

From:
 Preliminary Plan 1-97022

Street B as shown
 in preliminary Plan

This approval conforms to the basic tenets of an earlier Planning Board approval of the preliminary water quality plan for the overall Traville property granted in February, 1996.

Recommendations

Staff recommends approval of this final water quality plan with the following conditions:

- 1) Conformance with all requirements of DPS approval letter dated March 4, 2003.**
- 2) Compliance with Textual Stipulation #2 on the approved Diagrammatic Plan requiring an imperviousness limit for the entire Traville site of 33% maximum.**
- 3) Approval of Final Forest Conservation plan drawings by time of signature set.**
 - a. Final forest conservation plan worksheet shall be amended accordingly to reflect inclusion of only those areas which equal or exceed forest retention area minimum dimensions of 50' in width and 10,000 square feet in size.
 - b. Additional stress reduction measures for preserving trees in serpentine formations shall be examined by an ISA certified arborist due to significant documented dieback after construction.
- 4) If found applicable to this site by County DPS, applicant agrees to voluntarily comply with the County recommendations for asbestos control performance plan in areas of serpentine formations as they may be found on this property.**

(Note: this recommendation is consistent with former recent approvals on Traville (Avalon Bay), and is in keeping with the Piney Branch SPA's intention to provide the highest level of sediment control in this area.

Imperviousness Cap

With approval of this plan, the overall imperviousness of the site is 32.71 %, or 62.75 acres of the 191.84 acre Traville site. The area covered by this site plan contributes 4.9 acres of imperviousness to this total.

3. ISSUE – Citizen Comments

Earlier in the review process, staff has received a letter from the Stonebridge Homeowners Associations registering their complaints with the project regarding traffic and commercial nature of the project. Their letter is attached.

PROJECT DESCRIPTION: Site Description

The site is wooded and drops 20 – 30 feet in elevation from Travilah Road down to Shady Grove Road. The site is bisected from north to south by a 60” water line that parallels Shady Grove Road.

The site is bounded by Travilah and Shady Grove Roads. On the opposite side of Travilah Road is a residential subdivision with the fenced backyards of single family detached homes facing the project. North of the site is a wooded environmental area beyond which is the Human Genome Sciences site plan, under construction. East of the site on the other side of Shady Grove Road is a stormwater management facility associated with the Trville development. Southeast of the site is the site for the Avalon Bay apartments, a previously approved site plan. The parcel to the south of the site is owned by the Rickman companies and is slated for R&D development per Master Plan recommendation. Currently it houses commercial/industrial type uses.

VICINITY MAP FOR

TRAVILLE PARCELS I, J AND K (8-03012)



Map compiled on December 09, 2002 at 10:02 AM | Site located on base sheet no - 219NW10

