



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

**Consent Item # 3**  
**MCPB 7-5-07**

**MEMORANDUM**

DATE: June 22, 2007  
TO: Montgomery County Planning Board  
VIA: Rose Krasnow, Chief *RK*  
Development Review Division  
FROM: Robert A. Kronenberg, Acting *Rake*  
Supervisor  
Development Review Division  
(301) 495-2187



REVIEW TYPE: **Site Plan Amendment**  
CASE #: **81980009A & 81983080A**  
PROJECT NAME: Washington Science Center Parcels L and M  
APPLYING FOR: Amendment to provide a 5-foot-wide sidewalk between Parcels L and M and construct a guard house with security gates at the Parcel L entrance

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: I-3  
LOCATION: Located on East Jefferson Street, approximately 980 feet south of intersection with Montrose Road

MASTER PLAN: North Bethesda-Garrett Park  
APPLICANT: McShea Management Company  
C/O Mary McCarthy

FILING DATE: February 14, 2007  
HEARING DATE: July 5, 2007

**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plans 819800090 and 81983080 and approval of the attached draft Planning Board Resolution for the Site Plans 81980009A and 8198308A.

## **BACKGROUND**

The Site Plan (819800090) for Washington Science Center (previously Scientific Time Sharing Corporation Office Building- Washington Science Center and also known as Parcel L), was presented to the Planning Board on March 13, 1980 (Planning Board Opinion dated March 20, 1980) for approval of 138,355 square feet of office and parking for 386 cars in the I-3 Zone. The Certified Site Plan was approved on June 24, 1980.

The Site Plan (819830800) for Washington Science Center (previously Scientific Time Sharing Corporation Office Building- Washington Science Center and also known as Parcel M), was presented to the Planning Board on October 13, 1983 for approval of 354,840 square feet of office space in the I-3 Zone. The Certified Site Plan was approved on April 9, 1984.

## **PROPOSED AMENDMENT**

An amendment was filed on February 14, 2007, along with a public notice to adjacent and confronting property owners that outlines specific changes to the approved site plan. The proposed amendments to the respective site plans were submitted concurrently and request the following modifications:

- 1) Provide a 5-foot-wide sidewalk between Parcels L and M
- 2) Construct a guard house with security gates at the Parcel L entrance

## **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 14, 2007. The notice gave the interested parties 15 days to review and comment on the amended site plans. The Applicant held a pre-submission meeting on January 25, 2007 at 2115 East Jefferson Street in Rockville, Maryland with interested parties, who raised concerns about pedestrian circulation and future maintenance of the proposed sidewalk connecting the parcels. A copy of the letter sent to the community and concerns expressed by the attendees is provided in Attachment B.

## **STAFF REVIEW AND RECOMMENDATION**

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The changes are consistent with as-built conditions and necessary changes involving upgrades to security systems associated with the buildings. In addition, the proposed walkway in the central portion of the site, between the two parcels, provides an improved connection to the overall pedestrian system. This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff indicated approval of the amended items specified in the Applicant's request with recommendations for planting around the guard house.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Washington Science Center (Site Plan No. 81980009A) and Washington Science Center (Site Plan No. 81983080A) for modifications to the approved site plan.

