



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

**Staff Report:**           **Limited Site Plan Amendment 81974005I, Lockheed Martin Corporation**

**ITEM #:** \_\_\_\_\_

**MCPB HEARING DATE:** April 15, 2010

**REPORT DATE:** April 5, 2010

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *PAW*  
Development Review Division

**FROM:** Joshua Sloan, Coordinator *JS*  
Development Review Division  
301.495.4597  
Joshua.Sloan@mncppc.org

**APPLICATION DESCRIPTION:**

Amendment to increase parking capacity, expand building space, and make several modifications to the site layout and details on 26.51 acres in the C-P Zone; located on Rockledge Drive approximately 1,300 feet north of Westlake Terrace; part of the North Bethesda/Garrett Park Master Plan

**APPLICANT:** Lockheed Martin Corporation

**FILING DATE:** January 15, 2010

**RECOMMENDATION:** Approval with conditions

**EXECUTIVE SUMMARY:**

The proposed amendment would increase parking capacity for the mail facility and guest parking; expand buildings for a lobby, corridor, and dining area; and add or redesign a security booth, fire hydrant, fitness trail, dining terrace, security lighting, flagpoles, sidewalk, and other lighting. These modifications are part of a series of upgrades conforming to the evolving program of the Lockheed Martin campus.





*Aerial Photo*

There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.

## **PROJECT DESCRIPTION**

### **Previous Approvals**

Site plan 819740050, Lockheed Martin, was presented to the Planning Board on June 6, 1974 and was approved for the construction of 247,955 square feet of office space in the C-P zone. Since then several amendments have been approved.

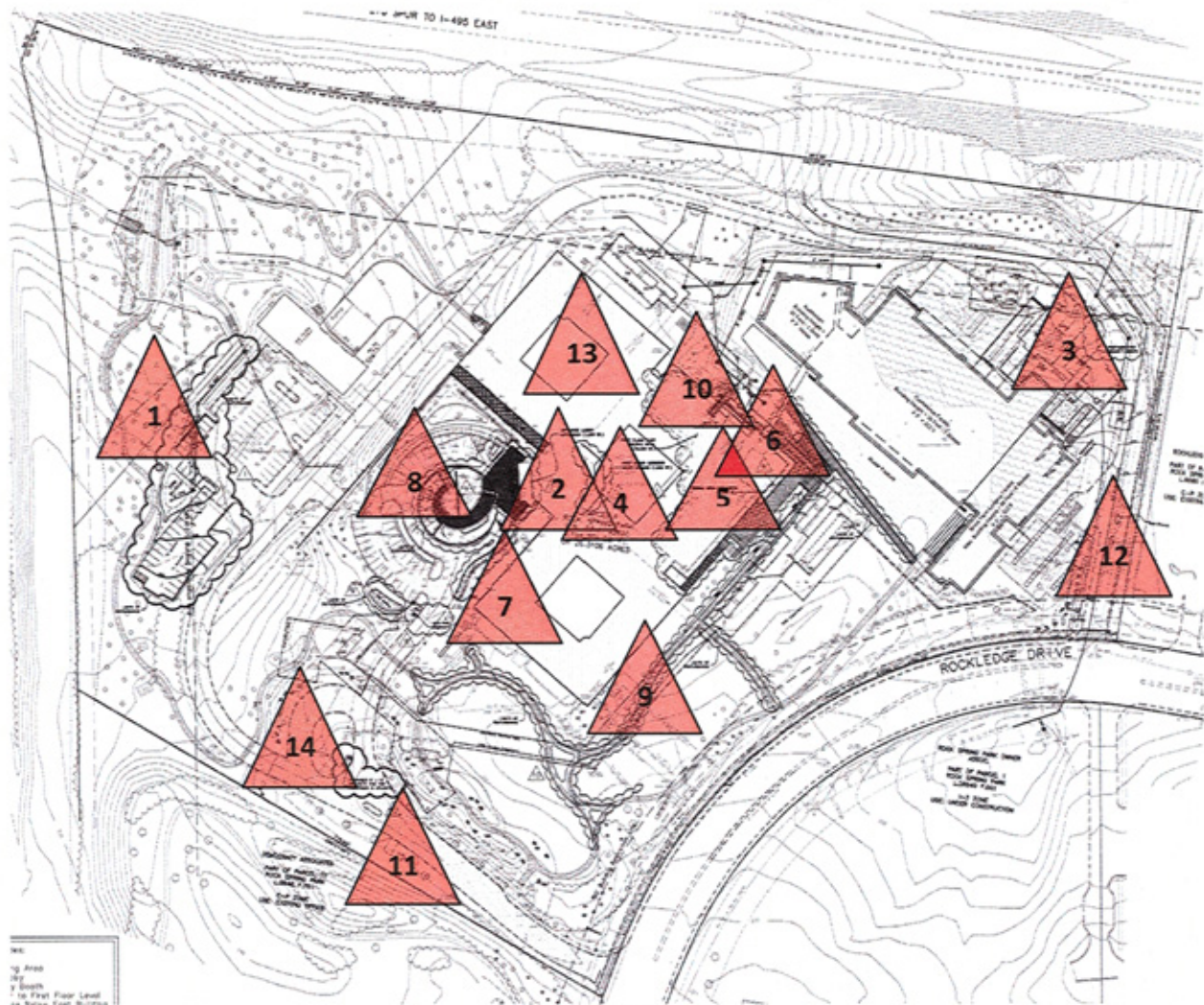
- 81974005A was approved on August 2, 1999 for the addition of an 89,989 square-foot office and training center; this facility was never built.
- 81974005B was approved on October 24, 2006 for the addition of a 209,032 square-foot training headquarters and various security upgrades.

