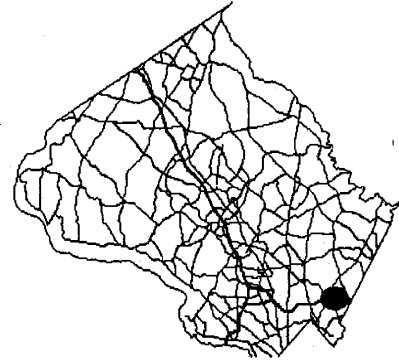


MEMORANDUM



DATE: May 26, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Calvin Nelson, Jr. *cn*
Community-Based Planning Division
(301) 495-4619

REVIEW TYPE: **Site Plan Review**
CASE #: **820060210**
PROJECT NAME: 10001 New Hampshire Avenue
APPLYING FOR: Approval of 55,862 gross square feet office building on 1.38 acres
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: O-M
LOCATION: Located in the southeast quadrant of the intersection of New Hampshire Avenue and Elton Road in Hillandale

MASTER PLAN: White Oak
APPLICANT: Ralph J. Duffie, Inc.
FILING DATE: November 1, 2005
HEARING DATE: June 8, 2006

STAFF RECOMMENDATION: Approval of Site Plan 820060210 for 55,862 gross square feet of office space on 1.38 acres. All site development elements as shown on 10001 New Hampshire Avenue plans stamped by the M-NCPPC on May 17, 2006, shall be required except as modified by the following conditions:

1. Binding Elements
The proposed development shall comply with the Binding Elements approved by Local Map Amendment G-826 on May 3, 2005.

2. Site Design

- a. Provide a steel-backed timber guardrail along the 8-foot wide sidewalk along New Hampshire Avenue.
- b. The dumpster enclosure shall use the same type and color of brick as used for the office building, and have doors to hide the dumpster.
- c. Indicate the bicycle parking area on the site development plan.

3. Lighting

- a. All light fixtures shall be full cut-off fixtures.
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads. The height of the light poles shall not exceed 16 feet including the mounting base.

4. Transportation

The Applicant shall comply with the following conditions of approval from M-NCPPC – Transportation Planning in the memorandum dated May 22, 2006.

- a. Limit development on the property to a 55,862 square-foot general office building.
- b. Remove the existing sidewalk and provide a new eight-foot wide sidewalk along the entire New Hampshire Avenue property frontage, including an appropriate crosswalk across the Capital Beltway ramp at its intersection with New Hampshire Avenue. The path shall be offset a minimum of six feet from the edge-of-pavement to accommodate a tree panel along the entire New Hampshire Avenue property frontage.
- c. Remove the existing sidewalk and provide a new five-foot wide sidewalk along the entire Elton Road property frontage. The sidewalk shall be offset from the edge-of-pavement to accommodate a tree panel along the entire Elton Road property frontage.
- d. Improvements described under Condition b and c above shall be in place prior to the release of any building use and occupancy permit.

5. Maintenance of the Open Drainage Channel

The Applicant shall maintain a clean appearance of the open drainage channel from the end of the I-495 exit ramp to Elton Road, by removing trash and other debris from the channel on a regular, year-round basis.

6. Pedestrian Count-Down Signals

The Applicant has voluntarily agreed to commit the sum of Fifty Thousand Dollars (\$50,000) towards the installation of count-down signals at the intersection of New Hampshire Avenue and Elton Road and the intersection of New Hampshire Avenue and Powder Mill Road in that order of priority. The timing of the contribution, as required by State Highway Administration (SHA), shall be upon notice that SHA has entered into a contract for the installation of the timers. Applicant shall use its best efforts to secure the expedited installation of the count-down signals by SHA.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 21, 2005, unless amended and approved by Department of Permitting Services.

8. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan.

- a. The required sidewalks along New Hampshire Avenue and Elton Road shall be completed prior to issuance of occupancy permit for the proposed office building.
- b. Street trees and on-site landscaping and lighting shall be completed prior to issuance of occupancy permit for the proposed office building.

