**MEMORANDUM**

DATE: October 22, 2004
 TO: Montgomery County Planning Board
 Rick Hawthorne, Acting Chief *RCH*
 Development Review Division
 VIA: Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: (301) 495-4523



REVIEW TYPE: **Site Plan Review**
 CASE #: **8-04001**
 PROJECT NAME: **Oakridge Corporate Centre – Office Park**
 APPLYING FOR: Approval of a 428,000-square-foot office park consisting of 418,000 square feet of general office, 6,500 square feet of restaurant and 3,500 square feet of retail, or the equivalent of 428,000 square feet of general office

ZONE: I-1, I-3 and U.S. 29/Cherry Hill Road Employment Area Overlay zones
 LOCATION: On the south side of Plum Orchard Drive, approximately 1,000 feet west of Cherry Hill Road

MASTER PLAN: Fairland
 APPLICANT: Grosvenor
 FILING DATE: July 23, 2003
 HEARING DATE: October 28, 2004

STAFF RECOMMENDATION: Approval of a 428,000-square-foot office park consisting of 418,000 square feet of general office, 6,500 square feet of restaurant and 3,500 square feet of retail, or the equivalent of 428,000 square feet of general office, on 35.3 acres, and Approval of reduced building and parking setbacks with the following conditions:

1. Preliminary Plan Conformance
 The proposed development shall comply with the conditions of approval for Preliminary Plan 1-91039 as listed in the Planning Board opinion dated August 1, 1991.
2. Lighting
 Provide a revised lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.

3. Transportation

- a. Limit the proposed development to a 428,000-square-foot office park consisting of 418,000 square feet of general office, 6,500 square feet of restaurant and 3,500 square feet of retail, or the equivalent of 428,000 square feet of general office.
- b. Participate in the traffic mitigation program for the entire WestFarm Technology Park to satisfy the WestFarm Traffic Mitigation Agreement, dated October 11, 1994.
- c. Provide a 20-foot-wide outbound driveway (to accommodate a left-turn lane and a right-turn lane) and a 17-foot-wide inbound driveway at the main site driveway intersection with Plum Orchard Drive.
- d. Upgrade the existing 4-foot-wide sidewalk along the property frontage (along Plum Orchard Drive) to a 5-foot-wide sidewalk with tree panel.
- e. Provide lead-in sidewalks to the site from Plum Orchard Drive, and crosswalks at the site driveway intersections with Plum Orchard Drive in coordination with the Montgomery County Department of Public Works and Transportation (DPWT). The sidewalk ramps at the site access driveway should meet Americans with Disability Act (ADA) Best Practices and not have the grade of the sidewalk interrupted by the driveway slope.
- f. Provide adequate sidewalks, handicapped access ramps and crosswalks within the site in coordination with the Montgomery County Department of Permitting Services (DPS).
- g. Coordinate with DPWT on the installation of the proposed bus shelter on Plum Orchard Drive at the main site driveway.

4. Forest Conservation

- a. Category I conservation easements to be placed over forest retention areas, forest planting areas, and environmental buffer areas. Category II conservation easements to be placed over tree save areas. Easements to be shown on site plan and recorded in the land records prior to issuance of any building permit.
- b. Compliance with the conditions of approval for the final forest conservation plan. The applicant must satisfy all conditions of the forest conservation plan prior to recording of easements in the land records and DPS issuance of sediment and erosion control permit. Conditions include, but are not limited to, the following:
 - i. Provide sediment and erosion control plan with final forest conservation plan.
 - ii. For each tree-save area that is to be credited towards the reforestation requirement, provide supplemental planting at the minimum rate of 7 trees and 20 shrubs per 2500 square feet unless it is determined at the pre-planting meeting that existing trees and shrubs meet this criterion.
- c. Paved path within environmental buffer area to be located as shown on site plan and to be no more than 5 feet wide.
- d. Volleyball court to be made of pervious material.

5. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated May 12, 2003.

6. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:

- a. Tree planting along internal driveways shall progress as driveway improvement is completed, but no later than six months after completion of the proposed building.
- b. Campus-wide pedestrian amenities shall be completed as follows:
 - i. The proposed recreation facilities around the pond only, including the loop pathway, a shelter, a footbridge, a broadwalk, sitting areas, and picnic areas, shall be completed prior to occupancy of the first building.
 - ii. The proposed amenity plaza and associated facilities shall be completed prior to occupancy of the second building.
 - iii. The remaining pedestrian amenities shall be completed prior to occupancy of the third building.
- c. Landscaping, sidewalks and outdoor lighting associated with each parking lot and building shall be completed as construction of each facility is completed.
- d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion and forest loss.
- e. Provide each section of the development with necessary roads.
- f. Phasing of stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features.

7. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of site plans.

8. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Forest Conservation easement areas.
- c. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- d. Revised lighting plan.