- 81974005C was approved on April 2, 2008 for several driveway and parking improvements and to add a security gate.
- 81974005D was approved as an administrative amendment on April 25, 2008 for numerous site lighting and detail changes.
- 81974005E was approved on November 13, 2008 for construction of a 7,100 square foot mail sorting facility and associated stormwater management; and to construct a fitness trail, relocate the perimeter fence, relocate a fence along Rockledge Drive, and remove a police cruiser pad.
- 81974005F was approved as an administrative amendment on March 11, 2009 for the removal of an existing monument sign and the construction of a new monument sign.
- 81974005G was approved as an administrative amendment on July 8, 2009 to extend, realign, and modify the fitness trail; relocate the Rockledge Drive security fence; add security berms, boulders, and stationary bollards; relocate a stormwater access location; relocate safety bollards; and provide additional tree plantings.
- 81974005H was approved as an administrative amendment on November 10, 2009 for modifications to the visitor parking layout and the landscaping and lighting around the visitor parking layout and campus loop road.

### **Proposal**

The proposed amendment would allow construction of additional floor area, parking spaces and several site landscaping and lighting changes as enumerated below:

1. Increase the capacity of the Mail Facility parking lot by 31 spaces;
2. Expand the headquarters' main entrance lobby by 1,000 square feet;
3. Add a prefabricated security booth behind the conference center;
4. Add a 1,000 square-foot, wrap around corridor at the headquarters' first floor level;
5. Infill 18,500 square feet of at grade exterior space below the headquarters' East Building eave extension;
6. Expand the lower level dining area in the East Building by 1,500 square feet;
7. Add a fire department connection;
8. Add seven visitor parking spaces at the center circle area of the headquarters entry courtyard including new plantings, site walls, and pavers;
9. Add the last phase of the fitness trail that runs adjacent to the headquarters building;
10. Renovate the dining terrace, including outdoor lighting, as part of the East Building dining area expansion;
11. Add a police cruiser parking pad;
12. Modify a security swing barrier;
13. Add security lighting upgrades at the perimeter of the headquarters building; and
14. Add two flagpoles, a section of concrete walkway, and two up-lights to illuminate the flags in the vicinity of the main entrance security gate.



Site Plan

## PROJECT ANALYSIS

### Master Plan

The subject site is located within the boundaries of the North Bethesda/Garrett Park Master Plan area. The Plan endorses the office use on the site: “The property clearly conforms to the office use for which the existing zone was designed and sits in an office park that has been designated as an employment center for 30 years”.<sup>1</sup>

The amendment is in compliance with the recommendations of the North Bethesda/Garret Park Master Plan and meets the Plan’s objective to continue to endorse office-related functions in the C-P Zone.

<sup>1</sup> North Bethesda/Garrett Park Master Plan (1992), page 106.