9. Clearing and Grading

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

10. 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 Resolution.
- b. Revise the Site Development Plan notes and data table to conform with the project data table shown in the Planning Board Staff Report dated May 26, 2006.

SITE PLAN REVIEW ISSUES

I. The concrete drainage channel in State Highway Administration's (SHA) right-of-way (New Hampshire Avenue)

There is an existing open concrete drainage channel in SHA's right-of-way that extends from near the end of the 1-495 exit ramp, along New Hampshire Avenue, to Elton Road (see aerial photo under Site Description). Trash and other debris tend to collect within the channel, generally creating an unsightly appearance along this approximately 180-foot stretch of roadway.

Since the White Oak Master plan describes this general area as a “gateway location” to Hillandale, the Hillandale Citizens Association and staff desired to see the drainage channel improved. The Hillandale Citizens Association suggested that the Applicant should pipe the drainage channel for aesthetic reasons (see Appendix C). Although piping the channel would be an off-site improvement, the Applicant, in a recently revised site plan dated 5/8/06, showed the drainage channel piped as had been requested. The Applicant also transmitted a revised plan, showing the drainage channel piped to SHA on 5/2/06. SHA staff have initially commented that they had hydraulic and maintenance concerns and needed additional engineering information from the Applicant to conduct their review and analysis, and would also likely need 3-4 weeks to review the plans (see Appendix B).

Applicant’s Proposal

The Applicant had offered, although not required to do so, to pipe the open channel (as shown in their revised site plan dated 5/8/06), from a point near the end of the I-495 exit ramp to Elton Road. As noted above, SHA is requesting additional engineering information from the Applicant to conduct their review and determine if piping the channel is a feasible project. Upon learning that piping the drainage channel could be problematic, and since this is largely an aesthetic issue, the Applicant has, as an alternative, offered to maintain a clean appearance of the open drainage channel from the end of the I-495 exit ramp to Elton Road, by removing trash and other debris from the channel on a regular, year-round basis.

Community Position

The Hillandale Citizens Association requested to see the drainage channel piped for aesthetic reasons. The subject property is in a “gateway location” as noted in the White Oak Master Plan, and the drainage channel becomes an unattractive element when trash and other debris collects along this stretch of New Hampshire Avenue.

