

M-NCPPC



MEMORANDUM

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

DATE: April 26, 2005
TO: Dan Janousek, Development Review Division
VIA: Mary Dolan, Countywide Planning Division, Environmental
FROM: Marion Clark, Countywide Planning Division, Environmental
SUBJECT: Zoning Application No. G-830
White Flint Crossing

Recommendation: Approval

Environmental Planning staff recommends approval of this application. Staff believes this plan meets the purpose clause of the TS-M zone, however the following comments must be addressed in subsequent reviews:

- 1) Applicant must submit a Final Forest Conservation Plan (FCP) at time of site plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.
- 2) The Department of Permitting Services (DPS) must approve a Stormwater Management Concept Plan at the time of Site Plan approval. Environmental design techniques for stormwater management recommended by the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) program should be used to assist in water quality requirements. These techniques include some or all of the following:
 - Pervious pavers used in selected areas to offset urban heat islands.
 - Green or reflective roofs used to mitigate stormwater management runoff and urban heat island effect.

Discussion

The proposed development for this rezoning is located in an environment of considerable imperviousness with land that is fully built into commercial uses. To mitigate the absence of environmental resource benefits, building techniques and materials could be introduced to enhance public health by providing cleaner air and water quality. Air and water quality could be improved by following Leadership in Energy and Environmental Design (LEED) standards. Staff believes this development could earn a minimum of 21-23 points toward LEED certification. Following are some suggestions to earn LEED points:

- Additional open space for greater stormwater infiltration.
- Pervious pavers used to reduce impervious surface in specified areas.
- Stored stormwater volumes re-used for non-potable uses such as landscape irrigation or civic design.
- Use of green or reflective roofs.
- Planting provided on exterior of parking garage structures and irrigated with stored roof runoff.
- Use of locally/regionally sourced materials.
- Materials specified with post consumer or post industrial recycled content.
- Appropriately sized and conveniently located areas provided for recyclable collection and storage.
- Bicycle storage with convenient changing/shower facilities provided for use by cyclists.
- Preferred parking provided for carpools or vanpools.
- Native trees and plants used to reestablish urban forest.
- Use of photovoltaic panels for energy source.
- Use of geothermal power for energy source.

Forest Conservation – Chapter 22A

The approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) indicates there are no environmental resources present on this site. It is currently developed as hotel/commercial uses with a large asphalt parking area. A Preliminary Forest Conservation Plan has been submitted and will be reviewed on a detail level during the site plan review process. Staff believes this development plan can meet requirements of the Forest Conservation Law at the time of site plan approval.

Stormwater management- Chapter 19

A Stormwater Management Concept Plan has not been approved by DPS. An approved Stormwater Management Concept Plan is required at the time of Preliminary Plan approval. The existing development was constructed prior to Montgomery County stormwater management regulations, so does not currently have stormwater controls. All new development will be required to meet water quality and quantity control.

Environmental Guidelines

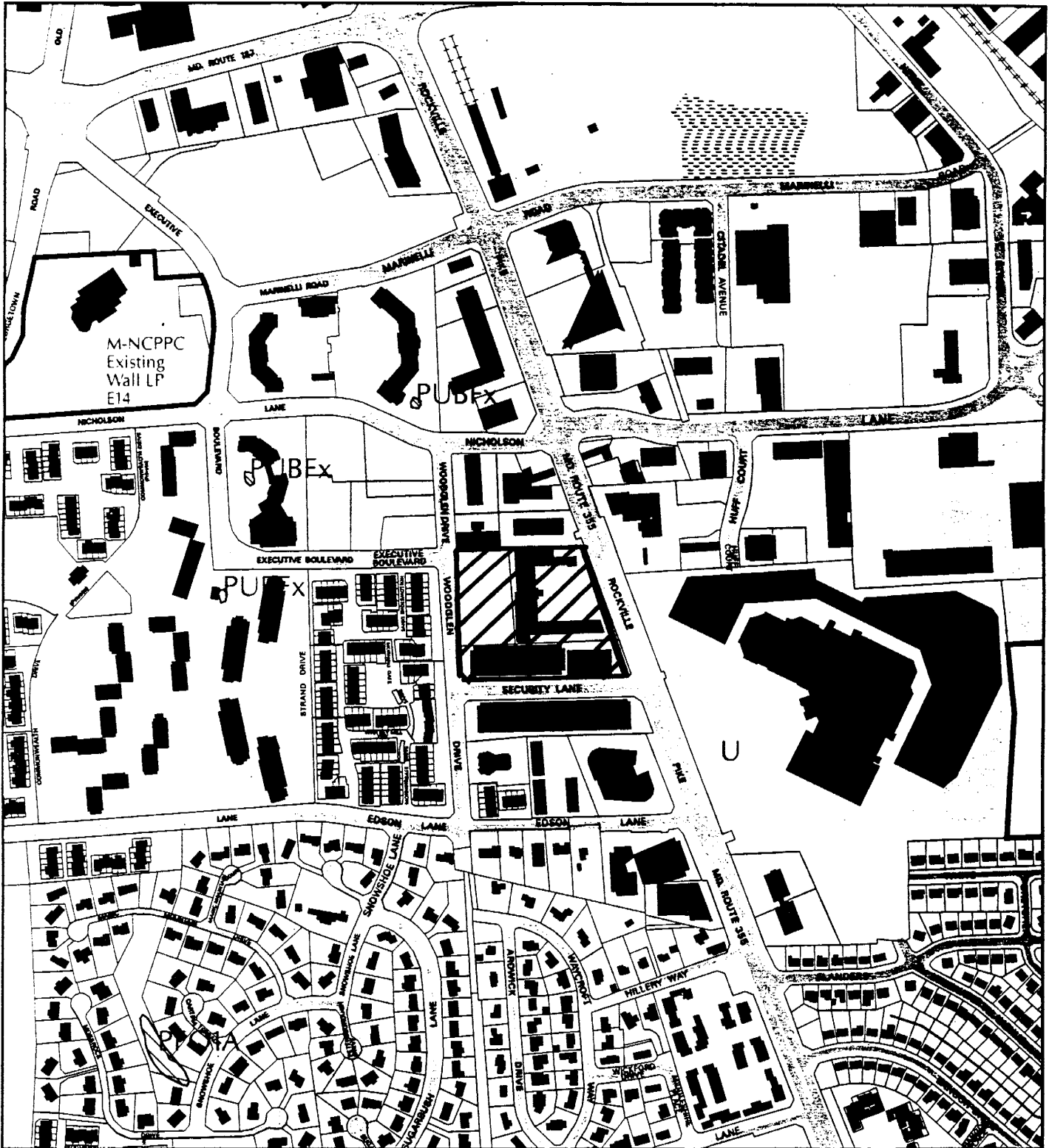
This site is not located within a Special Protection Area or Primary Management Area. There are no steep slopes, erodible soils, wetlands, streams, or forest present.

Water Quality

The site of this rezoning request is located in the Lower Mainstem Ken-Gar tributary subwatershed of the Lower Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having fair stream and habitat conditions. The subwatershed is designated a Watershed Restoration Area.

Location Map WHITE FLINT CROSSING (G-830)

Attachment 1.



Map compiled on May 04, 2005 at 10:53 AM | Site located on base sheet no - 214NW05

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 or 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



