



Item #6

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 2, 2004
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for January 08, 2004.

Attached are copies of plan drawings for Item #06, #07, #08, and #10. These subdivision items are scheduled for Planning Board consideration on January 08, 2004. The items are further identified as follows:

Agenda Item #06 -Preliminary Plan 1-84246A
Proposed World Headquarters for
Seventh-Day Adventists Church

Agenda Item #07 -Preliminary Plan 1-04014
American University Park

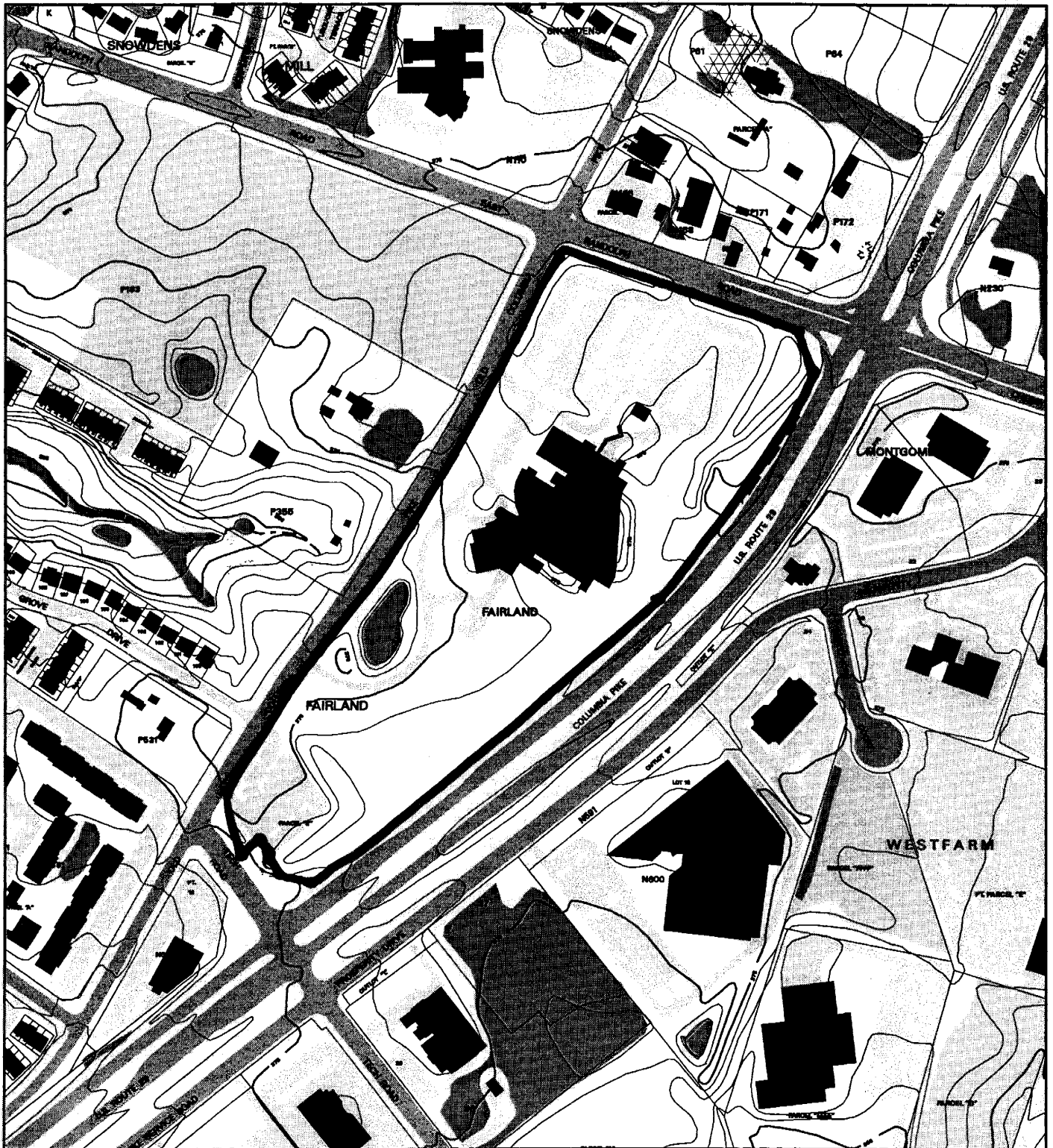
Agenda Item #08 -Preliminary Plan 1-04011
Meadowsweet

