



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

MEMORANDUM

Date: July 14, 2011

To: Montgomery County Planning Board

Via: Glenn Kreger, Acting Chief
Area 2 Division

From: Joshua Sloan, Coordinator Patrick Butler, Planner
Area 2 Division Area 2 Division

Re: Preliminary Plan 120110300 and Site Plan 820110090, Parklawn North (Item #4)

This memorandum provides corrections to the Staff Report and modifications of the recommended conditions of approval.

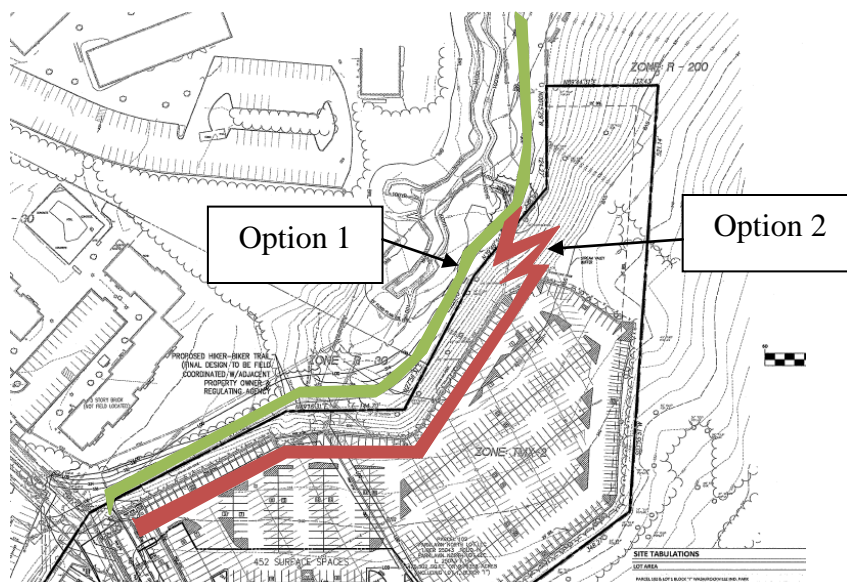
Corrections to the Staff Report are highlighted below:

Page 8, 2nd paragraph:

“Wilkins Avenue will be dedicated as a 60-foot right-of-way and improved to standards accommodating two vehicular travel lanes, a parking lane along the eastern side, a 6-foot sidewalk along the **eastern western** side, and an 8-foot shared-use path along the **western eastern** side.”

Page 9, Hiker/Biker Trail Alignment:

Alignments were shifted to the right and should be as shown below.



Page 11, 2nd paragraph:

“The proposed building height at **110 125** feet is consistent with the Sector Plan’s recommendations for the Technology Employment Area.”

Page 25, 2nd paragraph:

“If a government tenant is secured, the parking requirement for the office uses decreases to 1.5 spaces/1000sf. In this case, a waiver will not be needed and the parking garage ~~will~~ may only be built to 3 stories.”

Page 27, data table:

Maximum off-street parking area is not applicable in this zone and this development standard should be removed from the data table.

Development Standard	Permitted/ Required	Proposed for Approval
	...	
Max. off street parking area (% of gross tract area)	45	36
	...	

Modifications to the Conditions of Approval

Based on discussions with the Applicant, Staff recommends modifying the conditions of approval as enumerated below.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Approval of Preliminary Plan 120110300 pursuant to Chapter 50 of the Montgomery County Subdivision Regulations and subject to the following conditions:

