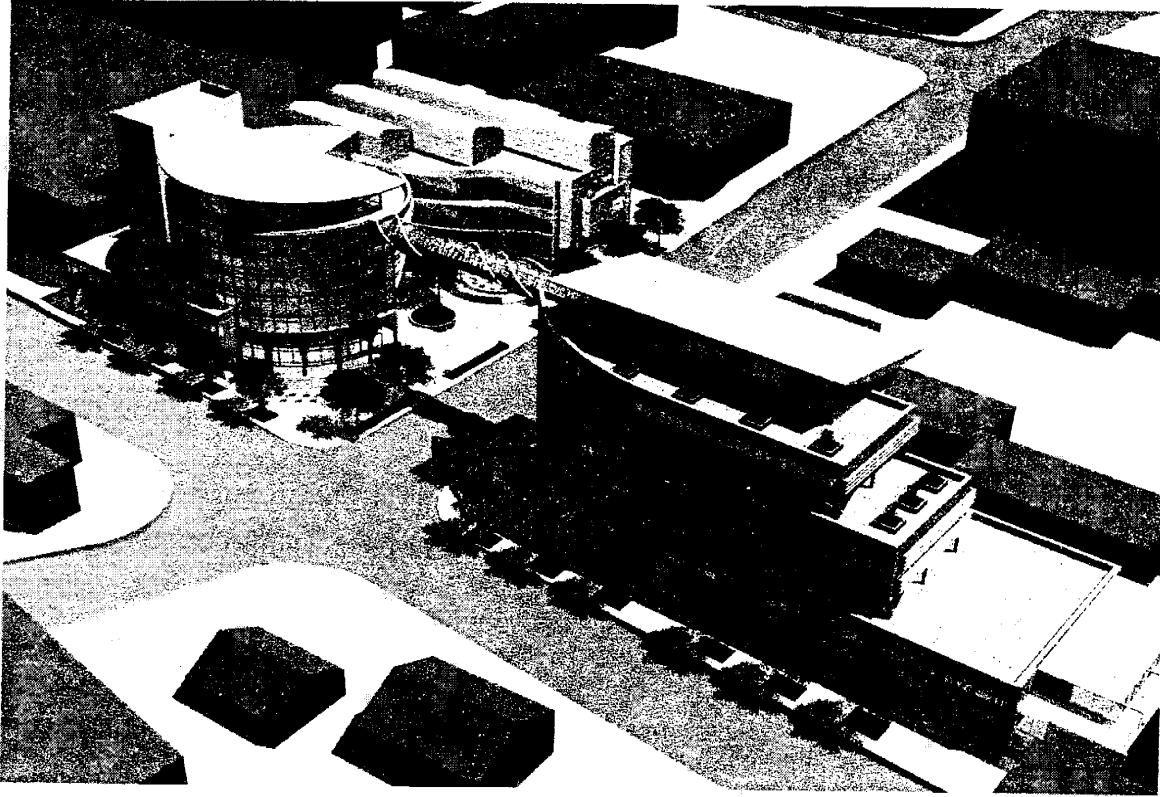


**United Therapeutics Corporation
Silver Spring Campus
Silver Spring, Maryland**



Staff Report
for the review of
Project Plan 9-04007
Utilizing the Optional Method of Development

United Therapeutics Corporation

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Prepared for
The Montgomery County Planning Board
July 15, 2004



Item # 3
MCPB 7/15/04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board



MEMORANDUM

DATE: June 30, 2004
TO: Montgomery County Planning Board
VIA: Rick Hawthorne, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *Rack*
Planning Department Staff
(301) 495-2187

PROJECT NAME: United Therapeutics Corporation Silver Spring Campus
CASE #: 9-04007
REVIEW TYPE: Project Plan
ZONE: CBD-1
APPLYING FOR: Approval of 213,032 gross square feet of development, including 16,000 gsf of retail, 148,598 gsf of office and 48,434 gsf of laboratory, of which 21,396 sf is cellar space on approximately 2.19 acres
LOCATION: Southwest and southeast intersection of Cameron Street and Spring Street in Downtown Silver Spring
MASTER PLAN: Silver Spring Central Business District
REVIEW BASIS: Division 59-D-2.11 of the Zoning Ordinance requires submission of a Project Plan as part of the application for the use of optional method of development for a CBD zoned property.
APPLICANT: United Therapeutics Corporation
FILING DATE: May 7, 2004
HEARING DATE: July 15, 2004

Attached is the staff report for the proposed United Therapeutics Corporation Silver Spring Campus Project Plan. The Planning Board public hearing for this application is scheduled for July 15, 2004. A draft Planning Board report for the Project Plan will be available on June 30, 2004. The staff recommends Approval with conditions as delineated in the staff report.