NOTICE

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Key Map



N



Research & Technology Center



1 : 4800

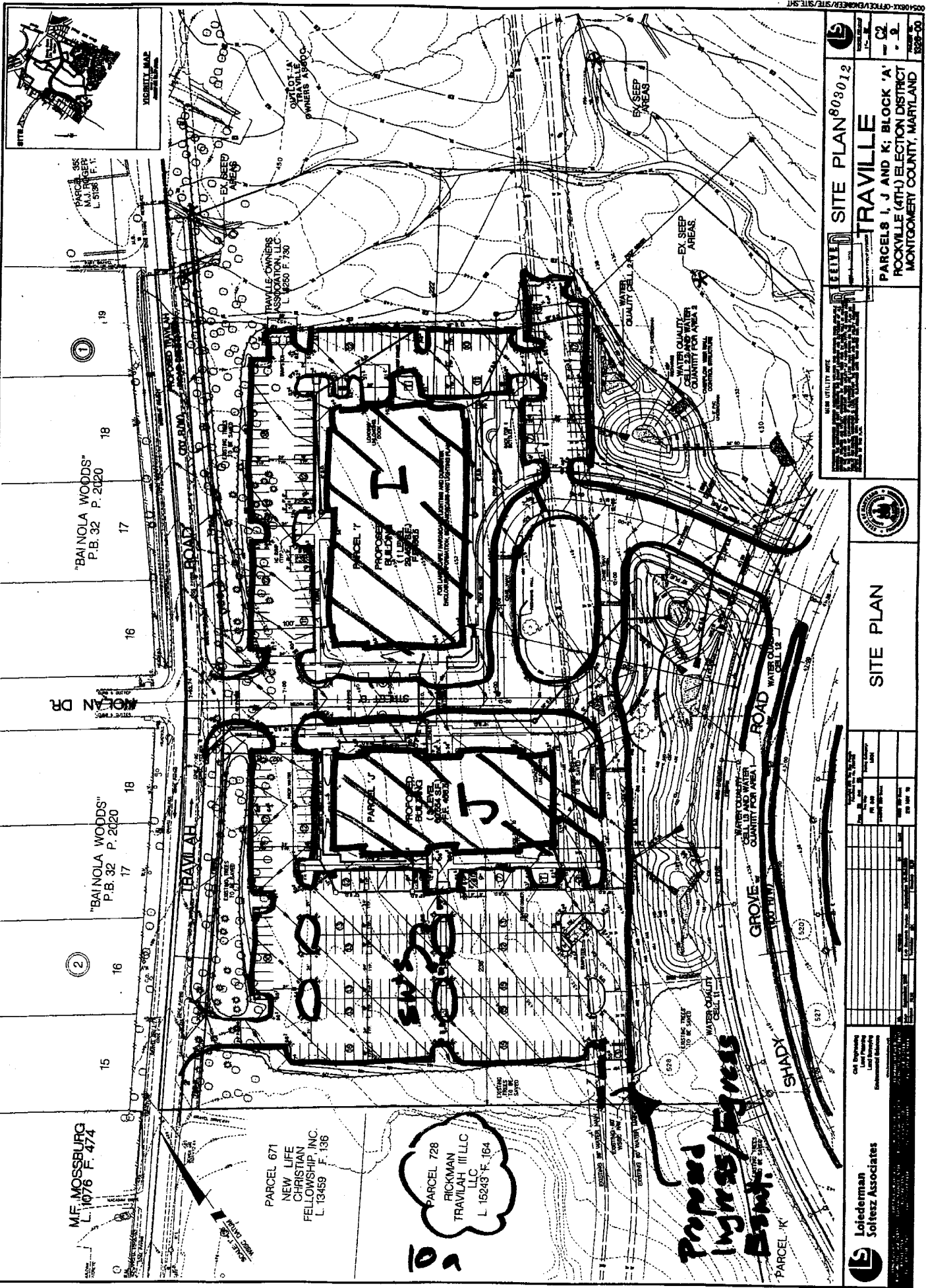
PROJECT DESCRIPTION: Proposal

The proposal consists of two rectilinear buildings located in the center of the lot with a public road connecting to Travillah Road (at Nolan Drive) and Shady Grove Road between them.

The public road is a business district street with tightly spaced street trees, special paving, and decorative street lights (pending DPWT approval). The street includes a planted island in its center that provides an attractive drive through the site. Each building has an entry from the public street and from the parking lots - located to the outer periphery of the development. Sidewalk systems connect through the parking lot to the pedestrianized environment adjacent to the buildings. Sidewalks connect to the adjacent Travillah Road and Shady Grove Road. Pedestrian sitting areas are located next to the sidewalks and in a courtyard next to the building to the north.

Landscaping for the site includes shade trees along the internal street, along Travillah Road and within the parking lot. Street trees are already proposed along Shade Grove Road via earlier site plan approvals. The central island to the street is planted with decorative flowering and shade trees and low growing shrubs. The parking lot is screened from adjacent properties by shade trees. The applicant needs to add an evergreen hedge adjacent the right of ways and shade trees next to adjacent properties (unless tree save areas make this redundant).

Parking lot lighting is important because of the residential uses across Travillah Road and Shady Grove Road. The applicant needs to submit lighting plans that show the light fixture and type of light distribution characteristics to assure the lack of glare and no visibility of lamp (light bulb).