**Transportation and Circulation**

With respect to traffic circulation on the subject site, no new roads are proposed. The parking expansion near the mail facility may impact some trees and, thus, will require approval and inspection of a tree-save plan. Full analysis of the adequacy of public facilities is attached.

Pedestrian connections between buildings and the fitness trail will remain or be enhanced.

**Environment**

The site is exempt from the requirement to submit a forest conservation plan (FCP) because the proposed development would remove less than 5,000 square feet of existing forest. In lieu of a FCP, the applicant has provided a tree save plan. Full details of the forest conservation exemption and tree save plan are attached.

On-site stormwater management consists of on-site channel protection measures via underground storage in three concrete vaults. On-site water quality control will be provided via seven structural sand filters, two Filterra structures, and one Baysaver or equivalent type structure. On-site recharge will be provided via two infiltration trenches. The parking expansion will require a modification to a flowsplitter to provide the required quality storage volume within one of the structural sand filters.

**Development Standards**

The subject site is zoned C-P. The purpose of the C-P Zone is to provide “low-density, park-like development” and allows the proposed office uses. The proposed development meets the purpose and requirements of the zone as detailed in the Findings section of this report.

The data table below indicates the proposed development’s compliance with the Zoning Ordinance. Only the changes to the data table requested by this amendment are provided. A comprehensive data table enumerating all of the development standards and amendments is provided on the cover sheet of the site plan.

*Project Data Table for the C-P Zone*

<b>Development Standard</b>	<b>Permitted/Required</b>	<b>Proposed for Approval</b>
<b>Gross Floor Area (square feet)</b>	1,161,659 <sup>2</sup>	486,087
<b>Building Coverage (%)</b>	20	14.6
<b>Parking Spaces</b>	740	917
<b>Green Area (% of lot)</b>	40	70.1

<sup>2</sup> There is no maximum FAR in the C-P zone; the master plan projected a possible FAR of 1-1.25 (1,161,659 square feet).

## COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received correspondence on this matter.

## FINDINGS

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.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the subject site.

2. *The site plan meets all the requirements of the Overlay Zone as well as the applicable requirements of the underlying zone.*

The proposed use is allowed in the C-P Zone and the site plan fulfills the purposes of the zone by providing office uses at a low density in a park-like campus setting.

As the project data table on page 6 indicates, the site plan amendment meets all of the development standards of the zone with respect to the requested changes. In this case, the floor area, coverage requirements, parking, and green area requirements are all met by the proposed development.

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

The proposed modifications to the buildings are minimal and do not significantly impact the massing or sense of scale of the existing buildings. The buildings and structures remain appropriate for the character envisioned by the purpose clause of the zone and the density envisioned by the Master Plan. The locations of the buildings and structures are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

The open space that is provided furthers the goals of creating a park-like atmosphere around this low-density office use and serves employees and visitors by providing a pleasant environment and recreation opportunities. The proposed landscaping is in keeping with the suburban campus-like feel of this and surrounding properties. Lighting will be enhanced to create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. There are no recreation facilities required for this site plan, but the proposed fitness trail will enhance health and well-being for employees and visitors. The open spaces, landscaping, and site details adequately and

efficiently address the needs of the proposed uses, while providing a safe and comfortable environment.

The vehicular circulation design efficiently directs parking and loading traffic into and through the site with minimal impacts to pedestrian circulation. As designed, the paved area for pedestrians will protect trees as much as possible. This balance of design with the needs of the use is an efficient and adequate means to provide a safe atmosphere for pedestrians and vehicles.

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

The proposed office and accessory uses are compatible with the adjacent and confronting low-density office uses. The structures themselves remain in scale with the nearby buildings and are located such that it will not adversely impact existing or proposed adjacent uses.

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.*

The proposed development is not subject to water resources protection and is exempt from the requirement to submit a forest conservation plan. A tree save plan must be approved prior to clearing and grading.

The stormwater management concept consists of on-site channel protection measures via underground storage in three concrete vaults. On-site water quality control will be provided via seven structural sand filters, two Filterra structures, and one Baysaver or equivalent type structure. On-site recharge will be provided via two infiltration trenches. The parking expansion will require a modification to a flowsplitter to provide the required quality storage volume within one of the structural sand filters.



## RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan amendment 81974005I, Lockheed Martin Headquarters. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on January 15, 2010 are required except as modified by the following conditions.

### Conformance with Previous Approvals

1. Site Plan Conformance

The proposed development must comply with the conditions of approval for Site Plan 81974005H, except as amended herein.

### Transportation

2. The Applicant must update the current Traffic Mitigation Agreement with the Planning Board and the Montgomery County Department of Transportation to continue participation in the North Bethesda Transportation Management Organization. The updated agreement must reflect all changes since the approval of site plan amendment 81974005B and must be signed and executed by all parties prior to approval of the certified site plan.

### Environment

3. Tree Save

The proposed development must comply with the conditions of a tree save plan. This plan must be approved prior to any clearing, grading, or demolition on the site.

4. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated December 14, 2009 unless amended and approved by the Montgomery County Department of Permitting Services.

### Site Plan

5. 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 tree save plan approval, stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c. Ensure consistency off all details and layout between site plan and landscape plan.
- d. Modify development program and inspection schedule as necessary to include proposed elements.
- e. Make minor modifications to layout and labeling for clarification.

## **ATTACHMENTS**

- A. Transportation Planning Recommendation Memorandum
- B. Environmental Planning Recommendation Memorandum



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

March 19, 2010

**MEMORANDUM**

TO: Joshua Sloan, Site Planner  
Build/Development Review Division

VIA: Shahriar Etemadi, Supervisor *[Signature]*  
Move/Transportation Planning Division

FROM: Ed Axler, Planner/Coordinator *EA*  
Move/Transportation Planning Division

SUBJECT: Site Plan Amendment No. 81974005I  
Addition to the Lockheed Martin Headquarters  
North Bethesda Policy Area

---

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review for the subject site plan amendment and future building permit(s) in the C-P zone to improve the dining area, the main lobby, on-site paths between buildings, parking, and site security.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions to satisfy the APF transportation test under County Code Section 8-30(b)(2) for the subject site plan amendment and future building permit:

1. The Applicant should be limited to an additional 22,000 square feet of various building improvements for a total of 486,087 square feet of gross floor area that includes the existing corporate headquarters, training/conference center, 200-room lodging facilities, and dining facilities.
2. The Applicant should update the current Traffic Mitigation Agreement with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to continue participation in the North Bethesda Transportation Management Organization (TMO). The updated Agreement should reflect changes since the approval for Site Plan No. 81974005B. The updated Agreement must be signed and executed by all parties prior to certified site plan.

## DISCUSSION

### Site Location and Vehicular Access Point

The subject corporate headquarters is located on Parcel 4 between Rockledge Drive and I-270. The two vehicular access points are from the existing curb-cuts along Rockledge Drive.

### Available Transit Service

Ride-On route 96 and Metrobus routes J-1 and J-2 operate along Rockledge Drive.

### Pedestrian and Bicycle Facilities

A five-foot-wide sidewalk exists along Rockledge Drive with lead-in sidewalks at the two driveways from Rockledge Drive.

### Master-Planned Roadways and Bikeways

Accordance to the *North Bethesda/Garrett Park Master Plan*, the following master-planned roadways are:

1. I-270 and the I-270 East Spur are designated as Freeways, F-1, with a recommended 300-foot minimum right-of-way.
2. I-270 West Spur is designated as a Freeway, F-1a, with a recommended 300-foot minimum right-of-way.

Rockledge Drive is not designated in the *North Bethesda/ Garrett Park Master Plan* but was built as a business district street with an 80-foot-wide right-of-way.

Accordance to the *Countywide Bikeways Functional Master Plan*, a shared signed roadway, SR-60, is designated along Rockledge Drive.

### Transportation Mitigation Requirement

The *North Bethesda/Garrett Park Master Plan* recommends participation in the North Bethesda TMO because the subject site is located within the boundary of the North Bethesda Transportation Management District (TMD). The applicant's participation would assist the North Bethesda TMO to achieve and maintain the non-auto driver mode share of 32 percent goal for employees commute. The Traffic Mitigation Agreement was required under Site Plan No. 81974005B and should be updated to reflect the changes in the subsequent site plan amendments No. 81974005C to 81974005I.