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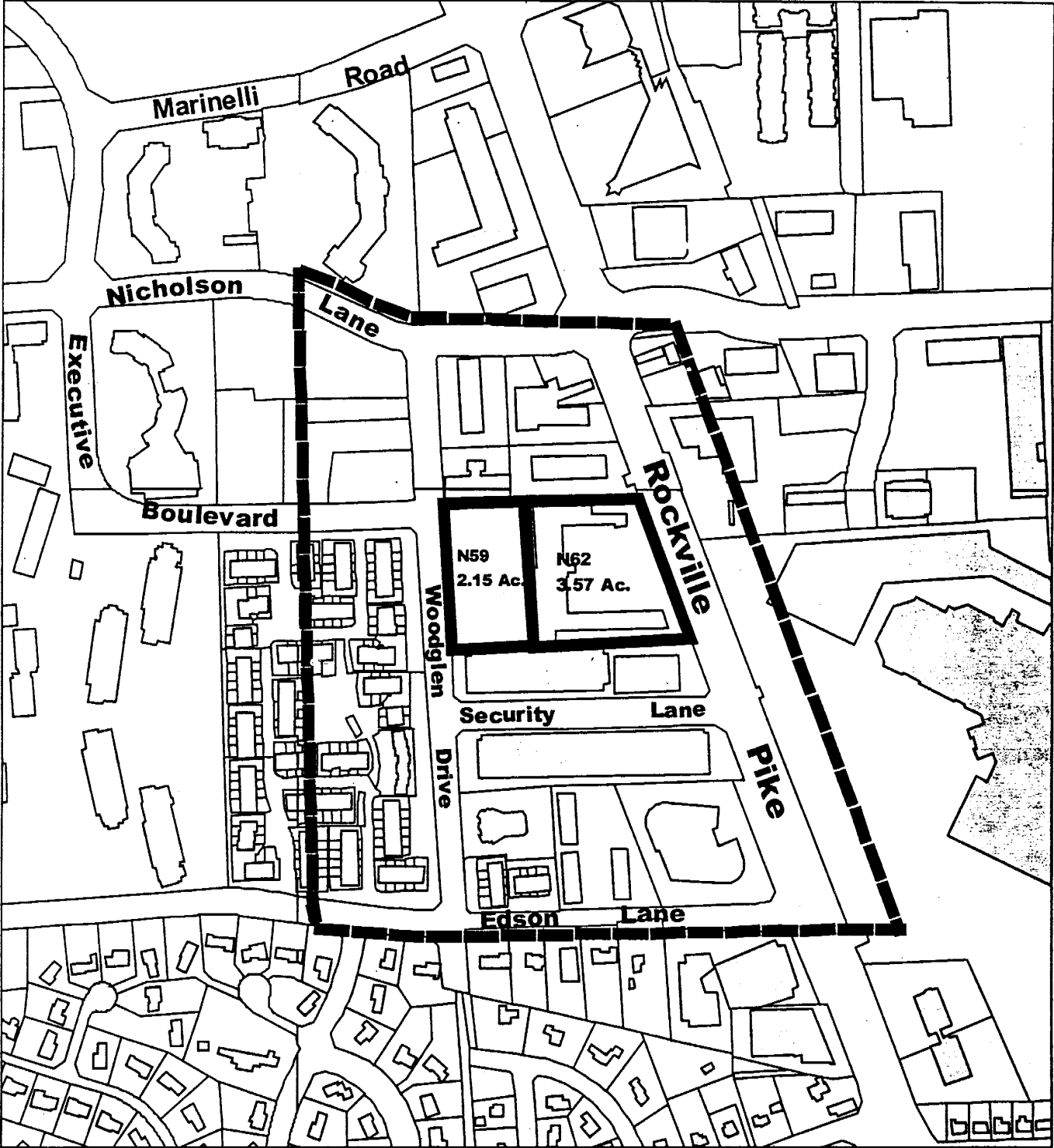