PARCEL 671
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 728
RICKMAN
TRAVILAH III LLC
L. 15243 F. 164

PARCEL 729
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 730
TRAVILAH OWNERS
ASSOCIATION, LLC
L. 15250 F. 730

PARCEL 731
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 732
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 733
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 734
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 735
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

PARCEL 736
NEW LIFE
CHRISTIAN
FELLOWSHIP, INC.
L. 13459 F. 136

SITE PLAN 603012

TRAVILLE

PARCELS I, J AND K; BLOCK 'A'
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE: 6/1/12

SCALE: 1" = 40'

PROJECT NO: 12-0001

NEW UTILITY INFO

NO.	DESCRIPTION	DATE

SITE PLAN

NO.	DESCRIPTION	DATE

Lojiderman
Soitecz Associates

Call Soitecz Associates
for more information
on this project.

**Proposed
Ingress/Egress
Barriers**

PARCEL 'K'

SHADY GROVE ROAD

WATER QUALITY CELL II

WATER QUALITY CELL I

EX SEEP AREAS

WATER QUALITY CELL I

WATER QUALITY CELL II

WATER QUALITY CELL III

WATER QUALITY CELL IV

WATER QUALITY CELL V

WATER QUALITY CELL VI

WATER QUALITY CELL VII

WATER QUALITY CELL VIII

WATER QUALITY CELL IX

WATER QUALITY CELL X

WATER QUALITY CELL XI

WATER QUALITY CELL XII

WATER QUALITY CELL XIII

WATER QUALITY CELL XIV

WATER QUALITY CELL XV

WATER QUALITY CELL XVI

WATER QUALITY CELL XVII

WATER QUALITY CELL XVIII

WATER QUALITY CELL XIX

WATER QUALITY CELL XX

WATER QUALITY CELL XXI

