in Takoma Park and the proposed SDA headquarters site.** SDA will arrange for provision of 150 parking spaces and adequate turn-around space for County buses at the Takoma Academy parking lot.

- (2) Free of charge to the passengers until such time that Planning Board and MCDOT staffs mutually agree that a charge may be instituted when the free service is no longer needed.
 - (3) Operates during at least the peak two-hours of traffic in the morning and evening peak periods, except for Friday afternoon when equivalent scheduled or special service must coincide with the early departures of SDA employees.
 - (4) Supported by implementation of an emergency taxi fare reimbursement or free automobile ride program that defrays 100 percent of the cost of transportation expenses of employees who normally use the reverse-flow shuttle but who, due to an emergency, require the services of a taxi or SDA-owned automobile.
 - (5) The reverse-flow express shuttle service and emergency taxi fare reimbursement or free automobile ride program commences operations immediately after occupancy of the proposed SDA headquarters building.
- d. Construction of several park-and-ride lots in the Fairland-White Oak Policy Area. The park-and-ride lots shall have the following characteristics:
- (1) Located at Greencastle Road (150 spaces), on the proposed SDA headquarters site (155 spaces), and at additional presently unspecified sites (301 spaces).
 - (2) Free of charge to people who park their vehicles in all lots.
 - (3) Supported by express bus shuttle services that connect all lots to at least the Silver Spring Central Business District and the Silver Spring Metrorail Station. The bus service shall initially be free of charge to the passengers until such time as bus ridership exceeds expectations and a fare is warranted. Sufficient bus service to provide seating for 300 passengers shall be provided during the morning and evening peak hours.
 - (4) At a minimum all lots shall have all-weather surfaces, bus bays, telephones and lights.
- e. The building permit for Phase I of the proposed development (250,000 sq. ft. for office and 50,000 sq. ft. for conference center) shall not be issued and accepted until land sufficient to provide for 384 of the 606 new park-and-ride spaces required by this trip reduction program are under the control of SDA, and/or the County. SDA shall, at its expense, construct 155 all-weather surface spaces at its headquarters site. At the time of issuance and acceptance of the building permit for Phase I of SDA's headquarters, SDA shall commit \$450,000.00 to the County by way of a letter of credit or other instrument acceptable

to the County to be used by the County towards development of the 451 total County-built, park-and-ride spaces. Prior to application for occupancy of Phase I, 384 spaces must be completed. Prior to application for a building permit for Phase II of the proposed development (100,000 sq.ft. for office), the remaining 222 public park-and-ride parking spaces must be funded within the first four years of the County's CIP or provided by SDA. SDA shall not apply for occupancy of Phase II until the 222 spaces are completed.

- f. The peak hour trip reduction projections for the programs and park-and-ride lots referenced herein are as follows: (a) reverse-flow express shuttle service: 90 trips, (b) Share-A-Ride/vanpool subsidy program: 28 trips, (c) transit subsidy program: 15 trips, (d) reserved carpool/vanpool spaces: 7 trips, (e) Greencastle Road: 75 trips, (f) proposed headquarters lot: 78 trips, and (g) additional lots unspecified at this time: 150 trips. If, in the process of implementing the trip reduction program, certain components are not progressing toward their targets in a timely fashion, the Planning Board in conjunction with MCDOT may advise SDA to further promote and enhance ride sharing incentives.
 - g. A commitment by SDA to continue all components of its trip reduction program for a period of ten (10) years, or earlier if the Planning Board reduces the threshold requirement, with the understanding that SDA will cooperate with the County should the County take over these programs.
- 2. SDA shall design and construct a separate right-turn lane on eastbound East Randolph Road at Columbia Pike (US-29). Its length will be determined by MCDOT;
 - 3. SDA shall design and construct a separate right-turn lane on westbound East Randolph Road at Old Columbia Pike. The length of the right-turn lane will be determined by MCDOT;
 - 4. SDA shall participate in the CIP project for improvement of the intersection at East Randolph Road and Old Columbia Pike. The extent of SDA's participation shall be limited to extending the northbound left-turn lane on the Old Columbia Pike approach, a distance to be determined in excess of what is included in the pending CIP project. MCDOT will determine the appropriate length of the extension;
 - 5. SDA shall construct a "slip-ramp" between Old Columbia Pike and southbound US-29. Since the project is already in the design phase, SDA's participation in its design shall be determined by MCDOT and/or the Maryland Department of Transportation;
 - 6. SDA shall widen Old Columbia Pike a minimum of 18 feet from the center line of the roadway with modifications as required by MCDOT at the driveways;