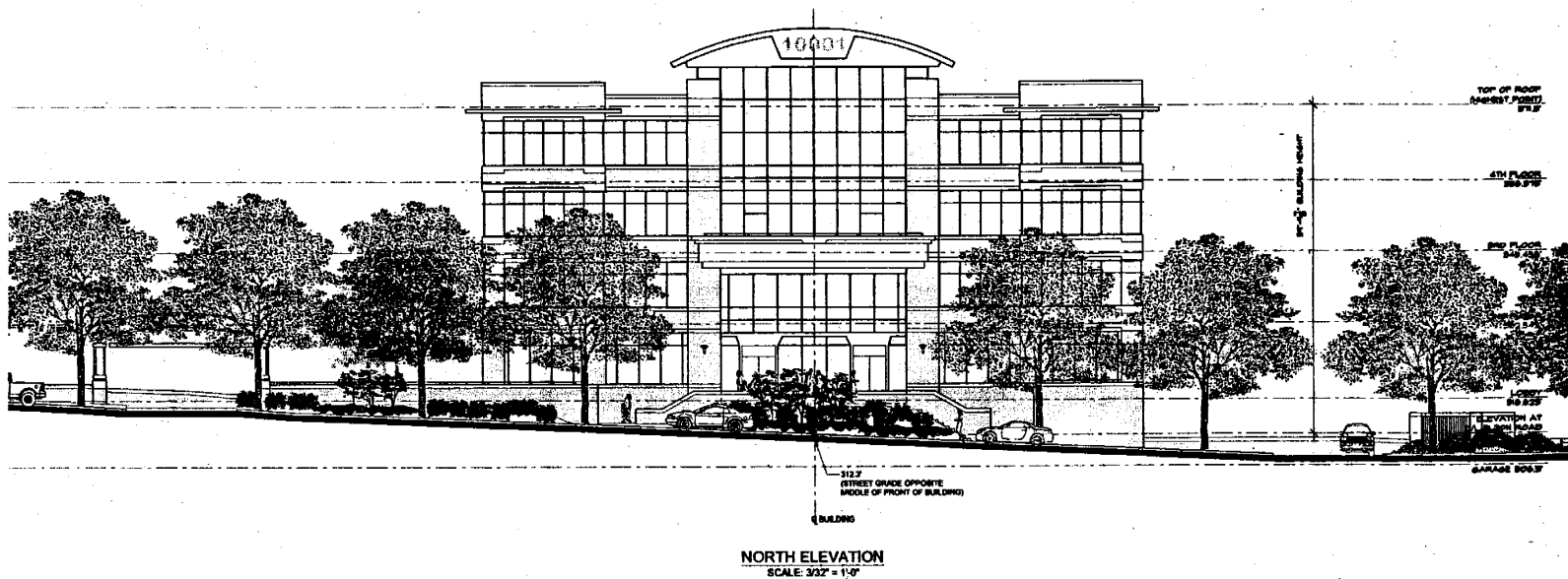
Staff Analysis/Position

Along with the community, staff wanted to see if the drainage channel could be piped for aesthetic reasons. Staff also realizes, however, that this off-site improvement requires additional engineering studies to be conducted and additional time for SHA to properly review and analyze. With the Applicant’s offer to maintain a clean appearance for the drainage channel as described in Condition 5 of the Staff Recommendation, staff believes that this provision adequately addresses the drainage channel issue.

II. Height of proposed building

A Binding Element of the Schematic Development Plan for the subject site limits the height of the proposed building to 60 feet. The proposed architectural plans show the height of the proposed office building to be 60 feet, as measured from the street grade of Elton Road opposite the middle front of the building to the surface of the roof.

The proposed plans show two curved pediments, with the “10001” address on top of the proposed office building. The pediments are an architectural feature of the building, one pediment will face Elton Road, the other will face the Capital Beltway. The highest point of the pediments rise 14 feet above the height of the building, and the “10001” building address numbers on the pediment will be back-lit with “halo” lighting. The number “10001” is considered a sign under the County’s sign ordinance. The pediments are 15 feet deep to be in proportion with the building, there is no storage or other useable space within the structure of the pediment, only whatever electrical requirements that would be needed to light the proposed building address numbers. The two curved pediments are centrally located along the building’s elevations that face Elton Road and the Capital Beltway, and will help to camouflage the mechanical equipment that is to be centrally located on the roof of the building.



Applicant’s Position

The Applicant wants to stay with the proposed design of the office building, that includes the pediments on top of the building as shown in the proposed architectural plans.

Community Position

The Hillandale Citizens Association has concerns about the height of the pediments (14 feet) above the height of the office building (60 feet), and the lighting of the building’s address number (10001) on the pediments (see Appendix C).

Staff Analysis/Position

The Zoning Ordinance defines the height of a building as “the vertical distance measured from the level of approved street grade opposite the middle of the front of a building to the highest point of a flat roof...”

In this case, the height of the proposed office building was measured from the middle street grade of Elton Road opposite the middle of the front of the proposed office building to the highest point of the flat roof, which measures 60 feet.

Given that the two pediments are architectural elements that will not have any storage or useable space, staff does not consider the height of the pediments, by definition, as adding to the height of the proposed building. Staff supports the placement as well as the “halo” lighting of the “10001” address on the pediments. However, since the number “10001” address is considered a sign under the County’s sign ordinance, the number location is a decision to be made by the Department of Permitting Services (DPS). In the event the Department of Permitting Services does not permit the Applicant to include the number “10001” on the pediments, staff recommends that the Applicant be permitted to relocate the numbers elsewhere on the building without having to amend the site plan.