WATER QUALITY CELL XXII

WATER QUALITY CELL XXIII

WATER QUALITY CELL XXIV

WATER QUALITY CELL XXV

WATER QUALITY CELL XXVI

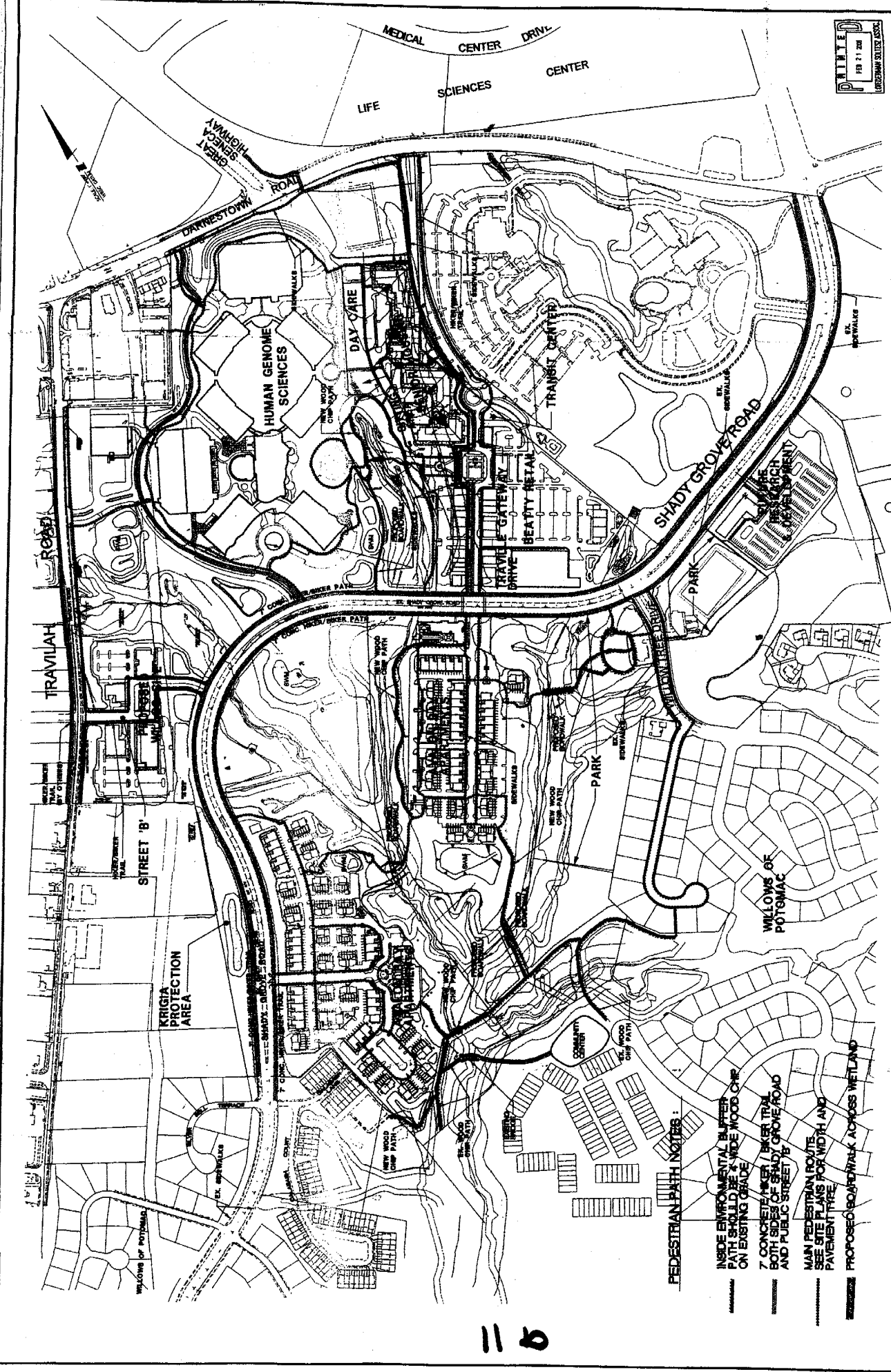
WATER QUALITY CELL XXVII

WATER QUALITY CELL XXVIII

WATER QUALITY CELL XXIX

WATER QUALITY CELL XXX

DATE	11/11/08
PROJECT NO.	19280 F. 790
PROJECT NAME	TRAVILLE
CLIENT	UNIVERSITY OF MARYLAND SYSTEM
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	11/11/08



- PEDESTRIAN PATH NOTES:**
- INSIDE ENVIRONMENTAL BUFFER PATH SHOULD BE WIDE WOOD CHIP ON EXISTING GRADE
 - 7' CONCRETE/ASPH/PAVEMENT BIKER TRAIL BOTH SIDES OF SHADY GROVE ROAD AND PUBLIC STREET 'B'
 - MAIN PEDESTRIAN ROUTE SEE SITE PLANS FOR WIDTH AND PAVEMENT TYPE
 - PROPOSED BOARDWALK ACROSS WETLAND

110

**TRAVILLE SITE PLANS #8-03012
CONFORMANCE TO THE DIAGRAMMATIC PLAN**

Proposed Diagrammatic Plan Amendment - Approved July 2000	Phasing: Max. 60% residential to precede comm. Signif. amount of comm. not to precede resid.	Max impervious 33% (63.31 ac gross total)	One Third MPDU's	Local Park- 13 acres	Conf. Center delete by 900K sf	Conform to PBS Dev Guidelines, buffer are and tree save	TMD with Traffic Demand mgmt and funding for public transit	Bancroft Rd to be open space	Shady Grove Road req'd w/PP; Internal road to public standards	Min green area 60% of gross
Site Plan # 8-3012 Traville Parcels I & J	All residential approved is under construction See Site Plans Avalon Bay	32.71%	N/A	See Site plan #8-99047A	Per DPA	Conforms	Yes per Prelim Plan	Yes per Prelim Plan	Loop Rd to secondary rd stds	67.29%

10.