7. SDA will be responsible for changes to the traffic signal system necessary to accommodate the traffic generated by the development. The changes shall be determined by MCDOT and/or the Maryland Department of Transportation;
8. SDA shall dedicate the right-of-way necessary to extend and construct Tech Road from US-29 to Old Columbia Pike. The width of the right-of-way has been determined by the Maryland Department of Transportation and incorporated into the construction plans;
9. The site plan enforcement agreement shall prohibit occupancy of the site until Conditions 2 through 8 have been substantially implemented.
10. Agreement with Planning Board limiting development to 350,000 square feet of office space and 50,000 square foot cultural center with reference on plat.
11. Dedication along Old Columbia Pike (40' off center line), East Randolph Road (40' off center line) and Tech Road (100 foot right-of-way).
12. No access to Route 29.
13. DOT approval of driveway locations.
14. No clearing, or recording of lots prior to site plan approval by MCPB.
15. Necessary easements.

The Montgomery County Planning Board finds:

I. Preliminary Plan 1-84246 meets the requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended).

The application for Preliminary Plan No. 1-84246 was reviewed by staff who recommended their approval with certain conditions. Based upon the staff recommendation and testimony presented at the public hearing, the Planning Board finds the application for Preliminary Plan 1-84246, with the conditions as modified by this approval, satisfies the requirements of the Subdivision Regulations.

II. In accordance with Section 50-35(k) of the Subdivision Regulations (hereinafter the "APFO"), public facilities are adequate to support and service Preliminary Plan 1-84246.

Based upon the staff report, the testimony and evidence presented at the public hearing, and compliance with the specified conditions, the Planning Board finds that public facilities will be adequate to support and service the proposed development (350,000 square feet of office and 50,000 square feet of cultural center) of Preliminary Plan No. 1-84246 if certain conditions are met.

A. Threshold.

The 1985 Comprehensive Planning Policies Report, which contains the Planning Board's guidelines for implementing the APFO, indicates that there is no employment threshold capacity remaining in the Fairland-White Oak Policy Area (location of the subject application). The applicant and Planning Board staff agree that phases I and II of the proposed project will generate 443 peak hour, peak direction trips. Therefore, in order for the Planning Board to approve the application an equivalent number of trips must be removed from the roadways, either by reducing existing traffic, by reducing the applicant's projected traffic, or by a combination thereof.

The applicant has proposed a reverse-flow shuttle using the capacity available in non-peak direction Metrobuses. Staff disagreed with the applicant's projected trip reductions from this measure. Based on the testimony at the hearing regarding the location of SDA employees residences, the applicant's commitment to provide special service to coincide with the early Friday departure of employees, and the applicant's agreement to provide taxi fare reimbursement or free automobile use for employees faced with a family emergency, the Planning Board finds that the reverse flow shuttle will remove 90 trips.

The applicant also proposed a vanpool fee subsidy. Staff disagreed with the applicant's projected trip reduction from this

measure also. The Planning Board agreed with the staff position regarding the vanpool alone, but finds that the applicant's projected reduction of 28 trips will be achieved if the vanpool is combined with a share-a-ride program and the SDA provides an employee who will work a minimum of half-time as a transportation coordinator.

The applicant, staff and Planning Board all agree that the applicant's proposed transit fare subsidy will eliminate 15 trips and that the provision of reserved carpool/vanpool spaces will remove 7 trips.

The final trip reduction measure proposed by the applicant was the construction of several park and ride lots. Again there was some disagreement as to the effectiveness of these lots. Applicant and MCDOT assumed one peak hour trip would be removed for each 1.5 park and ride spaces. Staff estimated the need for a much higher number of spaces, based on preliminary data for experience at the Briggs Chaney lot and on the assumption that a different factor would apply at different locations. Based on the evidence in the record and the testimony at the hearing, the Planning Board finds that one trip will be removed for every two park and ride spaces provided. Since 303 trips must still be eliminated to achieve the 443 trip reduction goal, 606 spaces must be constructed.

B. Local Area Review

The traffic study prepared by the applicant and reviewed by staff indicates that two intersections already experience levels of service worse than the established standard (critical lane volume of 1525) and that the situation will deteriorate once already approved projects are completed. These levels of service would be even worse, of course, with the addition of traffic generated by this application.