Agenda Item #10 -Preliminary Plan 1-04001
Edwards Property

Attachment

VICINITY MAP FOR

PROPOSED WORLD HQ. 7TH DAY ADVENT. CHURCH (1-84246A)



Map compiled on August 27, 2002 at 2:10 PM | Sites located on base sheet no - 216NE02

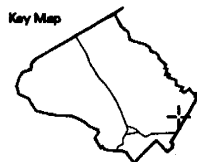
NOTICE

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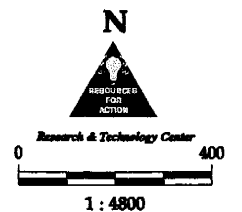
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

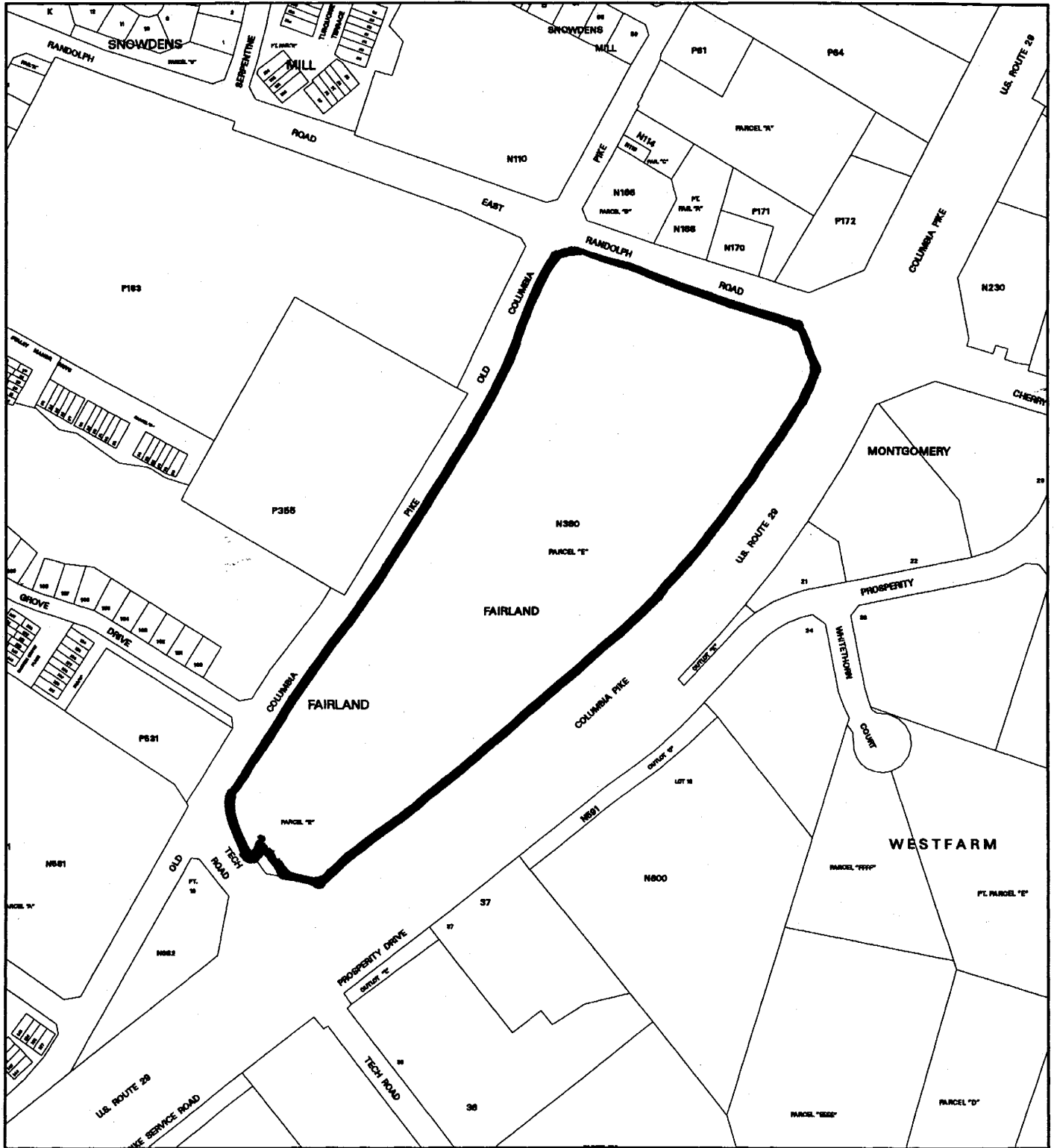


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
5787 Georgia Avenue - Silver Spring, Maryland 20910-3760



