



Lockheed Martin, Limited Site Plan Amendment No. 81974005K

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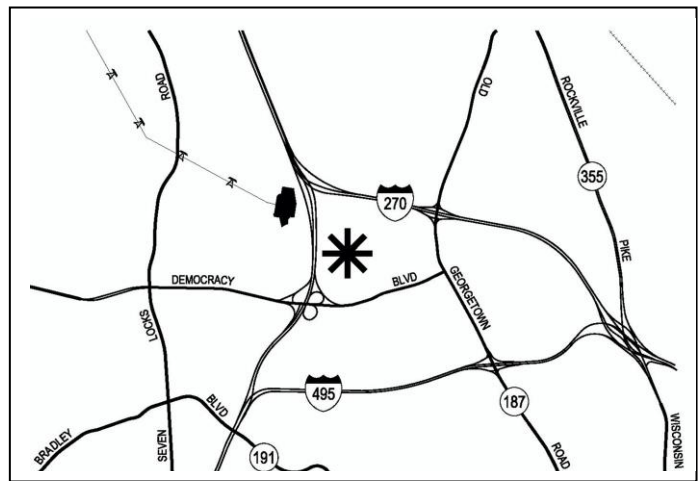
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Completed: 5/11/2015

Description

- Request to replace guard station, add a vestibule enclosure, and an above-ground fuel storage tank;
- Current uses: office building, conference facility, and short-term lodging facility;
- Located at 6801 Rockledge Drive;
- 26.51-acre site zoned Employment Office (EOF) in the *North Bethesda Garrett Park Master Plan* area;
- Applicant: Lockheed Martin Corporation;
- Application Acceptance Date: April 29, 2015.



Staff Recommendation: Approval of Site Plan Amendment

Project Overview

This Application proposes minor revisions to an existing office campus approved under the Commercial Office Park zone (C-P) to allow replacement of guard station, addition of vestibule enclosure, and an above-ground fuel storage tank, all comprising a total of approximately 350 square feet.

The proposed amendment will replace the existing, 50-square foot, guard station at the main entrance with a 200-square foot station to allow for more guards who could conveniently process multiple vehicles at one time. The new station will include a sizable protective canopy for vehicles in the incoming lane. This new design also relocates a police cruiser pad for enhanced accessibility for emergency responsiveness.

The proposed amendment will enclose the existing vestibule to enhance the security processing experience for visitors adding approximately 200 square feet. In addition, this application will add an above-ground fuel storage tank to ensure the emergency generator will remain operation during a

prolonged emergency. The proposed location of the tank is in the northeast corner of the site adjacent to an enclosure for the HVAC cooling towers. The tank will not be visible from Rockledge Drive.

Previous Approvals

The Planning Board approved Site Plan No. 8-74005 on June 6, 1974 for a three story office structure of approximately 262,035.

The Planning Board approved Site Plan Amendment No. 81974005A on August 2, 1999 to add 89,989 square-foot office and training center. This facility was never built.

The Planning Board approved Site Plan Amendment No. 81974005B on October 2, 2006 for the addition of 209,032 square-foot training headquarters and various security upgrades.

The Planning Board approved Site Plan Amendment No. 81974005C on April 2, 2008, for several driveway and parking improvements and to add a security gate.

The Planning Director approved Site Plan Amendment No. 81974005D on April 25, 2008 for numerous site lighting and detail changes.

The Planning Board approved Site Plan Amendment No. 81974005E on November 24, 2008 to add 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.

The Planning Director approved Site Plan Amendment No. 81974005F on March 11, 2009 to remove the existing monument sign and the construction of a new monument sign.

The Planning Director approved Site Plan Amendment No. 81974005G 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, and provide additional tree plantings.

The Planning Director approved Site Plan Amendment No. 81974005H on November 9, 2009 to modify the visitor parking layout and the landscaping and lighting.

The Planning Board approved Site Plan Amendment No. 81974005I on July 14, 2010 to expand the Mail Facility parking lot, expand the main entrance lobby, add a security booth, add a corridor, expand and renovate a dining terrace, extend the fitness trail, add a fire department connection, add a police cruiser parking pad, modify the security swing barrier, add security lighting upgrades, add two flagpoles, a section of concrete walkway, two up-lights, a generator and concrete pad.

The Planning Director approved Site Plan Amendment No. 81974005J on June 20, 2012 to remove an existing water feature, add patio and landscaping, eliminate the previously approved pre-fabricated security booth and the previously approved dining terrace expansion.