Research & Technology Center

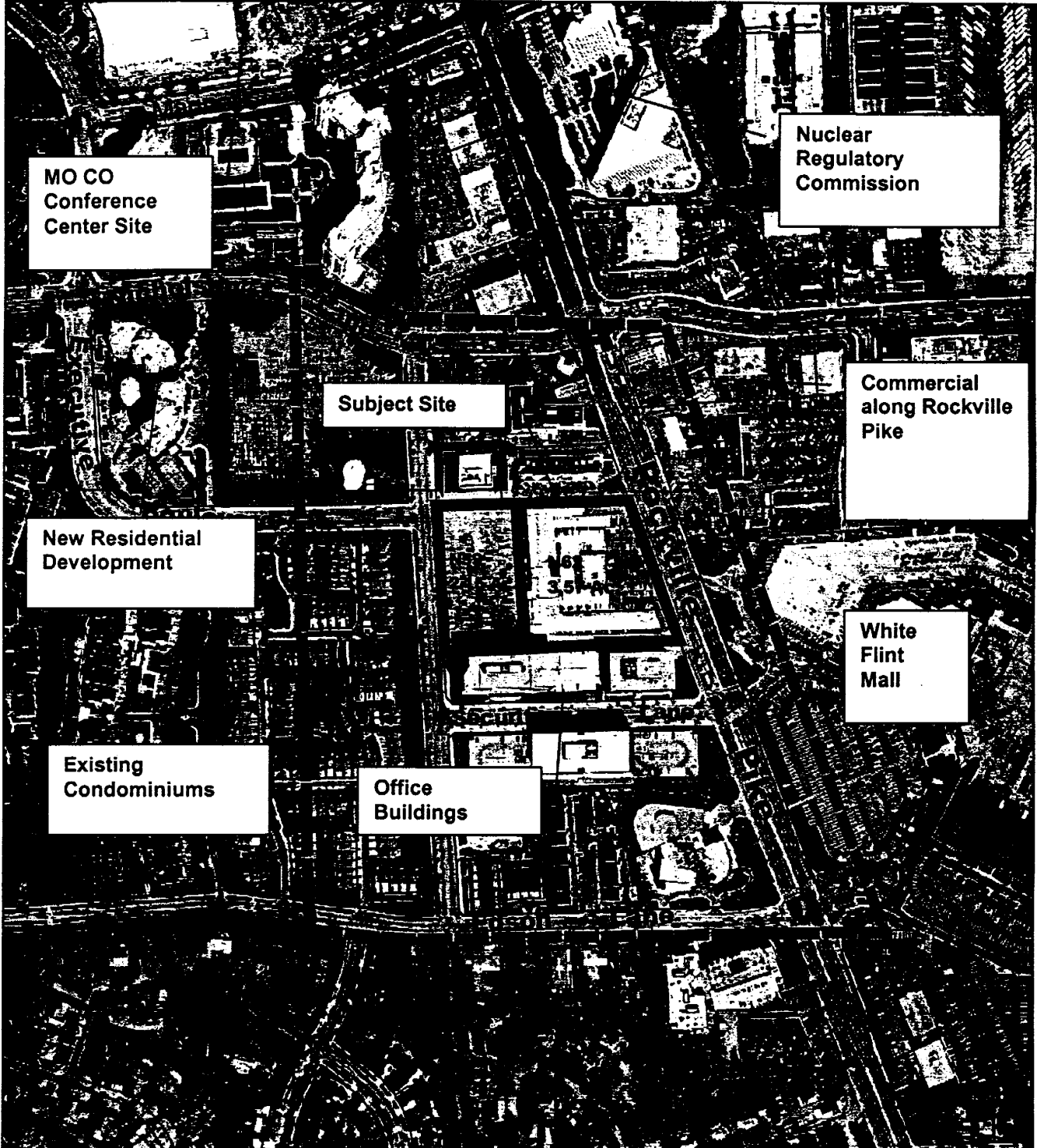


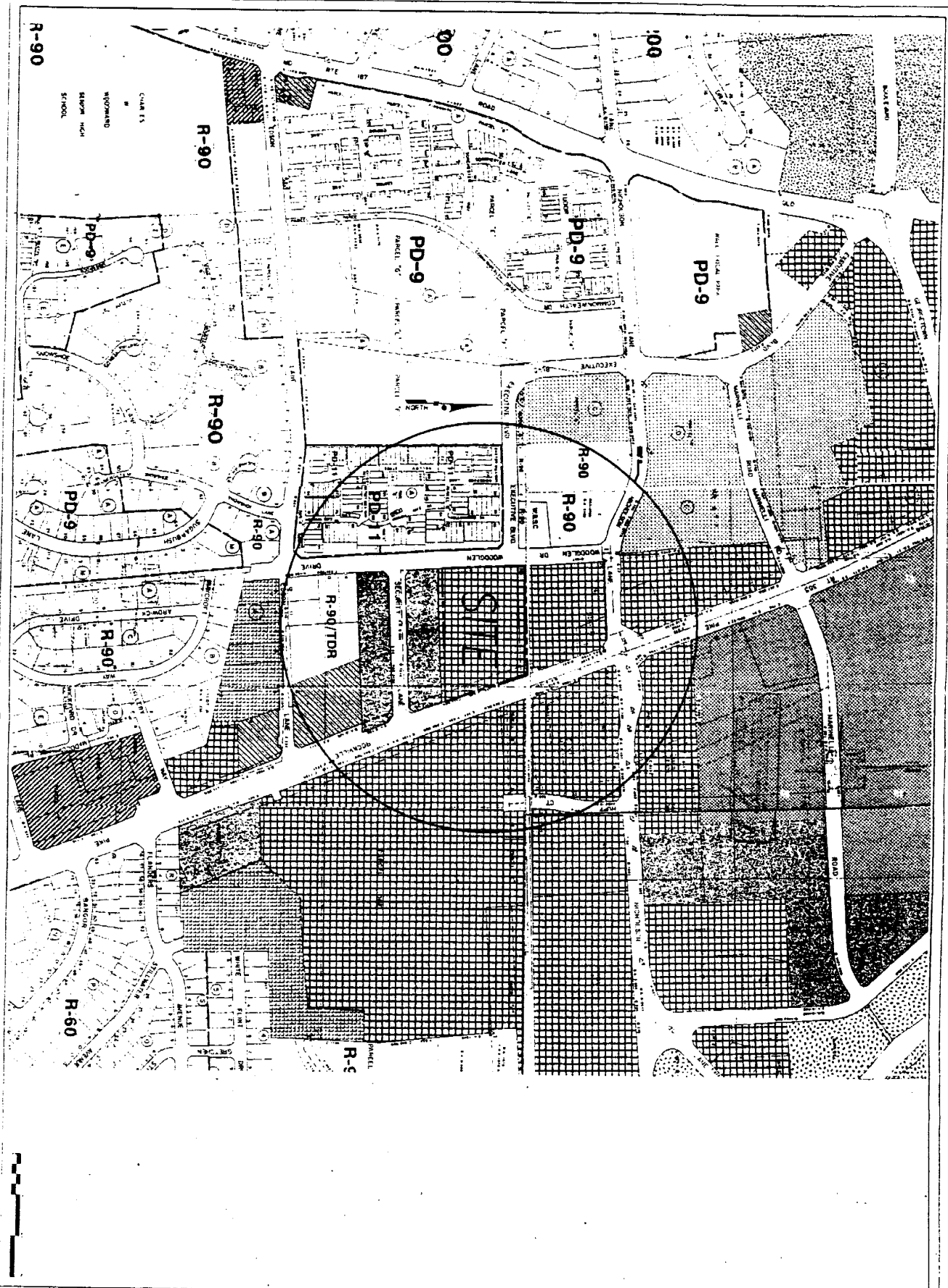
1 inch = 600 feet
1 : 7200

Surrounding Neighborhood Area



Adjacent Uses

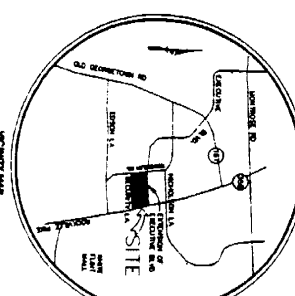
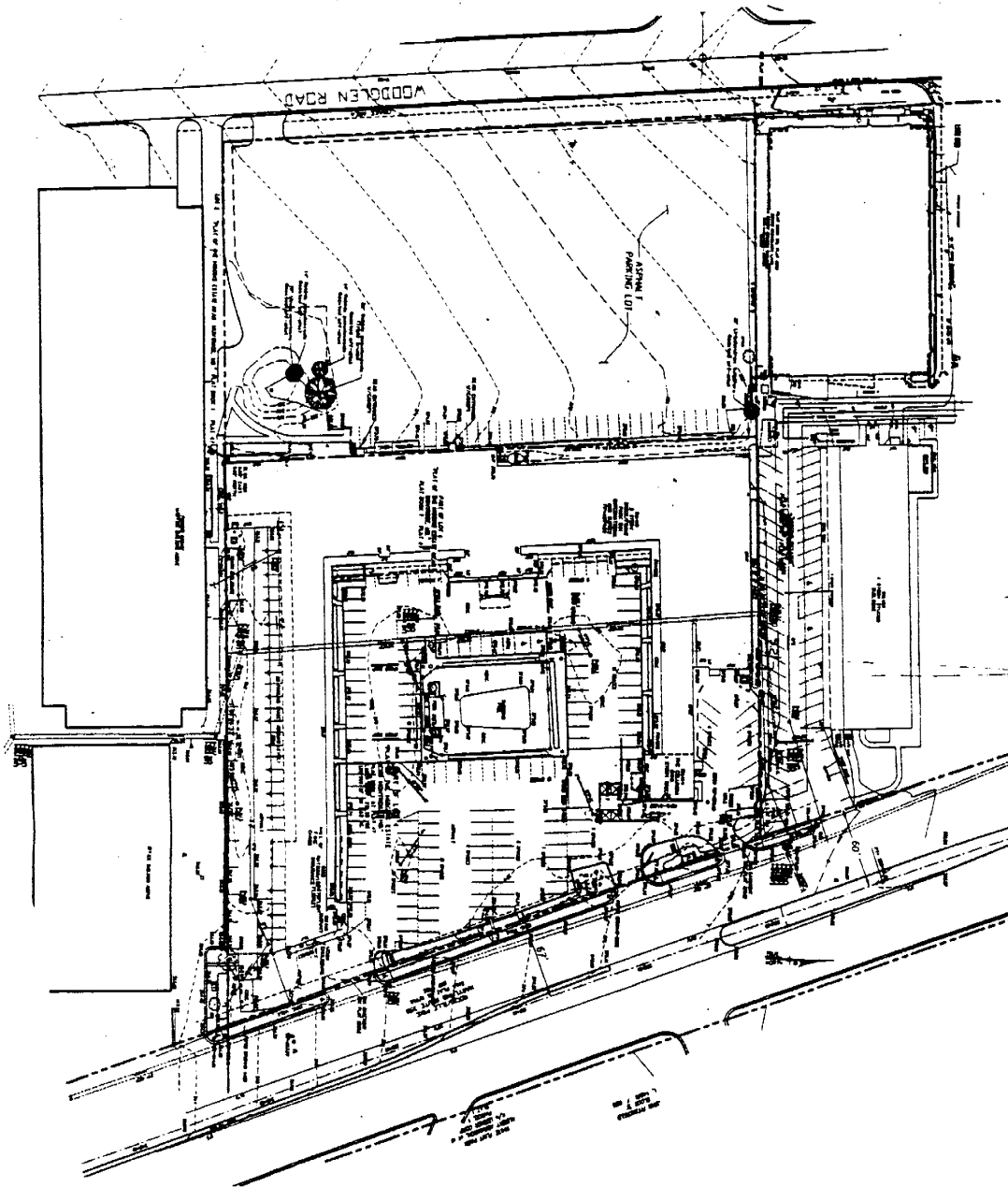




WHITE FLINT CROSSING
CERTIFIED ZONING MAP

IN THE DISTRICT OF COLUMBIA
 DISTRICT OF COLUMBIA
 DISTRICT OF COLUMBIA

<p>Map of District of Columbia, LLC 1000 Spring Valley Road, Suite 100 Silver Spring, MD 20910 Phone: 301.581.1111 Fax: 301.581.1112</p>	<p>City of Silver Spring 1000 Spring Valley Road, Suite 100 Silver Spring, MD 20910 Phone: 301.581.1111 Fax: 301.581.1112</p>	<p>Map of District of Columbia, LLC 1000 Spring Valley Road, Suite 100 Silver Spring, MD 20910 Phone: 301.581.1111 Fax: 301.581.1112</p>
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GENERAL NOTES:

1. The existing site plan is based on a 1988 site plan prepared for the proposed development of a 100,000 sq. ft. office building and parking lot on the site. The site plan is based on a 1988 site plan prepared for the proposed development of a 100,000 sq. ft. office building and parking lot on the site. The site plan is based on a 1988 site plan prepared for the proposed development of a 100,000 sq. ft. office building and parking lot on the site.
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SCALE
1" = 40'