### Prior Regulatory Actions

The prior regulatory actions below are the basis of the current the Adequate Public Facilities (APF) review:

1. The development was approved on the site under Preliminary Plan No. 1-68145.
2. The corporate headquarters was approved under Preliminary Plan No. 1-73108 on March 28, 1974, and Site Plan 8-74005 on June 6, 1974. Record Plat 517-86 created Parcel 4 and the two adjoining properties on June 7, 1974. For the additional site development after 1974, a subsequent preliminary plan of subdivision was not required because the subject site, Parcel 4, was recorded before 1982.
3. Site Plan No. 8-74005A was approved on July 29, 1999, to add a corporate training center of 90,000 square feet, but was never built and was subsequently abandoned.
4. Site Plan No. 8-74005B was approved on July 27, 2006, to add a corporate training center of 209,032 square feet that became a permitted use under Zoning Text Amendment No. 05-21. The APF test was approved under Section TA4, Alternative Review Procedure for Corporate Headquarters Facility, in the *FY 2004 Annual Growth Policy* (i.e., also in the current *2009-2011 Growth Policy*). A traffic study was submitted for its APF review to analyze the Critical Lane Volume (CLV) at six nearby intersections and the site's two driveways. The CLV values exceeded the congestion standard of 1,550 in background and total future traffic conditions at the two of the intersections. Under the applied Alternative Review Procedure, the Applicant did not have to construct intersection improvements, but could make a Development Approval Payment (DAP) to the County. The DAP was designated to be use toward the construction of right-turn lanes at the intersections of (a) Rockledge Drive/Rock Forest Drive and Rockledge Boulevard/Rockledge Drive and (b) Southbound I-270 east Spur Off-Ramp and Rockledge Boulevard.
5. Since 2006, the site plan was amended by No. 8-74005C through 8-74005H to improve security, parking, and the mailroom.

### Adequate Public Facilities Review for Site Plan No. 8-74005I

Staff's recommendation to approve the APF test for Site Plan No. 8-74005I is based on the County Code Section 8-30(b)(2) Purpose; Definitions, Development:

*“Development* means proposed work to construct, enlarge, or alter a building for which a building permit is required. *Development* does not include an addition to, or renovation or replacement of, an existing building if, as measured under guidelines adopted by the Planning Board for calculating numbers of vehicle trips and students:

- (A) occupants of the building would generate fewer than 30 total peak hour vehicle trips; or, if they would generate more than 30 trips, the total number of trips would not increase by more than 5; and”

The table below shows the traffic impact by comparing the approved development under Site Plan No. 819740050B with the accumulative additions under Site Plans No. 819740050C through 819740050H plus the proposed addition under Site Plan No. 819740050I. For the subject site plan amendment, the proposed addition to the corporate headquarters facilities would generate 5 or fewer additional peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.) as shown below:

Type of Land Use	Equivalent Number of Hotel Rooms	Square Feet	Weekday Peak Hour	
			Morning	Evening
<b>Credit for Unbuilt Approved Development under Site Plan No. 819740050B</b>				
Original Corporate <i>Headquarters</i>	n/a	247,955	296	269
Corporate <i>Training Facility</i> Addition*	200	+209,032	+134	+140
Total Approved	200	456,997	430	409
Built Corporate <i>Training Facility</i>	-183	-191,164	- 123	- 128
Credit for Unbuilt Hotel Rooms	17	17,768	11	12
<b>Maximum Possible Additional Square Footage</b>				
Credit for Unbuilt Hotel Rooms	17	17,768	11	12
Permitted 5 Peak-Hour Trips under Section 8-50(b)**		+6,329	+5	+5
Sum of Both: the Maximum Possible Addition		24,097	16	17
<b>Proposed Development under the Site Plan No. 819740050I</b>				
Proposed Additional Square Footage	Permitted 5 Peak-Hour Trips	22,000	5	5
	Use of "Unbuilt Hotel Rooms" Credit		10	10
	Sum of Both Above		15	15
<b>Surplus Credit for Unbuilt Hotel Rooms</b>		2,097	1	2

\* Peak-hour trips were calculated using trip-generation data in the Institute of Transportation Engineer's *Trip Generation Report* for hotels with banquet rooms and/or convention facilities as the most comparable land use to the "corporate training center" where visitors stay at on-site lodging facilities while attending conferences and/or training sessions with on-site food service functions.