ANALYSIS: Conformance to Development Standards of the MXN Zone –

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	20 acres min	Parcel I – 4.89 acres Parcel J – 4.30 acres Street “B” – 1.21 acres Circle - 0.267 acres Total – 11.97 acres 192.10 acres Total - Traville Site
Floor Area Ratio (FAR):	.3 FAR max	.16 FAR over 13 acres
Gross Floor Area – Parcels I&J (sq. ft.): Parcel I – 29,455 sf, Parcel J – 60,554 sf.		90,009 sf
Green Space Whole Tract(%):	60% Min./115.1 ac(total)	67.29 %
Impervious Area Whole Tract (%): See Impervious calculations in attachments.	33% Max per DPA	32.71%
Setbacks (ft.):	100 ft setback required adjacent residential, Otherwise no setback	100 ft min at Travilah Road.
Building Height (ft.):	Building height not to exceed setback Bldg I Bldg J	Bldg ht less than setback 19’7” ft 43’9” ft
Parking:		
Total 90,009	262	325 (3.61 spaces per GSF)
Standard		317
handicapped-accessible	8	8 (4 van accessible)
bicycle/motorcycle	16/8	16/8

MXN Zone Conformance Table 59-C-7.7. Mixed use neighborhood.

59-C-7.71. Objectives and purpose.

The specific purposes of the zone are:

- (a) To provide for an integrated mix of uses:
 - (1) A diversity of dwelling unit types;
 - (2) A diversity of commercial, research and development and institutional
 - (3) Adequate open space for both active and passive recreation ...that encourages interaction among the occupants of both.
- (b) To provide for access to these uses via a circulation system and pattern that encourages travel on foot and by bicycle within the neighborhood ... use of public transit...
- (c) To provide... for integration of residential uses with commercial, research and development, or institutional uses.
- (d) To ensure compatibility of residential and nonresidential uses on-site by providing a suitable residential environment enhanced by the amenities of the nonresidential components.
- (e) To establish land use and design standards that will ensure compatibility with surrounding uses.
- (f) establish standards and procedures through which the land use objectives and guidelines of an approved and adopted master or sector plan serve as the basis for evaluating an individual multi-use neighborhood proposal.

#8-03012 Parcels I/ J		
N/a		
R&D		
Rec areas, walks		
Sidewalk & bike paths connect		
Open space connect		
Open space & landscaping		
Landscape, setback, on-site amenities, Ped. And driveway connects		
Conform to Shady Grove Sector Plan		

(g) To authorize development that is consistent or may be shown to be consistent with applicable laws, regulations and restrictions addressing environmental protection.

9-C-7.72. Where applicable.

9-C-7.721. Master plan. Land classified in the Mixed Use leighborhood Zone must be located in an area for which an pproved and adopted master or sector plan recommends multi-use development at a neighborhood scale.

59-C-7.722. Minimum area.

... an area of at least twenty (20) acres,...

59-C-7.723. Location.

...Mixed Use Neighborhood Zone must be located adjacent to and readily accessible from an existing or planned arterial road, major highway, limited access public transit facility or corridor

59-C-7.73. Permitted uses and their locations.

The intent of this zone is to provide a mix of uses in close proximity-to each other... A mix of uses in each neighborhood is encouraged to reduce the dependence on automobile travel and encourage pedestrian and bicycle travel. ...

59-C-7.731. Residential.

N/A

59-C-7.732. Commercial/research and development.

Any use allowed in the C-1, ...or the R&D Zone,

(a) Locations and mix of uses must be consistent with the recommendations and guidelines of sector plan.

SPA , Dia.Plan, PP, Site Plan		
Site Zoned MXN		
192 acres total		
Shady Grove Rd, Great Seneca Hwy, S.G Metro		
Provides employment		
R&D zone		
Ties to Diagramatic Plan and Sector Plan		

(a) Locations must be concentrated in areas readily served by public transit, ride-sharing, and/or transportation management programs.

(b) If office space within the Mixed Use Neighborhood Zone exceeds fifty thousand (50,000) square feet floor area, research and development uses must occupy an amount of floor area equivalent to that occupied by general office uses. subject to the recommendation of the relevant approved and adopted master or sector plan.

(c) A residential use may be allowed in an area designated for primarily nonresidential use if intermixed with a nonresidential use or uses in the same block, lot or building.

(d) The general locations and types of uses must be shown on a diagrammatic plan approved by the District Council in accordance with the provisions of Division D-4.

59-C-7.74. Density of development.

59-C-7.741. Maximum density of development.