Site Plan Findings

Pursuant to Section 7.7.1.B.1. of the current Zoning Ordinance, this Application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Section 59-D-3.7 of that code outlines the procedures for amending an approved site plan.

The proposed additions constitute an increase of the floor area of a non-residential building as listed in Section 59-D-3.7(d)(1)(B), thus requiring Planning Board approval of the proposed modifications. Staff has reviewed the proposed modifications and found that they do not alter the intent of the original Site Plan approved by the Planning Board and will not generate any new vehicle trips. All findings of previous approvals for the subject property are unchanged and remain valid. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood.

Community Outreach

The Applicant sent a notice regarding the subject amendment to all parties of record. The notice gave interested parties 15 days to review and comment on the amended site plan. Staff has not received any correspondence on the application.

Conclusion

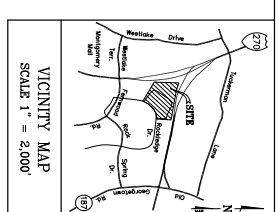
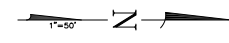
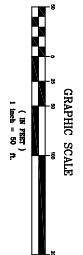
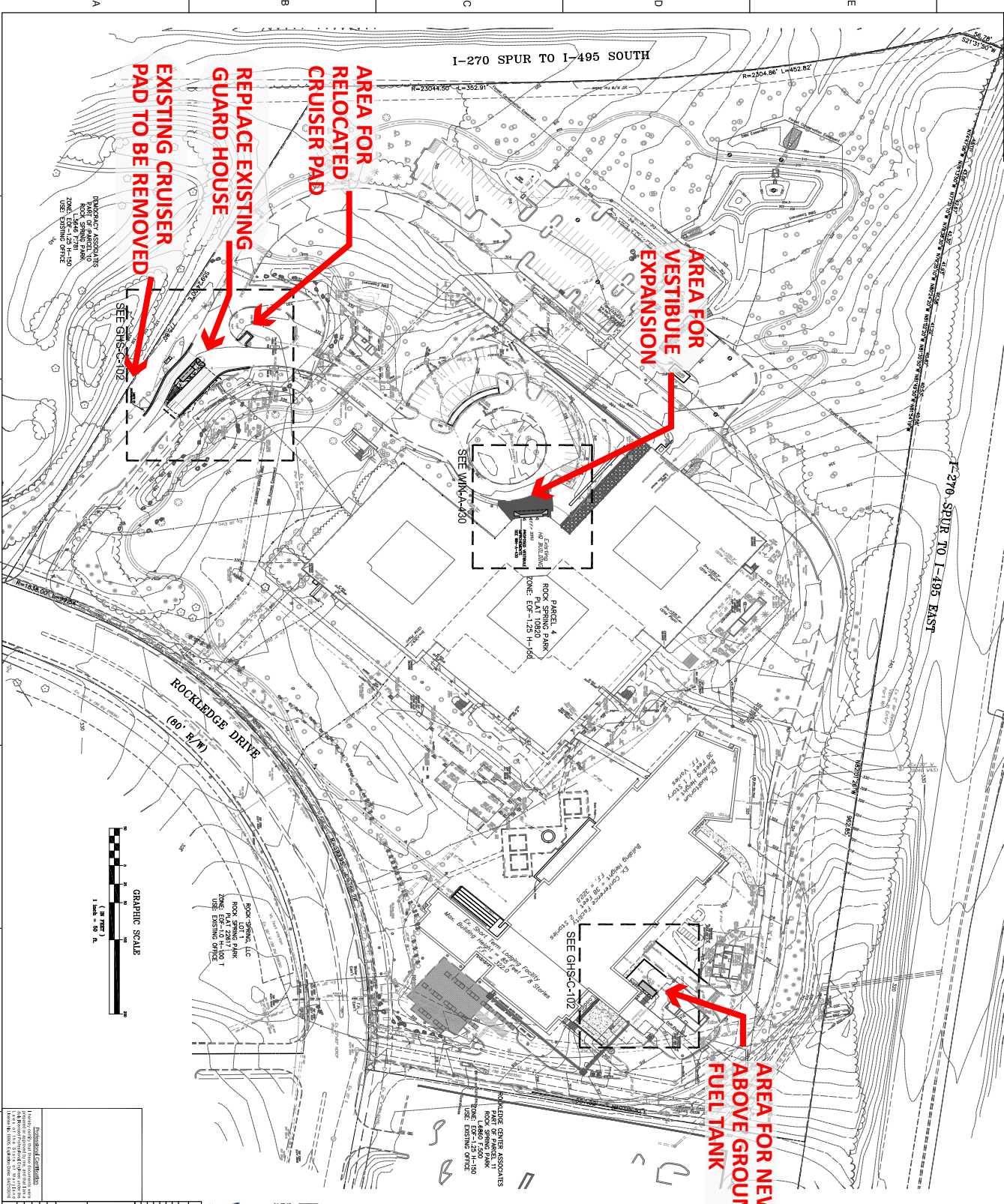
The proposed amendment is consistent with Section 59-D-3.7 for Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in its review of the originally approved site plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the originally approved site plan and subsequent amendments, remain in full force and effect. Staff recommends approval of the Site Plan Amendment No. 81974005K.