\*\* The equivalent square footage to 5 peak-hour trips was determined based on actual driveway counts. The table used the lower square footage as calculated for the weekday morning peak-hour (i.e., 5 peak-hour trips during the weekday evening peak hour equals to 9,537 or a higher square feet compared with the morning peak hour calculation).

Thus the APF test is satisfied under County under the County Code Section 8-30(b)(2) and using almost all of the credit for 17 previously approved and unbuilt hotel rooms.

EA:tc

cc: Patrick O'Neil  
 Bill Barron  
 Sande Brecher  
 Wayne Cornelius  
 Craig Hedberg  
 Peggy Schwartz

mmo to Sloan re 81974005I Lockheed.doc



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

**MEMORANDUM**

TO: Josh Sloan, Development Review  
VIA: Stephen Federline, Supervisor, Environmental Planning  
FROM: Marco Fuster, Senior Planner, Environmental Planning  
DATE: March 26, 2010  
SUBJECT: Lockheed Martin Corporate Headquarters:  
Site Plan Amendment # 81974005I  
Forest Conservation Exemption / Tree Save Plan Number: #42010129E

---

The Environmental Planning staff has reviewed the Site Plan Amendment / Revised Tree Save Plan referenced above. Staff recommends approval of the Site Plan Amendment and the associated Tree Save Plan with the following condition:

- 1) Final staff approval of the revised Tree Save Plan prior to any clearing, grading or demolition on the site.

**BACKGROUND**

The Lockheed Martin Corporate Headquarters is located at 6801 Rockledge Drive, in North Bethesda, on a 26.51-acre property in the C-P zone. The site contains the existing headquarters building, a recently completed conference center, and has work underway for the previously-approved mail facility and associated parking. A 3.34 acre Category II Conservation Easement protects 2.24 acres of mature forest and numerous significant and specimen trees beyond the forest boundary occurring on the site. The easement was voluntarily granted to the Commission by the applicant on July 8, 2009 (under Liber 37605 folio 346). The property is located within the Cabin John Creek watershed, a Use I-P water. No streams, wetlands, or other sensitive lands and their associated buffers exist on the subject property.

The proposed plan includes additional parking spaces for the mail facility, additional lighting throughout portions of the site and expansion of an internal trail network. An ISA certified arborist must be present during the pre-construction and construction processes to perform or direct specialized construction techniques which will protect certain trees from construction impacts. Details of the tree preservation measures must be shown in the Tree Save Plan.

## **FOREST CONSERVATION EXEMPTION**

The Lockheed Martin site has been granted a number of exemptions from submitting a forest conservation plan as outlined below:

- #41999027E approved on 12/1/1998 for forest clearing to accommodate SWM facilities.
- #42006200E granted on 03/30/2006 for construction of conference facility (plan was later modified to include additional parking): no forest clearing involved.
- #42009064E granted on 10/17/2008 for mail facility, and modifications to main entry. Included forest clearing associated with trail installation.
- #42009202E granted on 7/1/2009 for amendments to mail facility and trail network.
- #42010035E granted on 11/6/2009 for modifications to parking area at the front entry court.

The amendment currently proposed continues to qualify for an exemption from submitting a forest conservation plan as modification to an existing developed property because:

- 1) The proposal removes less than 5,000 square feet of forest;
- 2) The proposal does not affect any forest in a stream buffer;
- 3) The property is not located within a Special Protection Area; and
- 4) The modification does not require approval of a new subdivision plan.

Cumulatively, removal of 2,790 square feet of forest has occurred under this exemption category (modification to an existing developed property). A forest conservation plan will be required if additional forest removal equals 2,210 square feet or greater, or cumulative clearing of 5,000 square feet of greater.

## **TREE SAVE PLAN**

The tree save plan for the current amendment is required to protect the existing Conservation Easement area and to ensure appropriate preservation of and protections to the existing trees to remain per the Landscape & Lighting Plan. Traditional construction methods within the proposed work area would cause extensive damage to the numerous trees on site. However, the submitted tree save plan proposes elaborate tree protection measures including use of trenchless sediment control devices (to preserve roots), air spading excavation of utilities (to allow installations underneath of existing roots) and root aeration matting (to accommodate path construction over existing roots).