The maximum overall floor area ratio (FAR) for total development on the tract as a whole must not exceed 0.3, calculated on the gross tract area, provided this does not exceed the density recommended by the relevant approved and adopted master or sector plan.

8-03012 Parcel I&J		
Road access immediately next to front doors		
Office and R&D space		
N/a		
Conforms, See DPA		
.25 overall per DPA .16 Parcel I and J per lot		

59-C-7.75. Compatibility and design standards.

All uses must conform to the recommendations and guidelines of the relevant approved and adopted master or sector plan. Uses must be compatible with existing or planned development on or adjacent to the site. To assist in achieving this compatibility the following standards apply, but compliance does not, in and of itself, create a presumption of compatibility.

59-C-7.751. Setbacks and height.

- (a) Any multiple-family dwellings, Townhouse or one-family attached dwelling unit on land classified in the MXN zone adjoining or confronting an area of existing or planned one-family detached residential zoning and use must be set back a minimum of one hundred (100) feet from the tract boundary of the Mixed Use Neighborhood.
- (b) Any nonresidential building on land classified in the MXN zone adjoining or confronting an area of existing or planned residential zoning and use must be set back a minimum of one hundred (100) feet from the tract boundary of the Mixed Use Neighborhood.
- (c) No building is allowed to be constructed to a height greater than its setback from the tract boundary of the Mixed Use Neighborhood, if the adjoining land is in an area of existing, or planned one-family detached residential zoning
- (d) A building devoted primarily to retail or general office use must be oriented toward the street on which it fronts, with off-street parking kept to a minimum between the building and the front lot line, except as provided in Section C-7.772.

59-C-7.752. External access and internal circulation.

- (a) the internal vehicular circulation system must follow a pattern of intersecting street

8-03012 Parcels I and J		
Yes, see DPA and site plans		
N/A		
100 feet Travillah Rd		
43 ft bldg w/ 100 ft setback at western boundary		
conforms		

that provide alternative routes.
Cul-de sacs are discouraged but not prohibited.

- (b) Points of external access and alignments of internal roadways must facilitate use of public transit. This may include rights-of-way sufficient for bus pull-outs and bus shelters, as well as transit easements on private streets.
- (c) A comprehensive pedestrian and bicycle circulation system must link all uses, with the intent of minimizing walking distances and reducing dependence on the private automobile for internal travel and external access; and include:
 - (1) Pedestrian sidewalks within the rights-of-way of all roadways built to secondary or higher standards;
 - (2) Pedestrian pathways and bikeways within open space areas in addition to the sidewalks when consistent with environmental criteria; and
 - (3) Safe and convenient access to retail and service uses, community and public facilities, public transit and carpool/vanpool services.

8-03012 Parcels I and J		
Grid with Street "B" and Travilah Road and Shady Grove Road		
Provided per site plan		
Conforms		
On street, conforms		
Transit system in place with path connections		

59-C-7.753. Public facilities and utilities.

- (a) The provision of facilities and necessary dedications or easements must be consistent with those recommended for the site by the relevant approved and adopted master or sector plan.
- (b) All utility lines must be placed underground.
- (c) Street lighting must be provided in accordance with the site plan be provided in accordance with the site plan approved by the Planning Board.

59-C-7.754. Internal compatibility.

Compatibility of uses and development will be determined in the course of site plan approval, which must be consistent with the approved diagrammatic plan.

59-C-7.76. Green area and public use space requirements.

The minimum amount of green area is as specified in Section C-7.761, except that comparable amenities or facilities for public use and enjoyment may be provided instead of green area if the Planning Board determines that these amenities or facilities are sufficient to accomplish the purposes of the zone and would be more beneficial to the Mixed Use Neighborhood than strict adherence to the specific green area requirement. This area must include the following:

- (a) Within the commercial/research and development area, a plaza for public use where feasible;
- (b) Within the residential area, a public park or common open space suitable for active or passive recreation within a reasonable walking distance of any area devoted to multiple-family or one-family attached dwelling units or townhouses; and

#8-03012 Parcels I and J		
yes		
Yes, on site		
To be approved by DPWT		
As shown on the DP		
Adjacent to Street "B" and buildings intersection		
Park will provide for future residents		

(c) Within the tract area as a whole, integration of active and passive spaces so located as to encourage joint use by employees and residents, subject to the following criteria:

- (1) Active open spaces include large open play fields, local parks, and small recreation areas.
- (2) Passive open space areas are primarily located near neighborhood boundaries and preserve natural features such as trees and small streams.
- (3) Active and passive open spaces isolated from neighborhoods are discouraged.