VICINITY MAP FOR

PROPOSED WORLD HQ. 7TH DAY ADVENT. CHURCH (1-84246A)



Map compiled on August 27, 2002 at 1:16 PM | Site located on base sheet no - 210NE02

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Key Map



N

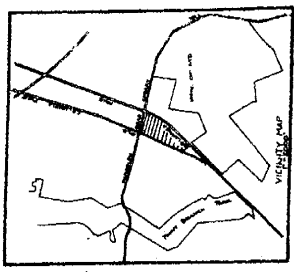


Research & Technology Center



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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 5787 Georgia Avenue - Silver Spring, Maryland 20910-3760



Topographical Survey Information made to file by: [Signature]

1. The site plan shall conform to the following: [List of conditions]

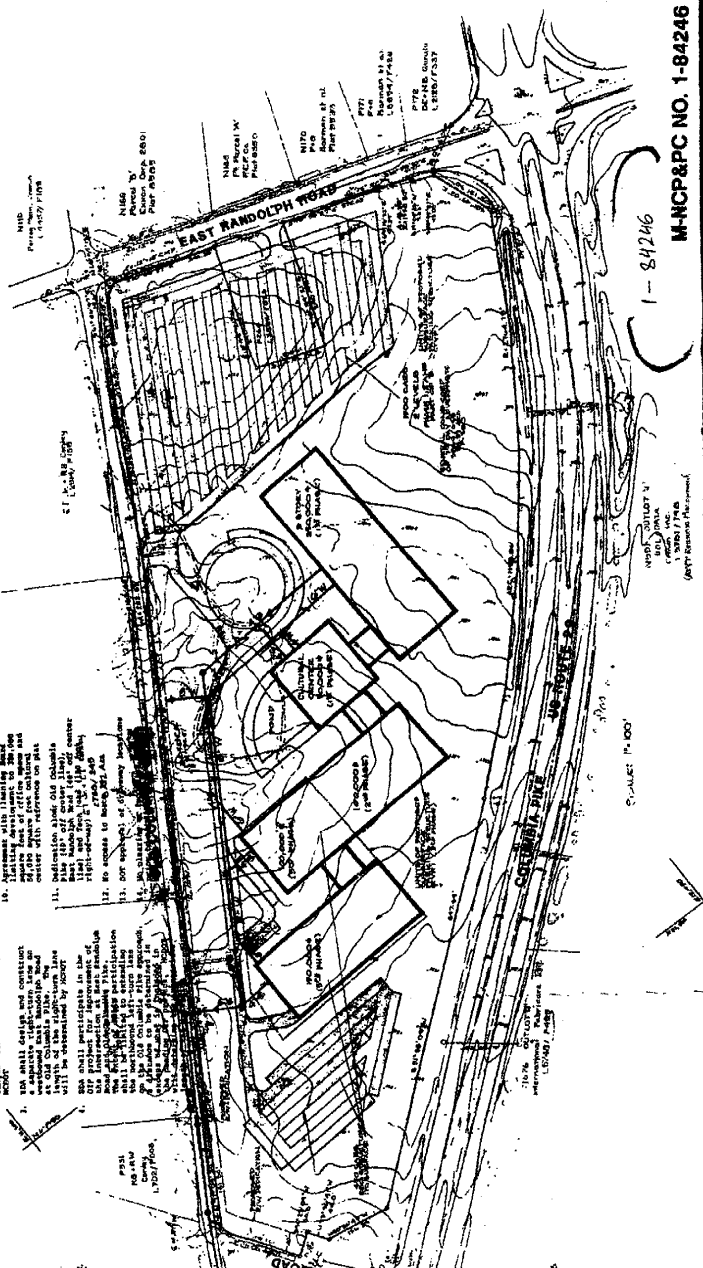
2. The site plan shall conform to the following: [List of conditions]

NOTES:

- 1. Topographic survey, utility maps, etc. were furnished to the architect by the owner.
- 2. The site plan shall conform to the following: [List of conditions]
- 3. The site plan shall conform to the following: [List of conditions]
- 4. The site plan shall conform to the following: [List of conditions]
- 5. The site plan shall conform to the following: [List of conditions]
- 6. The site plan shall conform to the following: [List of conditions]
- 7. The site plan shall conform to the following: [List of conditions]
- 8. The site plan shall conform to the following: [List of conditions]

ENGINEER'S CERTIFICATE

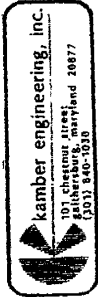
I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Maryland, do hereby certify that the above described plan and specifications conform to the laws and regulations of the State of Maryland.