DATE
1/15/04

BY
JBA

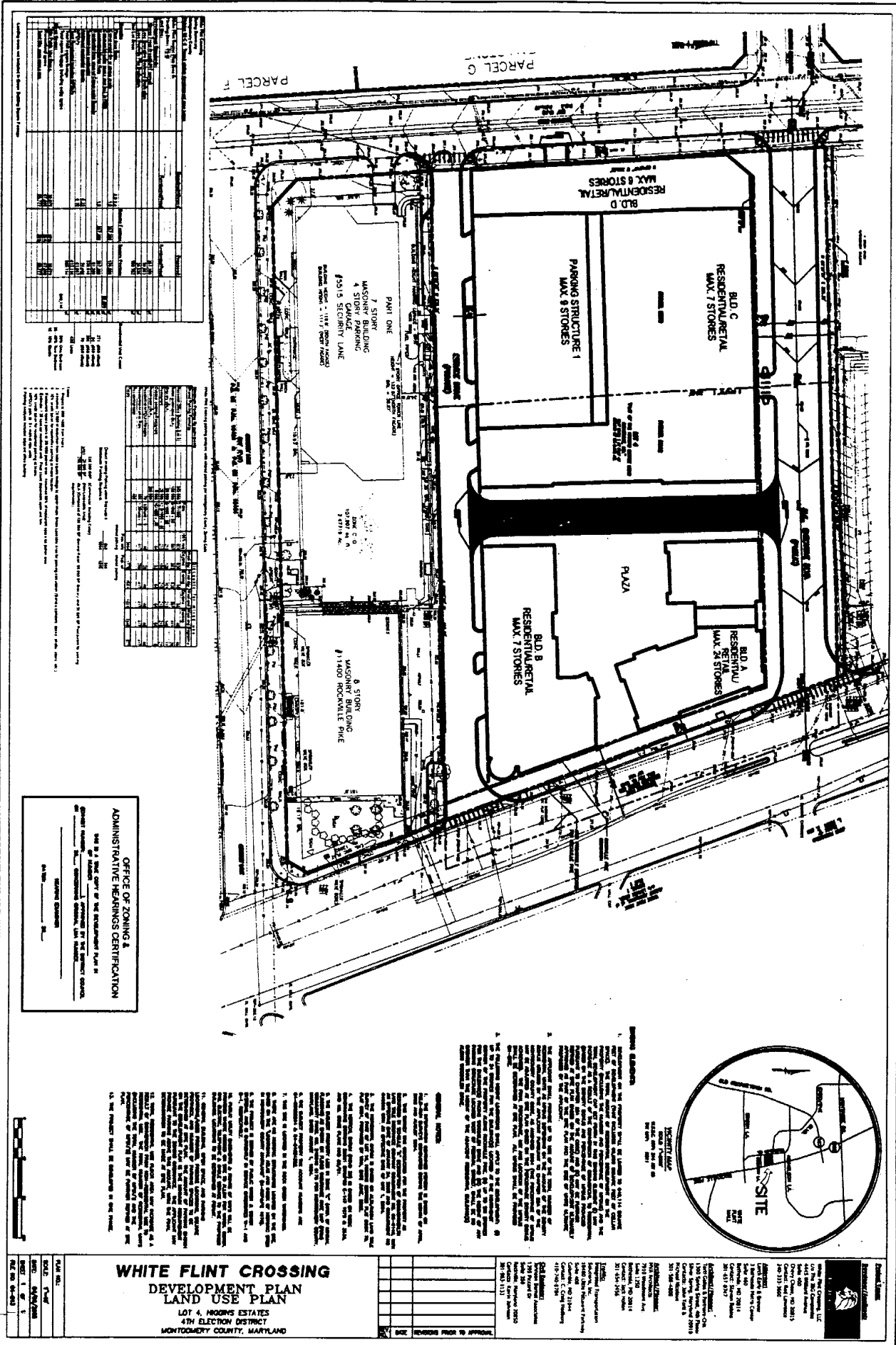
PROJECT
FOREST STAND DELINEATION/NATURAL RESOURCES INVENTORY

CLIENT
CNA

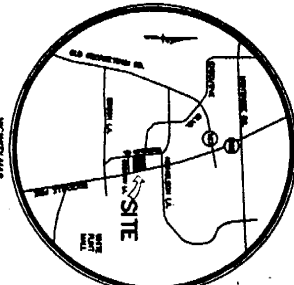
LOCATION
PART OF LOT 4 - "HIGGINS ESTATES"
LIBER 6637 FOLIO 152
PLAT BOOK 47 PLAT 1
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

APPROVED
THE MARYLAND NATURAL AND HISTORICAL COMMISSION

ASSESSMENT ADDRESS
1395 Pizzard Drive, Suite 330
Rockville, Maryland 20850
Tel: (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net



OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION
 AND BY THE BOARD OF THE DEVELOPMENT PLAN IN
 CONFORMANCE WITH THE ZONING AND SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, MARYLAND.

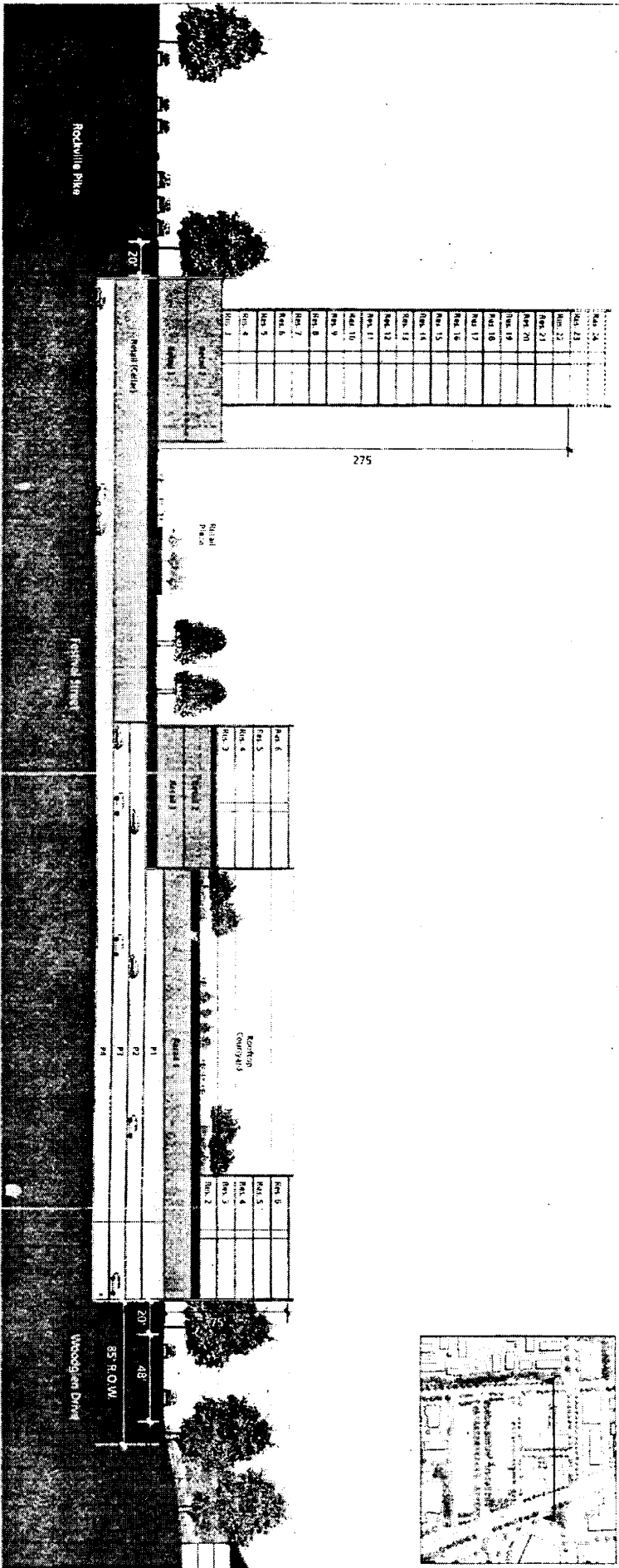


GENERAL NOTES:

- The proposed development is in compliance with the applicable zoning ordinance.
- The proposed development is in compliance with the applicable subdivision ordinance.
- The proposed development is in compliance with the applicable fire and safety ordinance.
- The proposed development is in compliance with the applicable health and environmental ordinance.
- The proposed development is in compliance with the applicable utility ordinance.
- The proposed development is in compliance with the applicable traffic ordinance.
- The proposed development is in compliance with the applicable public works ordinance.
- The proposed development is in compliance with the applicable general ordinance.
- The proposed development is in compliance with the applicable other applicable ordinance.

**WHITE FLINT CROSSING
 DEVELOPMENT PLAN
 LAND USE PLAN**
 LOT 4, MOORE'S ESTATES
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DATE: 11/11/11
 SCALE: AS SHOWN
 SHEET: 1 OF 5
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Rockville Pike

Festival Street

Woodson Drive

35' R.O.W.