59-C-7.761. Minimum Requirement. Fifty (50) percent of the total tract area of the Mixed Use Neighborhood.

59-C-7.77. Off-street parking

59-C-7.771. Requirement.

Off-street Parking must be provided in accordance with the requirements of Article E. Development is encouraged to reduce parking wherever such reductions are allowed.

59-C-7.772. Surface parking.

The form, arrangement, and landscaping of off-street surface parking for multiple-family dwellings and commercial and industrial uses must be designed to avoid large expanses of paved area. It must be located away from the street frontage and in the interior of the lot, unless the Planning Board..

<p>#8-03012 Parcels I and J</p>	<p>Adjacent to HGS volley ball area</p>	<p>Northern edge tree preserve,</p>	<p>Ped.areas located near neighborhood boundaries</p>	<p>67.29%</p>	<p>Parking conforms to Article E and interim Parking Guidelines</p>	<p>Surface lot has tree lines pedestrian walks and landscaped edges.</p>
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59-C-7.78. Development approvals required.

59-C-7.791. Diagrammatic Plan.

Application and diagrammatic Plan approval must be in accordance with Division D-4. Amendment of an approved diagrammatic plan must be in accordance with the amendment prescribed by Section D-1.7.

59-C-7.792. Site plan.

Site plan approval must be in accordance with the approved diagrammatic plan and the provisions

#8-03012 Parcels I andJ		
Approved DP and proposed DPA for off site areas		
Conforms to DP and proposed DPA		

ANALYSIS: Earlier Approvals

A brief summary of the Traville property Development history to date:

On July 2, 1996, the District Council approved Local Map Amendment (G-718) for a zoning change from the R-200 and R-200/TDR Zones to the MXN Zone. A Diagrammatic Plan accompanied the requested zoning change and was also approved. That original diagrammatic plan proposed the following uses for the subject site: a conference center, a village center, office and research, a community park, day care center, health club, community center, and a variety of housing types as well as an overall maximum amount of 1.5 million square feet for non-residential uses and maximum of 750 dwelling units for the site. A copy of the technical staff report and District Council opinion for rezoning application G-718 is contained in Appendix 1.

In November 1996, the County Council adopted and approved an amendment to the Gaithersburg and Vicinity Master Plan which deleted the right-of-way for the transitway to serve this site. Based on a series of consultant studies, it was determined that increased bus service as well as a bus loop on the existing roadways in the area could provide mass transit opportunities for future employees and residents of the Traville property.

On September 11, 1997, the Planning Board approved Preliminary Plan 1-97022 for 6 lots consisting of 750 multi-family dwelling units and 750,000 square feet of mixed commercial/employment/development on the 192 acre Traville property.

The North Bethesda-Garrett Park Master Plan (1997) recommended a conference center in the White Flint area of the County. In June, 1998, the County Council approved local map amendment (G-745) to rezone property in North Bethesda and place a conference center on the site. This action effectively removed and relocated the proposed conference center on the Traville property to North Bethesda.

On January 21, 1999, the Planning Board approved a phasing plan for the phased recordation of lots associated with the Traville property. The amount of non-residential square footage was limited to 750,000 square feet per approved Preliminary Plan 1-97022.

In August 1999, the applicant submitted a revised Diagrammatic Plan Amendment (DPA-00-1) to delete the conference center from the Traville property and replace it with a health club. The applicant withdrew this amendment on October 5, 2000.

On July 27, 2000, The Planning Board recommended approval of an overall for the entire Traville property. The Diagrammatic Plan provided a coordinated approach to development and uses on the entire site. The plan recommended several changes in location to approved uses and the deletion of the approved conference center. A copy of the Diagrammatic Plan is attached.