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STAFF RECOMMENDATION FOR PROJECT PLAN: Approval of Project Plan #9-04007 for 213,032 gross square feet of development on 2.19 acres, including 16,000 square feet of retail, 148,598 square feet of office and 48,434 square feet of laboratory, of which 21,396 sf is cellar space, with the following conditions:

1. Development Ceiling

The proposed development shall be limited to 213,032 square feet of gross floor area (Floor Area Ratio "FAR" 2.0), including retail, office and laboratory uses, of which 21,396 square feet is cellar space. The total square footage for FAR is 191,636 square feet.

2. Building Height/Mass

The height of the proposed buildings shall not exceed 90 feet.

3. Transportation Improvements

- a. Enter into a Transportation Management Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to participate in the Silver Spring Transportation Management District in achieving and maintaining its traffic mitigation goal for new development of auto drivers being no more than 50% of all employees arriving and departing during the three hours of the weekday morning and evening peak periods.
- b. Record an easement for future dedication of five feet of right-of-way along Spring Street where the existing steps serving the United Therapeutics exiting headquarters on Lot 11 are now within the master-planned right-of-way. Elsewhere along Lot 11's frontage, dedicate five feet of right-of-way to provide 40 feet from the centerline of Spring Street.
- c. Dedicate 25-foot right-of-way for truncation at the corner of intersection of Spring Street and Cameron Street on Lot 11 in accordance with DPWT requirements.
- d. Provide Class III (signed, shared with motorized vehicles) bikeways for both Spring Street and Cameron Street.

4. Public Use Space

- a. The proposed public use space must be easily and readily accessible to the general public and used for public enjoyment. A minimum of 24.4% (14,904 square feet) on-site and 19.8% (12,112 square feet) off-site public use space shall be provided with this application.
- b. The on-site public use space consists of plaza areas incorporating a variety of public art and amenity elements. The plaza will be interactive for pedestrians and employees of the building, as well as the patrons of the retail space. The proposed plaza will consist of specialty paving, water elements, lighting, landscaping and other design elements such as sculptural glass seating elements to invite the public into the space and blend architectural features relating to the

building design. The public space will also include seating areas, blended with landscaping and specialty lighting, for pedestrians and patrons of the retail space.

- c. Off-site improvements will include streetscape improvements along the south side of Spring Street and on both sides of Cameron Street, directly along the frontage of the property.

5. Staging of Amenity Features

- a. The proposed project shall be developed in two phases.
- b. Landscaping to be installed no later than the next growing season after completion of buildings and public plaza areas for each phase.
- c. Art work to be installed prior to occupancy of the buildings for Phase II.

6. Management and Maintenance of Public Use Space

The applicant shall become a member of the Silver Spring Urban District for maintenance and liability of the public open spaces and for the purpose of participating in community events. Prior to the occupancy of the buildings for Phase II, the applicant shall enter into an agreement with the Silver Spring Urban District for the on-going maintenance and liability of public open spaces associated with this project.

7. Streetscape

- a. The applicant shall provide the full streetscape improvements along the Spring Street and Cameron Street frontage using the *Silver Spring Streetscape (April 1992) Technical Manual*, or as waived by Montgomery County Department of Public Works and Transportation (DPWT) with M-NCPPC staff input. The following non-standard elements are proposed: stone, precast concrete, brick pavers, street trees, lighting, and any other elements that are necessary.
- b. The proposed development shall provide the undergrounding of utilities along the frontage of the property, to fulfill the optional method of development streetscape standards.