43'

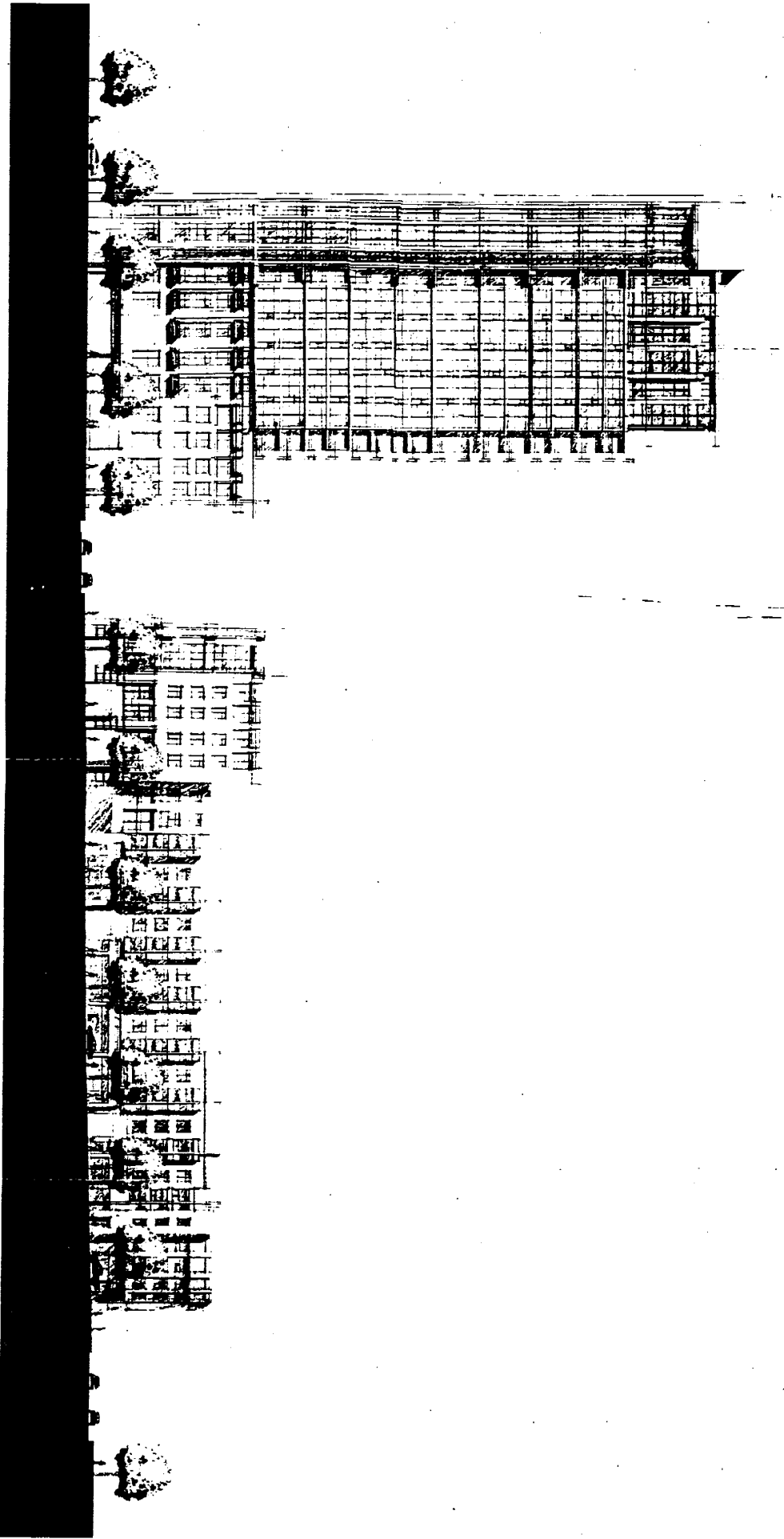
20'

20'

275

85' R.O.W.

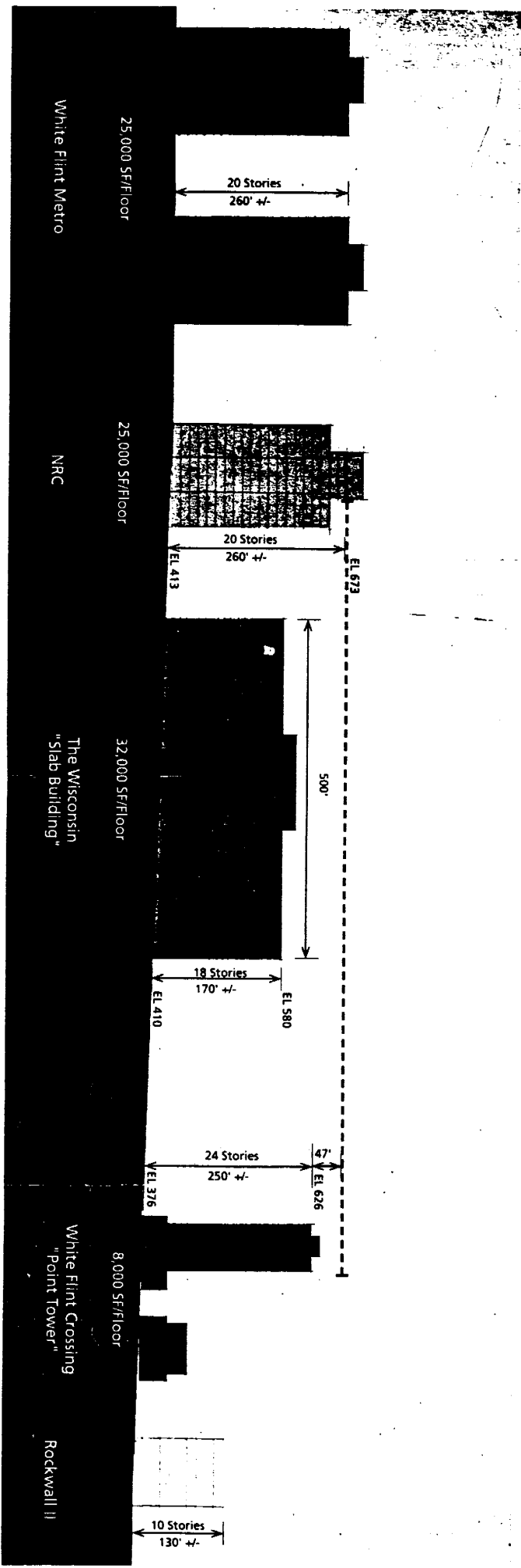
White Flint Crossing



Building Height Diagram Along Executive Boulevard

THE JBG COMPANIES
TORI GALLAN AND PARTNERS

WHITE FLINT CROSSING



25,000 SF/Floor

White Flint Metro

20 Stories
260' +/-

25,000 SF/Floor

NRC

20 Stories
260' +/-

EL 673

EL 413

500'

32,000 SF/Floor

The Wisconsin
"Slab Building"

18 Stories
170' +/-

EL 580

EL 410

24 Stories
250' +/-

EL 626

EL 376

8,000 SF/Floor

White Flint Crossing
"Point Tower"

47'