ANALYSIS: Conformance to Master Plan

The Approved and Adopted Shady Grove Study Area Master Plan (1990) is the guiding document for planning the Traville project. The Master Plan provided the goals for the original Diagrammatic Plan approval that allowed this use.

At the outset of the Potomac Master Plan process, much of the 13 acre Rickman property on Travilah Road was zoned C-2 (General Commercial) and C-1 (Convenience Commercial). As such, it could have been developed without site plan review at a density of up to 1.5 FAR with Travilah Road being the only access point.

The early drafts of the master plan proposed the R & D (Research and Development) Zone for the property, in essence an extension of the proposed primary land use on the abutting Traville property, zoned MXN. This was strongly supported by the North Potomac Citizens Association, which opposed continuation of the existing C-1 and C-2 zoning.

The proposed zoning was supported by the Planning Board and ultimately approved by the County Council. The Council added the following recommendation:

“Orient the site to Shady Grove Road by providing access via the property to the north during the subdivision process, possibly by the use of easements or joint access to Shady Grove Extended. Such access shall only be allowed if it can be accomplished without impacting endangered species in the area.”

This was a prudent recommendation to make as the Rickman property could conceivably generate 170,000 square feet of development at an FAR of 0.3, or 280,000 square feet at an FAR of 0.5 with site plan. The Council deemed that primary access from the arterial Shady Grove Road was preferable to access from Travilah Road, which is classified as primary residential.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required. The site plan conforms to the Diagrammatic Plan approval of July 2000.*
2. *The Site Plan meets all of the requirements of the MXN zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The buildings are oriented tightly towards each other to create a highly desirable pedestrian environment and to create highly visible entries to each building. The buildings act as a buffer between the parking lots and the pedestrian areas to create the pleasant pedestrian areas in front of and around the buildings. The pedestrian areas are conducive to the use of transit as the sitting areas and detailed planting support pedestrian use next to the sidewalks that connect to adjacent transit lines (Shady Grove Road). Additionally, the buildings block the remainder of the Traville development from the existing residential areas to the west.

b. Open Spaces

The development of the open spaces serve the functional needs of the stormwater management facilities and the forest conservation plan. They also serve the needs of the pedestrian to enjoy the outdoor areas developed with the site and promote use of transit.

Forest Conservation areas have been protected and conform to guidelines.

c. Landscaping and Lighting

The landscaping on site will create buffers to adjacent properties, provide definition and amenity to pedestrian areas, provide shade to parking lots, and provide for the preservation of forested areas.

The proposed lighting plan includes a point to point footcandle analysis that indicate a cutoff of light levels at the property lines and an adequate amount of light to parking lots and pedestrian areas. Staff requires information on the details of the light fixture to determine its cut-off characteristics and potential to create glare for adjacent residents.

d. Recreation
Recreation demand is not required for commercial land uses but is suggested in the MXN zone. The details of their conformance to these are listed above.

e. Vehicular and Pedestrian Circulation
The street connections to the site are in accordance with the approved Preliminary Plan with the full intent of the location of Street "B" met with the addition of a driveway connection to the adjacent parcel. The vehicular layout provides for a full intersection to Nolan Drive, thus avoiding nuisance of headlights in windows of the adjacent houses, it provides for adequate vertical clearance to the water line and it provides for a suitable driveway access to the adjacent parcel with a simple and direct connection made without parked cars creating conflicts.

Pedestrian paths conform to the Diagrammatic Plan and link to off site connections seamlessly.

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

The buildings are centrally located within the site with sufficient buffer to nearby residential uses to allow for adequate landscape treatments and monitoring of lighting. The two buildings relate well to each other by providing a unified scheme that is attractive in building height and configuration. The low and moderate building heights are further tempered by the natural grade that falls away from the homes on Travilah Road.

The activity associated with the proposed off can R&D use will not cause any negative effect on adjacent residential and R&D uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Plan conforms by saving 5.92 acres on site.

APPENDIX

- A. Correspondence referenced in report.
- B. Earlier Approvals - Preliminary Plan #1-97022 and 1-97022R