The Planning Board agrees with the staff recommendation that the applicant's provision of the intersection improvements outlined in conditions 2 through 8 will improve the levels of service to the extent that this application can be approved. Although the two intersections will still not meet the established standard, the levels of service that would exist after this development and the associated intersection improvements are completed would be better than what would occur if the project were not built.

Mailing date: March 20, 1987

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-86078

Project General Conf. Corp. of Seventh Day Adventist World Headquarters

Action: APPROVAL (Motion was made by Commissioner Keeney, seconded by Commissioner Krahnke, with a vote of 4-0. Commissioners Keeney, Krahnke, Christeller, and Floreen voting for and Commissioner Heimann temporarily absent.

On August 19, 1986, Kamber Engineering, Inc. submitted an application for the approval of a Site Plan for property in the O-M zone. The application was designated Site Plan Review #8-86078.

On March 5, 1987, Site Plan Review #8-86078 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan meets all of the requirements of the zone in which it is located;
2. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient; and
3. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review #8-86078 subject to the following conditions:

1. Applicant shall submit a Site Plan Enforcement Agreement and Development Program that are acceptable to staff. The Site Plan Enforcement Agreement shall include the provisions entered into in the Preliminary Plan agreement.
2. Forty-six parking spaces shall be removed from the setback areas so as to conform to the Schematic Development Plan limitations. These spaces shall either be removed from the site plan or relocated to an acceptable location on-site for approval by staff.

3. A revised parking lot infiltration system plan is to be submitted to M-NCPPC and MCDEP staff for review and approval. The applicant shall also submit a comprehensive safe conveyance study showing stormwater runoff from the eastern portion of the site to the West Farm Regional Stormwater Management Facility for M-NCPPC staff approval.
4. Additional shade trees shall be planted at the southern end of the stormwater management pond and revised drawings will be submitted for staff approval.
5. A minimum of five deciduous tree clumps shall be located along the eastern edge of Old Columbia Pike for staff approval.
6. Subject to MCDOT approval and upon timely request by M-NCPPC staff, the proposed right-of-way should not be graded to full width (if no safety hazards are presented), and the horizontal road alignment shall be adjusted to preserve as many trees as possible along the eastern edge of Old Columbia Pike. If necessary, M-NCPPC will write a letter to the Montgomery County Department of Transportation to request an atypical right-of-way in this location. Staff shall approve final configuration.
7. The visitor parking spaces facing Old Columbia Pike must be screened using plant materials or berms for staff approval.
8. Subject to MCDOT approval and upon timely request by M-NCPPC staff, the bike path along Old Columbia Pike shall be separated from the roadway using an eight-foot bike path within the street right-of-way. Staff shall approve any modifications to this proposal if needed to accommodate road improvements.
9. Additional information on site lighting (footcandles and isolux diagrams) shall be submitted to staff for review and approval.
10. The site plan shall include provision of crosswalks within the parking lot driveways for staff approval.
11. A revised site plan shall include provision of sidewalks and crosswalks to Old Columbia Pike and East Randolph Road for staff approval.
12. Subject to MCDOT approval, a revised site plan shall include provision of a sidewalk or bike path along the northern site frontage on East Randolph Road, either by this Site Plan or by the MCDOT road improvement project for staff approval.
13. Three parking spaces shall be relocated to provide for optimum internal circulation, and staff will approve revised drawings.
14. An appropriately sized, signed, lighted, and landscaped Park & Ride lot, with all-weather surface and pay phones, shall be added to the site plan for staff's approval.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 8, 2018

Mr. Brent Allgood
CAS Engineering
10 South Bentz Street
Frederick, MD 21701

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Seventh Day Adventist World Headquarters -
Storage Building
Preliminary Plan #: 119842460
Site Plan #: 81986078E
SM File #: 283710
Tract Size/Zone: 21.5473 acres
Total Concept Area: 2.6 acres
Parcel(s): Part of Parcel "E" Fairland

Dear Mr. Allgood:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via landscape infiltration and non-rooftop disconnect.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscape infiltration planting plans will be required and must be signed and sealed by a Maryland registered landscape architect.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Brent Allgood
October 8, 2018
Page 2 of 2

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 Jean Kapusnick at jean.kapusnick@montgomerycountymd.gov or at 240-777-6345.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C. Etheridge', is written over the typed name and title.