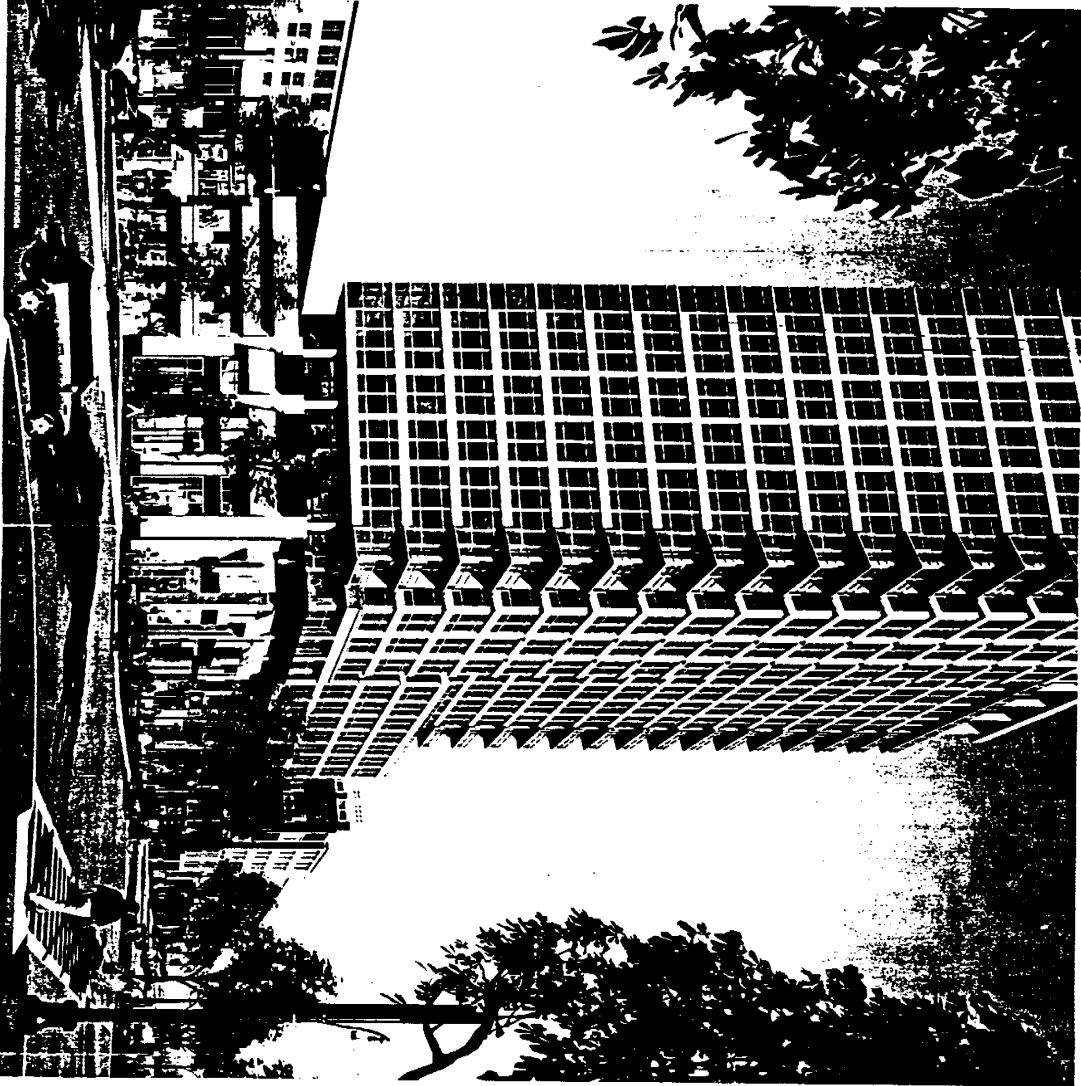
10 Stories
130' +/-

Rockwall II

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Building Height Comparison
JACOBS ENGINEERING GROUP
THE JEC COMPANIES
TORRETT GALTUS AND PARTNERS