8. Coordination for Additional Approvals

The applicant shall secure the following additional approvals in conjunction with Site Plan Review:

- a. Coordinate with the Silver Spring Regional Service Center on the placement of the proposed Type D2 way finding sign (sign #299) located on Spring Street east of Cameron Street;
- b. Request a waiver for all of the non-standard streetscape improvements as well as the maintenance and liability agreement from the Montgomery County Department of Public Works and Transportation;

- c. Provide all necessary agreements with the Montgomery County Attorney's office, Department of Public Works and Transportation Real Estate Office and Department of Permitting Services for construction, maintenance and liability of the connector crossing Cameron Street.

9. Public Art

- a. A public art program shall be developed by an artist and presently are planned to include sculptural glass seating elements, the Bio Walk of Fame, the Bio Wall, water jets and a water feature. The public art shall enrich the pedestrian experience and be integrated with the design of the proposed buildings and public use space. Details of the art components shall be further identified and designed by an artist(s) prior to site plan submittal. The context of the elements may change to allow flexibility of design for the artist(s) in conjunction with the design concept of the buildings and public space.
- b. The art proposal for the project shall be fully developed and reviewed by the Planning Board's Art Review Panel prior to site plan submittal.

SUMMARY

The applicant, United Therapeutics Corporation, requests the use of the Optional Method of Development and Project Plan approval for its headquarters and laboratory in downtown Silver Spring. The proposed 213,032 square-foot complex consists of 16,000 square feet of retail, 148,598 square feet of office and 48,434 square feet of laboratory on 2.19 acres. The project will be developed in two phases and will consist of three buildings; two 8-story buildings and a 3-story building, including the existing headquarters building adjacent to the Planning Place parking garage entrance. The applicant is also proposing to link the two buildings in Phase II via a pedestrian connection at the 7-story level. The connector provides circulation between the laboratories and the offices, spanning Cameron Street, while maintaining the security concerns of the applicant. The development will be located on two lots separated by Cameron Street. The 8-story buildings will be 90 feet in height.

The proposal will improve full streetscape frontage along Spring Street and Cameron Street with brick sidewalks, street trees and streetlights. Public amenity space will include expansion of the streetscape improvements, which leads into the outdoor plaza areas at the front of the buildings and centered between the 8-story and 3-story buildings on Lot 1. The streetscape improvements will lead pedestrians into a public plaza containing public art elements, a special paving treatment to accentuate the street and building, and specialty landscaping.

During the review of the Project Plan, staff reviewed the building composition on both lots as it relates to the integration of public use space, landscaping and lighting for the entire campus. The applicant has met with numerous community and civic associations in downtown Silver Spring and have gained a supportive position from the various groups with respect to the design of the buildings and public spaces as well as opportunity this creates to attract bio-medical companies in Silver Spring. This project is a positive addition to this area of Silver Spring and will enhance the quality of pedestrian activity, design and employment within the core area.

Development Issues

1. Community Outreach

The applicant has presented the proposed development to various civic groups including the Greater Silver Spring Chamber of Commerce, the Silver Spring Citizens Advisory Board and the Silver Spring Urban District Advisory Committee, the Commercial and Economic Development Committee of the Silver Spring Advisory Board, the Woodside Civic Association-Executive Committee, Woodside Park Civic Association and Executive Committee, Seven Oaks/Evanswood Civic Association-Representatives of the Executive Committee, Silver Spring Transportation Management District Advisory Board and the St. Charles Apartment complex, as requested by staff. The associations and civic groups are supportive of the proposed development, especially with respect to the design of the buildings and public spaces as well as opportunity this creates to attract bio-medical companies in Silver Spring. (See Appendix B).

Additional retail and public amenities will help to promote urban activity and enliven the downtown Silver Spring revitalization area.

2. Connection of the two buildings across Cameron Street

The pedestrian connector spans the right-of-way of Cameron Street linking the seventh floors of the respective buildings. The connector allows movement and access necessary for the support of internal functions of the bio-technology company. The applicant is currently proceeding with an agreement between the applicant and the Montgomery County attorney's office, the Department of Public Works and Transportation Real Estate Office and the Department of Permitting Services for the abandonment of the right-of-way.