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: jak

cc: N. Braunstein
SM File # 283710

ESD: Required/Provided 9,750 cf / 9,755 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: 0.0 cf
WAIVED: 0.0 ac.



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

March 27, 2018

General Conference Corporation of Seventh-Day Adventists
Mr. J. Raymond Wahlen II, c/o Mr. Chip Welsh
12501 Old Columbia Pike
Silver Spring, MD. 20904

Re: Forest Conservation Exemption 42018178E; NRI/FSD; Part of Parcel "E", Fairland

Dear Sir:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on March 27, 2018 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The owner's representative, construction superintendent, this forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector should attend this meeting. If you anticipate that grading near the limits of disturbance will be within the critical root zone of trees to be saved it is recommended that you also have a Maryland licensed tree expert attend so that we may show them where root pruning is needed. You may contact me at david.wigglesworth@montgomeryplanning.org or at 301-495-4581.

Sincerely,

David Wigglesworth

Sr. Planner

Development Applications & Regulatory Coordination

CC: Brent Allgood (CAS Eng)

DPS-ROW CONDITIONS OF APPROVAL

January 30, 2019

***Revision: The conditions hereon supersede previous conditions of approval dated November 15, 2018.

81986078E Seventh-Day Adventists Headquarters

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-BSITE-81986078E-002.pdf V6” uploaded on/ dated **“1/24/2019”** and
“08-BLL-81986078E-001.pdf V4” uploaded on/ dated **“1/24/2019”** and

We have no further comments at this point.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 19-Nov-18
TO: Brent Allgood - -brent@casengineering.com
CAS Engineering
FROM: Marie LaBaw
RE: Seventh-Day Adventist General Conference World HQ
81986078E

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **19-Nov-18** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