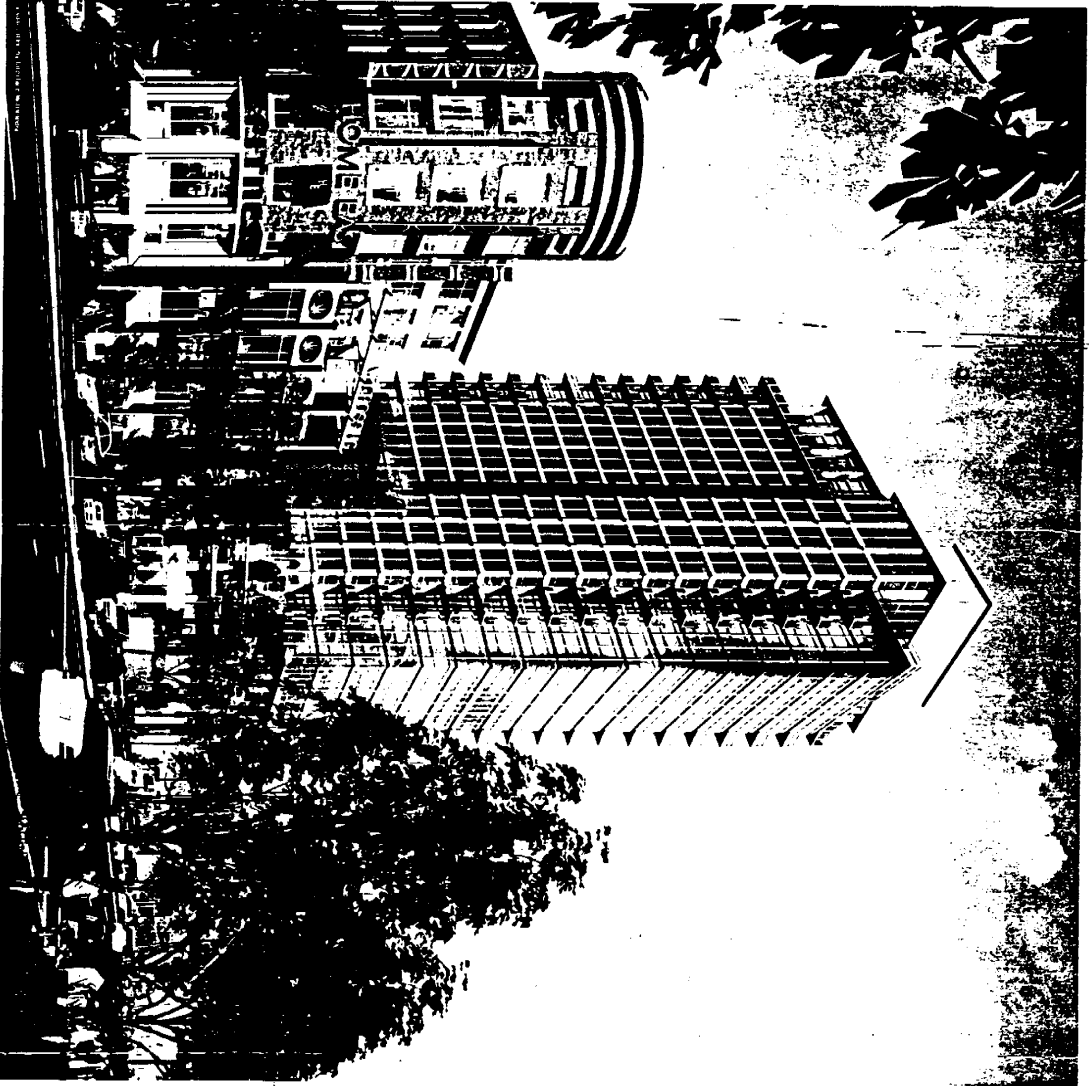
WHITE FLINT CROSSING



Executive Boulevard Looking West

THE FPG COMPANIES
FORBES CALDWELL PARTNERS

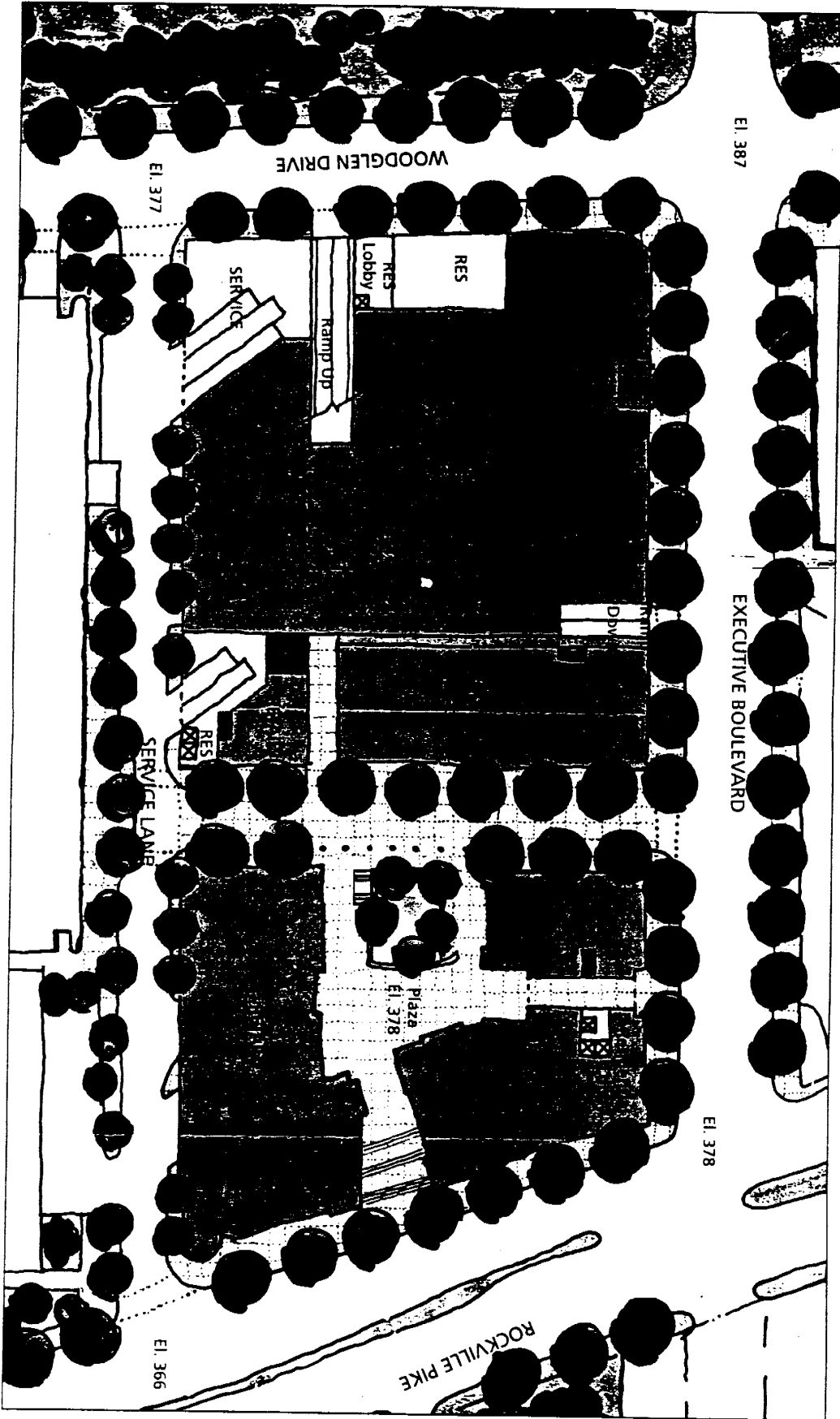
WHITE FLINT CROSSING



Rockville Pike Looking North

THE TRC COMPANIES
FORTI GALIAN AND PARTNERS

WHITE FLINT CROSSING

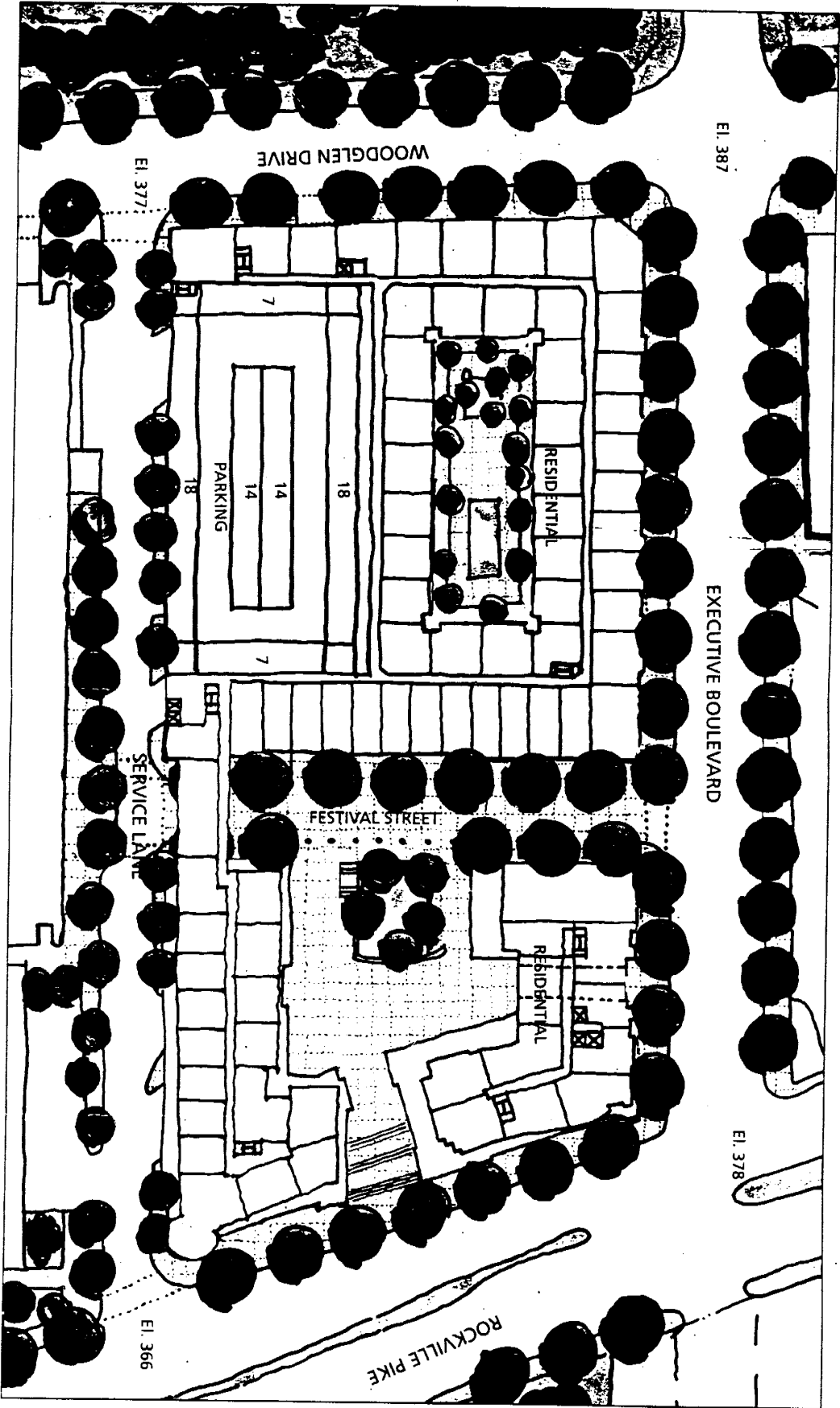


See also the site plan for the Executive Blvd. project, which is attached to this plan.