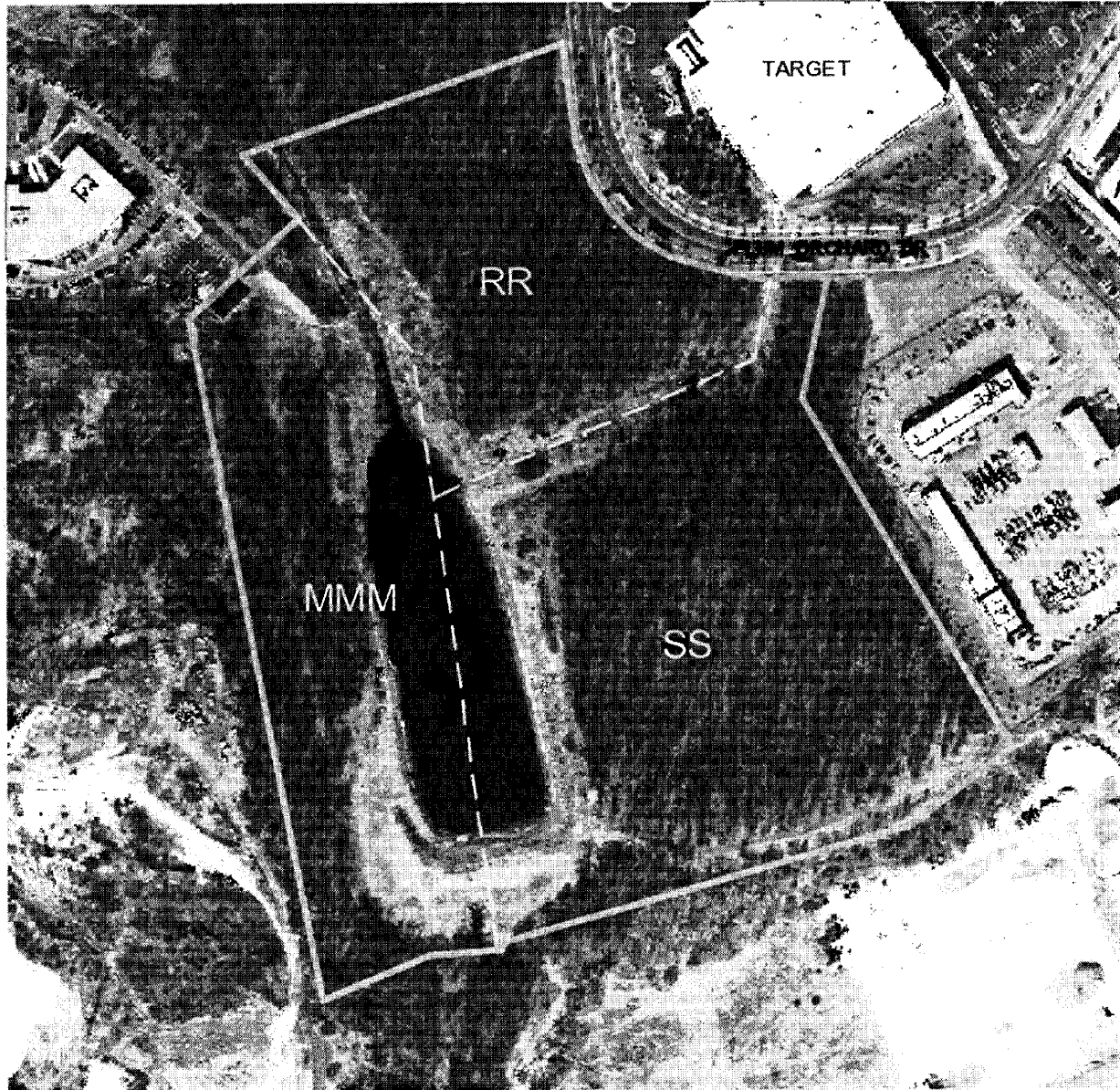
PROJECT DESCRIPTION: Site Vicinity

The subject property is part of Westfarm Technology Park. It is located on the south side of Plum Orchard Drive, approximately 1,000 feet west of Cherry Hill Road. The site is bounded by a Maryland State Highway Administration facility to the east, I-1 zoned development to the northwest, and I-2 zoned properties to the south and southwest. Across Plum Orchard Drive from the site to the north is a shopping center, Orchard Center.



PROJECT DESCRIPTION: Site Description

The 35.3-acre property consists of three recorded parcels: Parcels RR (in the I-3 Zone), SS (in the I-3 Zone) and MMM (in the I-1 Zone). The Westfarm Tributary traverses through the western portion of the site. There are wetlands adjacent to the northern segment of the stream on the property. Much of the stream through the site has been significantly altered by the large in-stream stormwater management facility built in 1986. The SWM facility, known as the Westfarm pond, is an extended-detention regional facility that provides stormwater quantity and some quality controls for roughly 400 acres of industrially- and commercially-zoned land in the US 29/Cherry Hill employment area.



The topography on the property generally slopes down from the eastern and western property lines towards the stream and SWM pond. Three major stands of forest, totaling 20.3 acres, cover much of the site outside the pond area. The forest stands are relatively mature oak-dominated hardwood forests. There are 12 large (24 to 29 inches in diameter at breast height) and two specimen (30 inches and greater in diameter at breast height) oaks that lie within the two forest stands east of the pond.

PROJECT DESCRIPTION: Proposal

The proposed development consists of four four-story office buildings with surface parking lots around the buildings and a four-level parking garage in the northern end of the site. The four office buildings are clustered to form a monumental entrance driveway and a central amenity space, which connects to the main open space in the western portion of the site. The existing pond will be used for stormwater management and recreation purposes. A loop pathway, exercise stations, and a shelter will be provided around the pond. Other amenities, such as pedestrian pathways, central landscaped green space, a volleyball court, and sitting areas are also proposed throughout the site to enhance the office park setting of the development.



AERIAL PERSPECTIVE



BUILDING ELEVATION

Vehicular and pedestrian access to and from the planned office buildings is proposed via two driveways off Plum Orchard Drive, which is currently built to Master Plan standards with sidewalks and tree panels on both sides. The main entrance driveway is proposed with a center island near the northeast corner of the site. The second site access driveway is proposed to the northwest corner of the site. Several Metrobus R and Z routes serve this area and have bus stops along Plum Orchard Drive, Broad Birch Drive, and Cherry Hill Road.