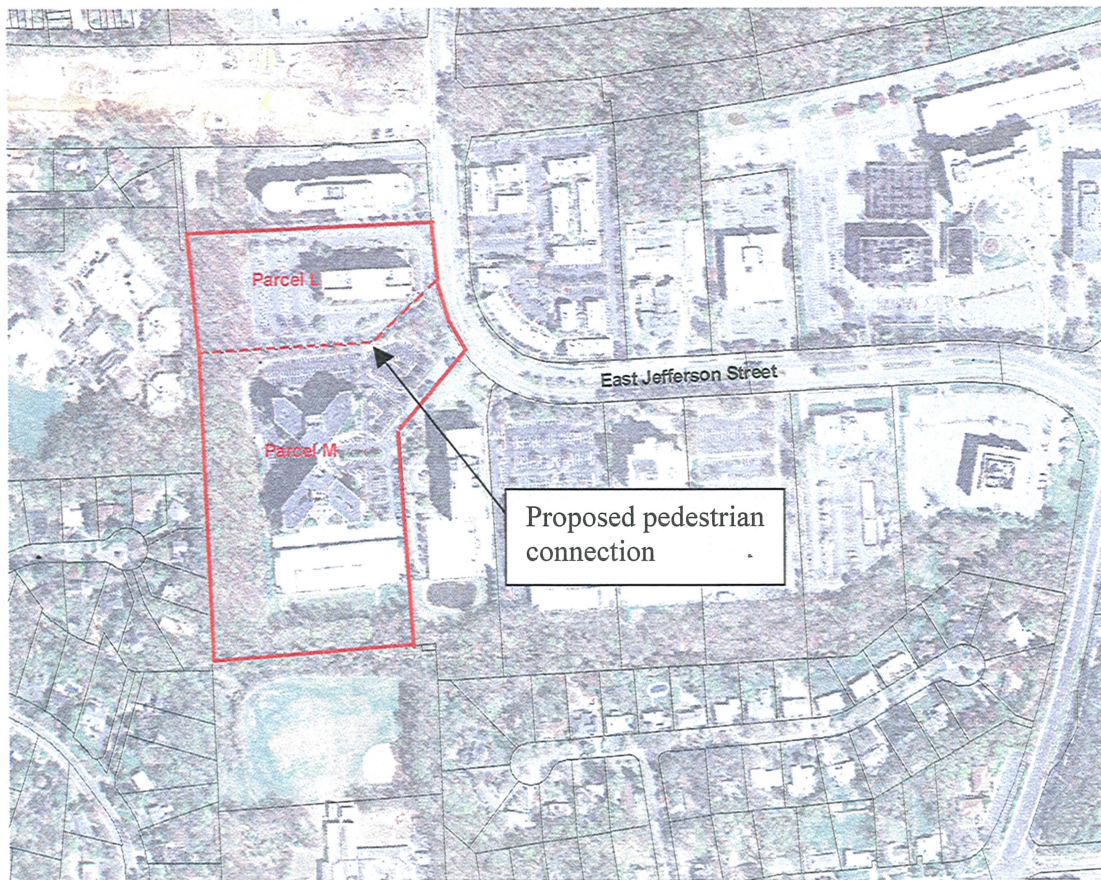
## **ATTACHMENTS**

- A. Site Description and Vicinity
- B. Draft Planning Board Resolution

**Site Description and Vicinity**

The subject site, consisting of two contiguous parcels; (parcels L and M), are located on East Jefferson Street, south of the intersection with Montrose Road in Rockville, Maryland. The sites are on the west side at the bend of East Jefferson Street and surrounded by a stormwater management facility to the north, office buildings to the north and east of the site, Green Acres school directly to the west and a residential neighborhood to the south and west.

Parcel L is a rectangular-shaped tract of land with a 3-story office building located near the front of the site toward East Jefferson Street. The building is surrounded by ancillary parking and a wooded buffer on the western portion of the property, separating the private school. Parcel M is an irregularly shaped rectangular tract of land directly abutting Parcel L to the south. The entrance to this parcel is combined with the adjacent property to the east. The eight-story building is set back to take advantage of the property configuration, with surface parking that wraps the entire building. The wooded buffer extends from Parcel L along the entire western perimeter. The proposed pedestrian connection is located at the bend of the two parcels and connecting the two surface parking facilities.



## **ATTACHMENT B**



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

MCPB No. 07-47  
Site Plan No. 81980009A and 81983080A  
Project Name: Washington Science Center Parcels L and M  
Hearing Date: July 5, 2007

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on February 14, 2007, McShea Management Company ("Applicant"), filed a site plan amendment application designated Site Plan Nos. 81980009A and 81983080A ("Amendment") for approval of the following modifications:

- 1) Provide a 5-foot-wide sidewalk between Parcels L and M
- 2) Construct a guard house with security gates at the Parcel L entrance

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated June 22, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 5, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan Numbers 81980009A and 81983080A; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this opinion is mailed to all parties of record);  
and

*DSC 6/25/07*  
\_\_\_\_\_  
Approved for legal sufficiency  
M-NCPPC Office of General Counsel  
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BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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