Ground Floor Plan

THE JRC COMPANY
 1001 EASTMAN AND PARTNERS

WHITE HINT CROSSING

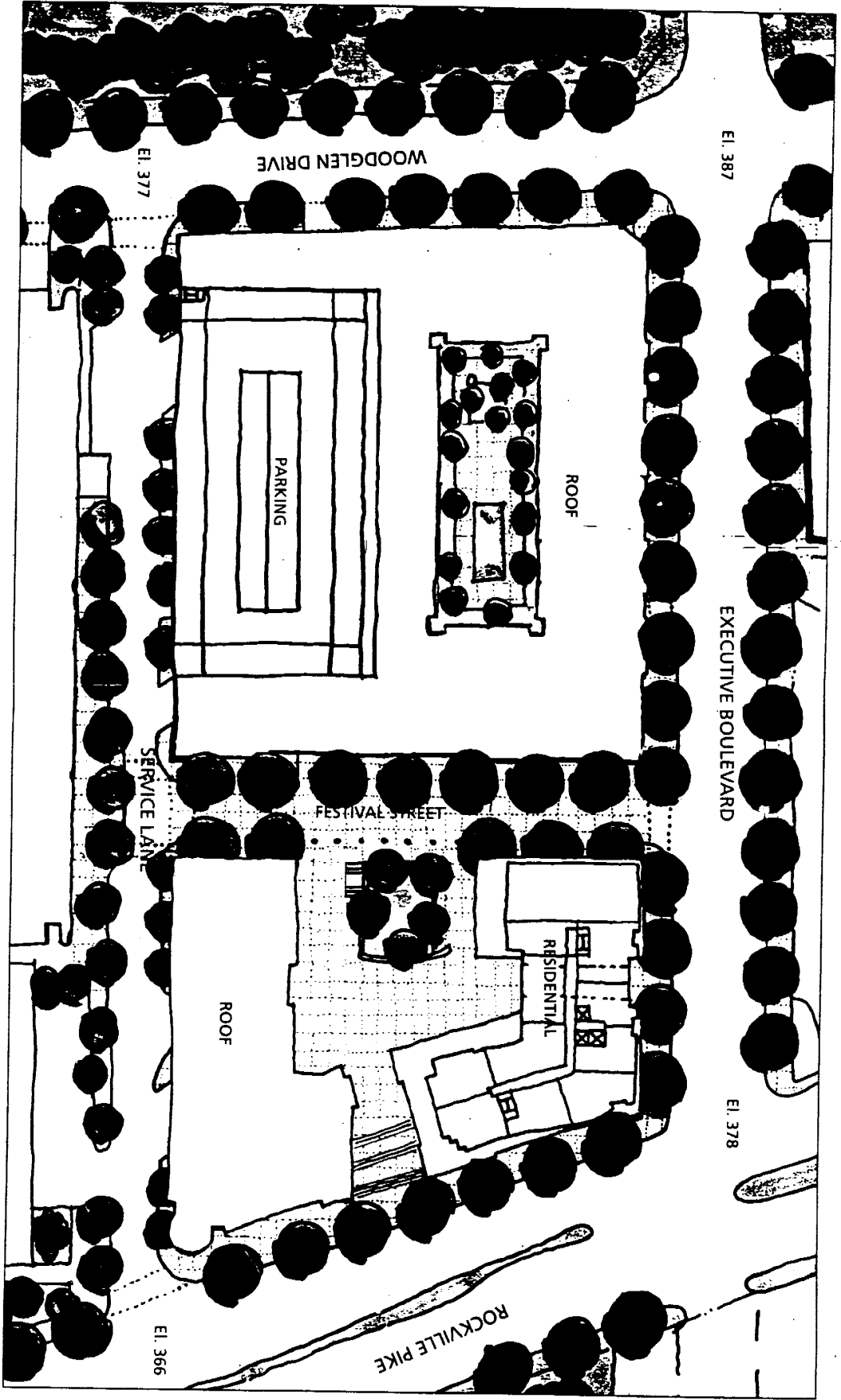


Fourth Floor Plan

THE BRCC COMPANIES
 FORT LINDSEY AND PARTNERS



WHITE FLINT CROSSING

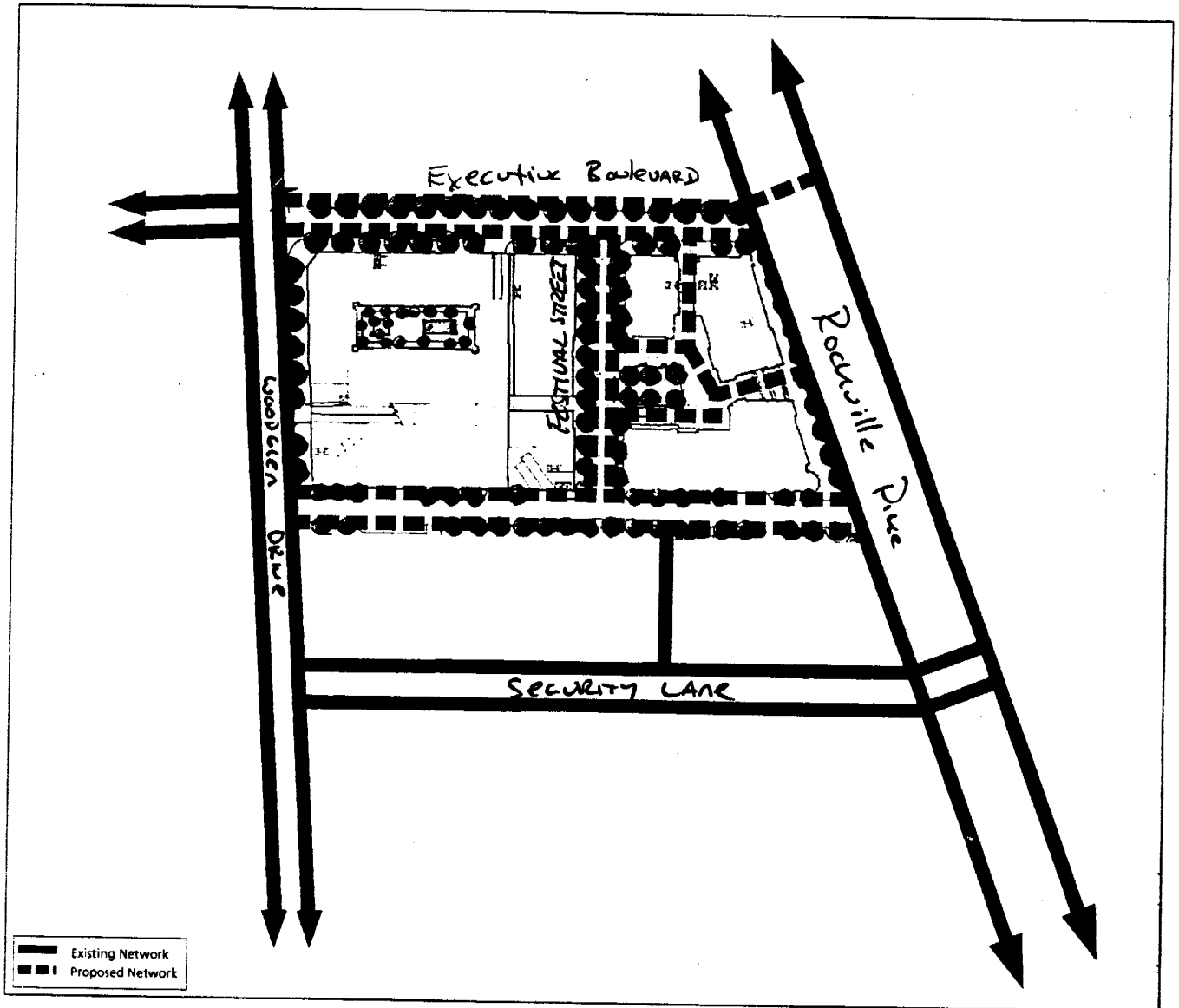


Typical Upper Floor Plan

THE TRG COMPANY'S
 FLOOR PLANS AND PARTNERS

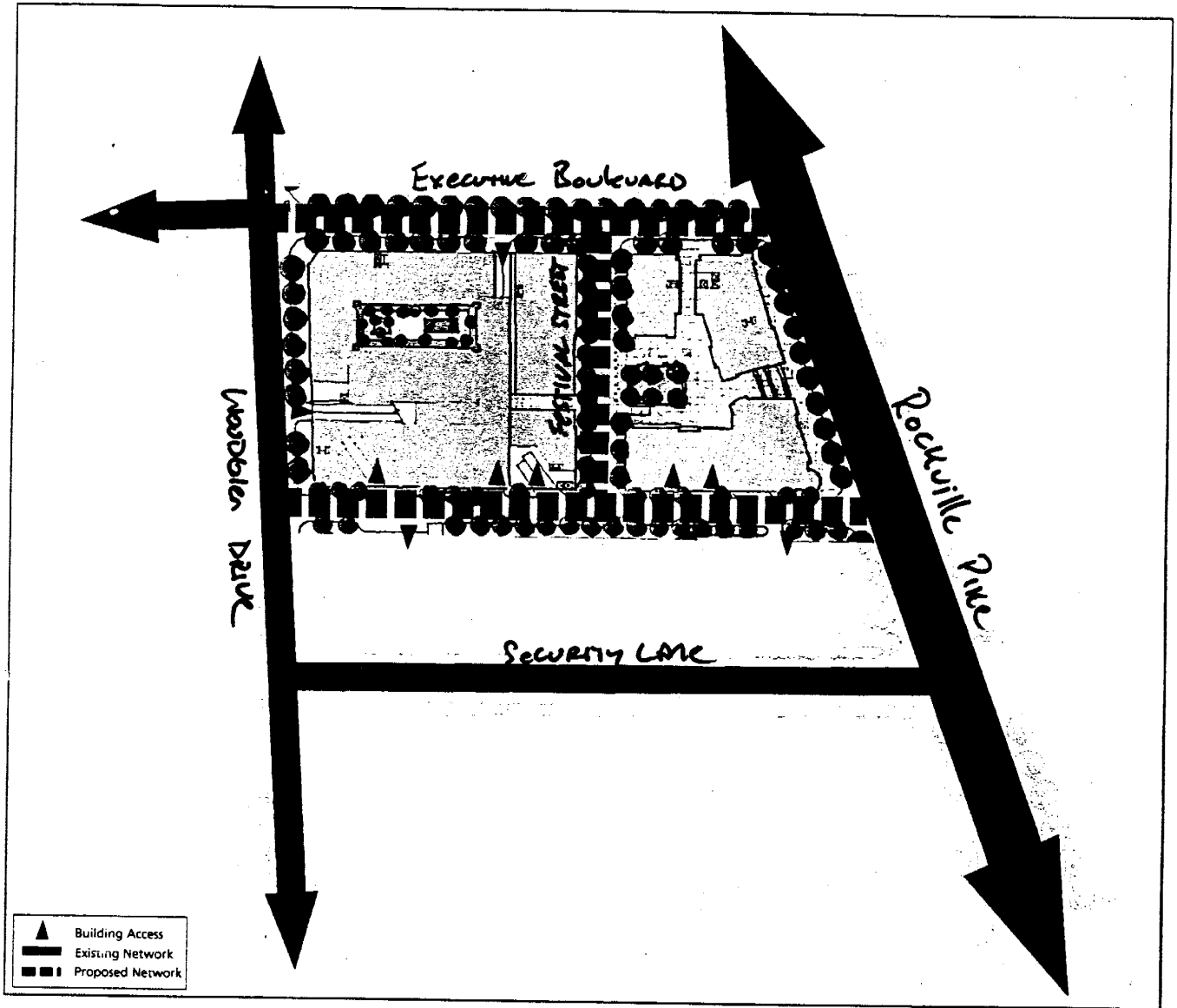


WHITE FLINT CROSSING



Pedestrian Circulation-Site





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Vehicular Circulation-Site



THE JBG COMPANIES

TORTI GALLAS AND PARTNERS / MUSHINSKY VOELZKE ASSOCIATES