ATTACHMENT

1. Site Plan with Proposed Improvements

ATTACHMENT 1

- SITE PLAN AMENDMENT 8197400R IS TO:
1. REPLACE SECURITY GUARD STATION AT SITE ENTRY
 2. ADDITION TO THE MAIN ENTRY VESTIBULE
 3. ADD ABOVE GROUND FUEL STORAGE TANK FOR EMERGENCY GENERATOR



AREA FOR NEW ABOVE GROUND FUEL TANK

AREA FOR VESTIBULE EXPANSION

AREA FOR RELOCATED CRUISER PAD

REPLACE EXISTING GUARD HOUSE

EXISTING CRUISER PAD TO BE REMOVED

SEE MW-A-430

SEE GHSC-C-102

SITE NOTES

1. THE TOPOGRAPHY SHOWN IS TAKEN FROM AN Aerial, SUPPLEMENTED WITH FIELD SURVEY BY MARCH, HENDERSON & GARDNER, P.A. LATEST SURVEY INFORMATION IS BASED ON A SURVEY CONDUCTED BY MARCH, HENDERSON & GARDNER, P.A. SUPERSEDED WITH RECORDED DEEDS PLATS.
2. WATER AND SEWER CONNECTIONS ARE SHOWN AND SHOWN RESPECTIVELY.
3. THE PROPERTY IS ZONED FOR HIGH DENSITY RESIDENTIAL USE (R-10) OF THE ROCK SPRING PARK ZONING DISTRICT OF THE CITY OF ROCK SPRING, MARYLAND. THE PROPOSED LAND USES ARE NOT SHOWN.
4. THIS PROJECT IS SUBJECT TO THE CITY OF ROCK SPRING, MARYLAND'S ZONING ORDINANCE AND THE CITY OF ROCK SPRING, MARYLAND'S SUBDIVISION AND DEVELOPMENT REGULATIONS. THE CITY OF ROCK SPRING, MARYLAND'S ZONING ORDINANCE AND THE CITY OF ROCK SPRING, MARCH, HENDERSON & GARDNER, P.A. SUPERSEDED WITH RECORDED DEEDS PLATS DO NOT REQUIRE A SUBDIVISION AMENDMENT.
5. THIS SITE IS WITHIN THE NORTH BETHESDA/ROCK SPRING WATER MAINS PLAN.
6. THE SITE IS ADJACENT TO THE CROWN DRIVE CORNER.
7. THIS SITE IS NOT FOR CONSTRUCTION SERVICES.
8. REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
9. SERVICES AND UTILITIES TO BE PROVIDED INCLUDE:
 - 10. WATER & SEWER
 - 11. NATURAL GAS
 - 12. WASTEWATER GAS
 - 13. VERBODEN

ENGINEER'S DECLARATION

I, JAMES ESKINSON, LICENSED PROFESSIONAL ENGINEER, STATE OF MARYLAND, LICENSE NO. 12345, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SITE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES ESKINSON
 ADDRESS: 2801 ROCK SPRING DRIVE, ROCK SPRING, MD 20857
 PHONE: 301.975.8334
 SIGNATURE: _____

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 www.jacobs.com

OVERALL SITE PLAN	
Project Name:	GHSC-C-101
Client:	GHSC-C-101
Scale:	1" = 50'
Date:	2014-08-08
Author:	CS/MLB
Checker:	CS/MLB
Appr.:	CS/MLB
Facility Information:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Description:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Location:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Status:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Type:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Use:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Owner:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Operator:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Manager:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Contact:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Address:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Phone:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Fax:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Email:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Website:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE
Facility Notes:	Rock Spring Park, Zone ESR-10 (R-10) USE: EXISTING OFFICE