1. Approval under this preliminary plan is limited to 3 lots and 1 outlot for 60,132 square feet of commercial office use to remain, and 520,000 square feet of general office space, including up to 1,000 square feet of ancillary retail use.
...
3. The Applicant must construct Wilkins Avenue Extended, B-16, that extends through part of the property along the western property line for vehicular access to the proposed parking areas. Construction of Wilkins Avenue Extended must be under construction prior to issuance of any use and occupancy permits with the pavement surface ~~top-coat~~ applied six months afterwards.
...
5. The Applicant must work with MCDOT and the Planning Board staff and submit a queuing analysis of vehicles at the two intersections along Twinbrook Parkway with Fishers Lane and Parklawn Drive prior to certified site plan and determine if any necessary operational improvements may be required. MCDOT and Planning Board Staff will determine if

implementation of any necessary operational improvements must be initiated prior to release of any building permits.

a. ~~The Applicant must submit a queuing analysis to MCDOT and the Planning Board staff prior to submission of the certified site plan.~~

b. ~~Planning Board staff will determine if implementation of any necessary operational improvements must be initiated prior to release of any building permits.~~

...

9. All retained and planted forest areas to be placed in a Category I Conservation Easement. The Category I Conservation Easements must be shown on the subdivision plat prior to recordation ~~recorded prior to any clearing or grading occurring on site.~~

...

13. The Applicant must provide a ten-foot public utility easement parallel, contiguous and adjacent to the rights-of-way of Wilkins Avenue and Fishers Lane, unless an alternative alignment or reduced width is agreed upon by the applicable utility companies prior to certification of the site plan and recordation of the plat.

...

SITE PLAN RECOMMENDATION AND CONDITIONS

Approval of 520,000 gross square feet of general office use, including up to 1,000 square feet of ancillary retail use and 21,000 square feet for storage and mechanical equipment, on approximately 12.97 ~~51.8~~ acres in the TMX-2 I-3 Zone. All site development elements as shown on the site, landscape, and lighting plans stamped by the M-NCPPC on ~~November 24, 2009~~ June 8, 2011, are required except as modified by the following conditions:

1. Preliminary Plan Conformance

The proposed development must comply with the conditions of the approved Resolution for Preliminary Plan ~~120110300~~ 12002095A, unless amended and approved by the Planning Board.

2. LEED Certification

The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) Certified Rating Certification, or County-approved equivalent for the proposed building each of the three proposed buildings. The Applicant must make good faith efforts to achieve a LEED Silver rating. Before the issuance of any building permit, the Applicant must inform M-NCPPC staff of the LEED Certification Level for which they are applying. If this level is less than a Silver rating, before the issuance of any building permit the Applicant must provide to staff a written report from the Applicant's LEED consultant analyzing the feasibility of achieving a LEED-Silver rating, to include an affidavit from a LEED-Accredited

Professional identifying the minimum additional improvements required to achieve the LEED Silver rating, including their associated extra cost.

3. Site and Landscape Plans

- a. Ensure the streetscape details continue the established streetscape in site plan 82001025B and C for Wilkins Avenue Extended (B-16) and Fishers Lane with the following elements:
 - i. Washington Globe pedestrian lights;
 - ii. Canopy trees in tree pits (30' O.C); and
 - iii. 2-3/8" Balcon Uni-Décor Unit Pavers, Tudor Blend and 4"X8"x2-3/8" Balcon, Holland Stone Pavers, stacked bond header at intersection of Fisher's Lane and B-16, and eight foot wide concrete shared use path on both sides of B-16 beyond the intersection.

...

4. Transportation

The Applicant must provide five inverted-U bike racks within 50 feet of the main entrance and 25 secured bike storage units (such as secured storage areas or lockers) in the parking garage in a well-lit area near the garage's exit or entrance. The final location and type of bicycle parking must be approved by staff prior to certified site plan.

...

6. Lighting

- a. All new private on-site down-lighting fixtures must be changed, where necessary, to full or partial cut-off fixtures;
- b. Deflectors must be installed on any new all up-lighting fixtures causing potential glare or excess illumination onto the Parklawn Cemetery site;

...

12. Certified Site Plan

Prior to Certified Site Plan approval the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Minor corrections and clarifications to site details and labeling;
- b. Ensure minimum parking lot landscaped area on Lot 46 is at least 5%;

...