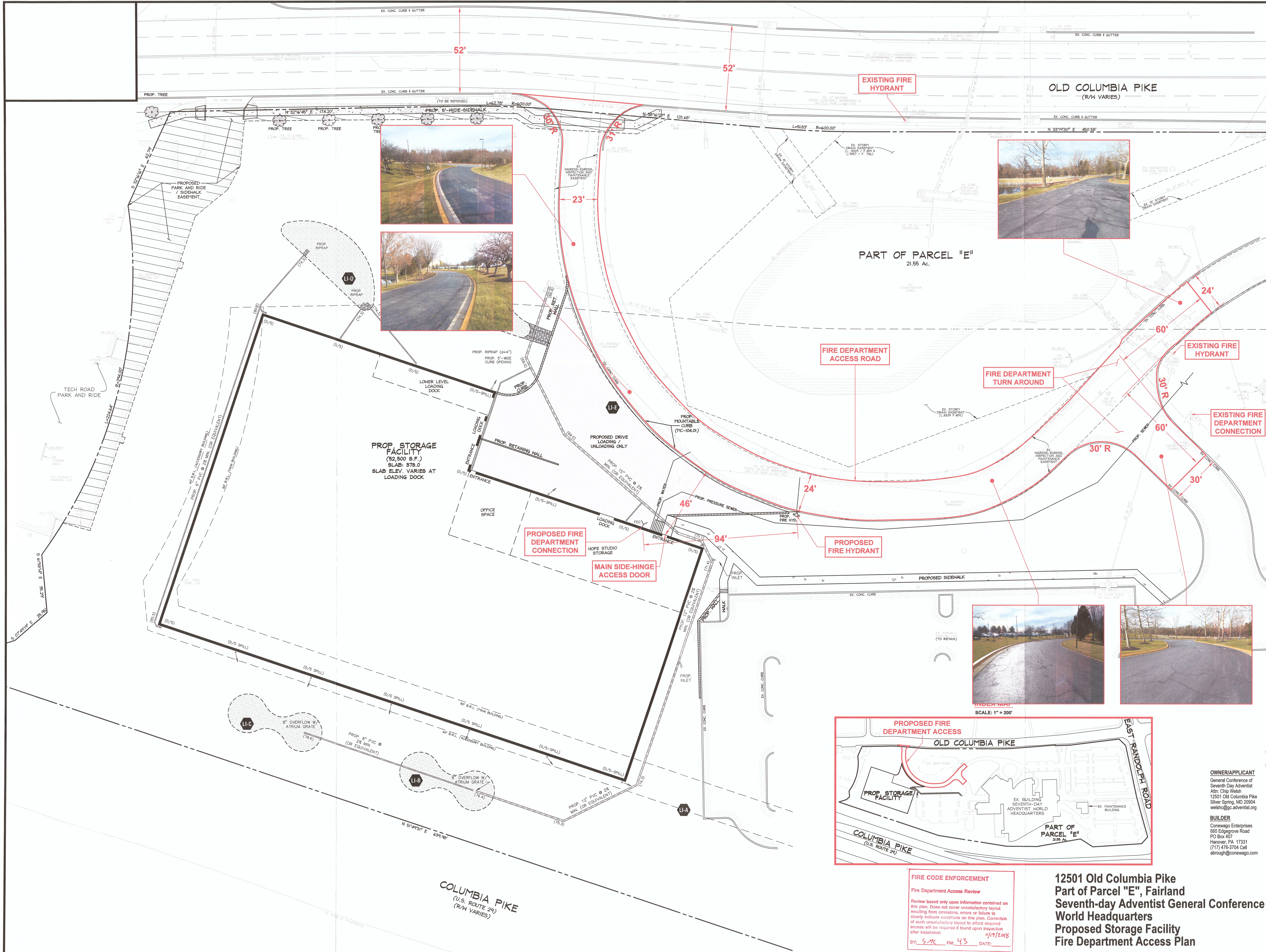


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g:\17005_SP_AMEND_REVISD.dwg, 11/16/2018 11:58:02 A





From: Beall, Mark Mark.Beall@montgomerycountymd.gov
Subject: RE: 12501 Old Columbia Pike (17-005)
Date: January 22, 2019 at 10:03 AM
To: Jeffrey A. Robertson jeff@casengineering.com
Cc: Brent D. Allgood brent@casengineering.com

Good Morning,

Sorry for the delay in getting back to you. I thought I had already responded to this when you first sent it.

Yes this is what we agreed to because this property is surrounded by roads and could have any one of them be the front. So you can choose which front you want to use to measure the average front grade for the building height measurement.

Thank you for your patience and please let me know if you need anything else.

Thank you,

Mark Beall

Zoning Manager

Division of Zoning & Site Plan Enforcement

Department of Permitting Services

Cell- (240)401-4898

Office- (240)777-6298

mark.beall@montgomerycountymd.gov

<http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx>



Find your zone! www.mcatlas.org/zoning

Have you tried DPS eServices?

<http://permittingservices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

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From: Jeffrey A. Robertson <jeff@casengineering.com>
Sent: Tuesday, January 22, 2019 9:51 AM
To: Beall, Mark <Mark.Beall@montgomerycountymd.gov>
Cc: Brent D. Allgood <brent@casengineering.com>
Subject: Re: 12501 Old Columbia Pike (17-005)
Importance: High

important right

Mark,

Sorry to bug you, but we really need your response on this matter. MNCPPC will not schedule a hearing without it.

Please let us know when we might expect your response.

Jeffrey A. Robertson
Branch Manager

CAS ENGINEERING

10 South Bentz Street, Frederick, MD 21701

O: 301-607-8025 | M: 301-639-3737

E: jeff@casengineering.com

W: www.casengineering.com

On Jan 17, 2019, at 9:20 AM, Jeffrey A. Robertson <jeff@casengineering.com> wrote:

Mark,

We're in need of your response to the email below. MNCPPC will not schedule our planning board hearing without your approval.

<07-BSITE-81986078E-001.pdf>

Jeffrey A. Robertson
Branch Manager

CAS ENGINEERING

10 South Bentz Street, Frederick, MD 21701
O: 301-607-8025 | M: 301-639-3737
E: jeff@casengineering.com
W: www.casengineering.com

On Nov 14, 2018, at 12:48 PM, Jeffrey A. Robertson
<jeff@casengineering.com> wrote:

Mark,

A while back you and I discussed the above project as it relates to the building height calculation for the proposed storage facility. See attached plans. Since the property has four “fronts” it was concluded that we could base our height measurement along any side of the building. MNCPPC would like to receive a conformation from you. Would you mind doing so via a response to this email ?

Let me know if you have any questions or need any additional information to confirm this request.

Thanks.

<07-BSITE-81986078E-001.pdf>
<07-BSITE-81986078E-002.pdf>

Jeffrey A. Robertson
Branch Manager
10 South Bentz Street, Frederick, MD 21701

O: 301-607-8025 | M: 301-639-3737
E: jeff@casengineering.com

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