M-NCP&PC NO. 1-84246

1-84246

PROPOSED WORLD HEADQUARTERS SEVENTH-DAY ADVENTISTS CHURCH ELECTION DISTRICT NO. 5 - MONTGOMERY COUNTY, MARYLAND PRELIMINARY PLAN OF SUBDIVISION



ENR ARCHITECTS

FIRST SUBMISSION - OCTOBER 31, 1984

LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

1010 Wayne Avenue, Tenth Floor
Silver Spring, MD 20910-5600
301.588.8580
Fax 301.495.9044
Website: www.linowes-law.com

July 12, 2002

Scott C. Wallace
301.650-7024
scw@linowes-law.com

Mr. Malcolm Shaneman
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: General Conference Corporation of Seventh Day Adventists (the "SDA") - US 29
World Headquarters (the "Property") – Amendment to Approved Preliminary Plan No.
1-84246 (the "Preliminary Plan")

Dear Mr. Shaneman:

As you are aware, this office represents the SDA with regard to the referenced Property. Enclosed is an application with supporting materials for Amendment to Approved Preliminary Plan No. 1-84246 (the "Application"). As discussed below, the Application seeks to amend the conditions of approval of the Preliminary Plan to allow development of the remaining 350,000 square feet ("SF") of the total 650,000 SF of development approved for the Property.

By way of background, the Property contains approximately 28 acres and was approved for the development of approximately 650,000 square feet of philanthropic and association office uses under the O-M Zone by the County Council on February 11, 1986 pursuant to Local Map Amendment Application G-486. (A copy of the Council approval resolution is included with the Application.) The Schematic Development Plan ("SDP") approved by the Council as part of the zoning application (also included with the Application materials) shows the full buildout of the Property with an office building containing 650,000 SF, supported by structured parking facilities at the southern and northern ends of the Property. Following approval of the SDP, the Planning Board, by written Opinion dated April 3, 1987, approved the Preliminary Plan for the development of 650,000 SF of office uses on the Property in three phases. We note that the Opinion limited Phase 1 of development to 300,000 SF of office and conference center uses because of a lack of ceiling capacity in the Fairland/White Oak Policy Area at that time. In that regard, Phase 1 of development of the Property was conditioned on the SDA providing certain road improvements and entering into a Trip Mitigation Agreement to meet then-applicable Adequate Public Facilities ("APF") requirements.

The current improvements on the Property, which include a building containing approximately 300,000 square feet of office and conference center uses, surface parking and storm water

Mr. Malcolm Shaneman
July 12, 2002
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management facilities, were built pursuant to Site Plan No. 8-86078, approved by the Montgomery County Planning Board on March 20, 1987.

With regard to Phases 2 and 3 for the development of 100,000 SF and 250,000 SF of office uses and associated structured parking facilities respectively, we note that additional capacity in the Fairland/White Oak Policy Area is expected to become available as of July 15, 2002 pursuant to the FY 03 Annual Growth Policy. Accordingly, at this time we have submitted a Traffic Statement with the Application to secure a queue date for APF purposes pursuant to Paragraph TP 7.1 of the FY 02 Annual Growth Policy. If additional ceiling capacity is made available in the Fairland/White Oak Policy Area, we ask that the Preliminary Plan be amended to allow the remaining 350,000 SF of approved density to be developed under the provisions of the FY 03 Annual Growth Policy for Policy Areas for which there is adequate ceiling capacity. We also request approval of the phased development of the remaining 350,000 SF of density over the next 12 years as provided for under Section 50-20(c)(3)(iii) of the Subdivision Regulations. An extended APF approval is reasonable given the significant size of the remaining development and the nature of the SDA's development program, which is, of course, dependent on contributions and fund-raising activities. The SDA will, of course, diligently pursue the completion of Phases 2 and 3 as quickly as its space needs warrant and funding allows.

Upon review of the Application and supporting materials, please call to discuss further if you have any questions. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP



Scott C. Wallace

cc: Wally Carson, Esquire
Mr. Ted Wilson
Mr. Dennis Keith
Mr. Howard Karst
John J. Delaney, Esquire