III. Pedestrian count-down signals

The Hillandale Citizens Association requested that pedestrian count-down signals be installed at two intersections for greater pedestrian safety.

Applicant’s Proposal

The Applicant has volunteered to commit the sum of Fifty Thousand Dollars (\$50,000) towards providing pedestrian count-down signals at the intersection of New Hampshire Avenue and Elton Road and the intersection of New Hampshire Avenue and Powder Mill Road in that order of priority (see Condition 5, Staff Recommendation).

Community Position

The Hillandale Citizens Association requested that pedestrian count-down signals be installed at the intersection of New Hampshire Avenue and Powder Mill Road, and at the intersection of New Hampshire Avenue and Elton Road, to provide greater pedestrian safety in the area (see Appendix C).

Staff Position

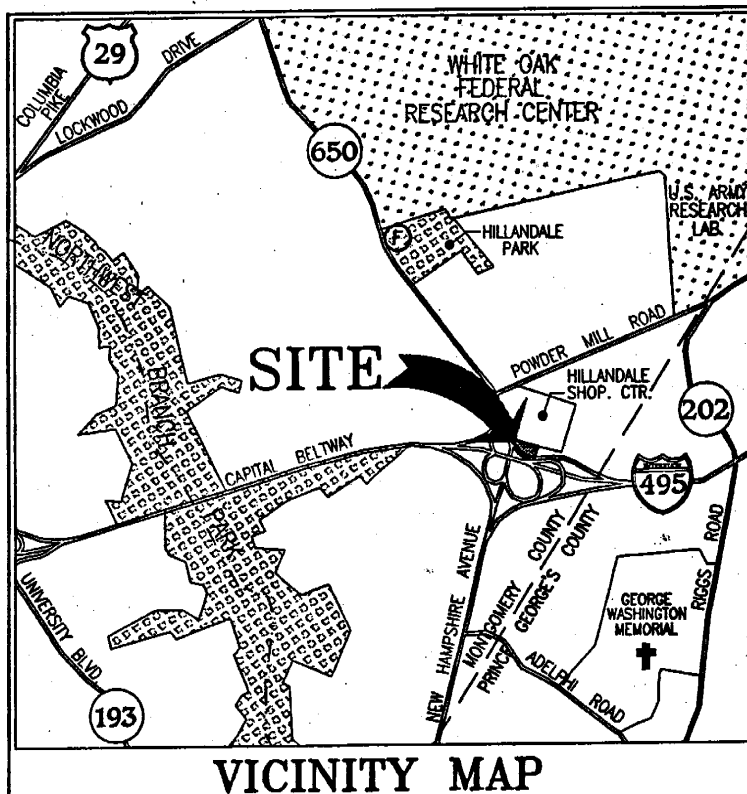
The Applicant is not required by LATR or any other regulation to install count-down signals. SHA has informed Staff that SHA is now required to install these pedestrian count-down systems at all intersections in the county over the next ten (10) years. SHA could not however, provide a timetable for the two subject intersections. Staff feels that the Applicant’s offer to commit \$50,000. towards providing pedestrian count-down signals at intersections is generous. Staff agrees with the Hillandale Citizens Association that this pedestrian improvement will be a benefit to the community.

PROJECT DESCRIPTION: Site Vicinity

The proposed development is located in the southeast quadrant of the intersection of New Hampshire Avenue and Elton Road in Hillandale. The White Oak Master Plan shows the subject site as being on the southern side of the Hillandale Commercial Center, a local, retail center with a significant amount of office use. Across Elton Road to the north is the Hillandale Shopping Center in the C-1 Zone, a bank also in the C-1 Zone, and a Cola-Cola plant in the I-1 Zone. Adjacent to the site to the east is a 2-story office building (parcel 23), reclassified to the O-M Zone at the same time as the subject property, and further to the east, a three-story office building in the C-T Zone. Adjoining the subject site to the south is the Capital Beltway ramp for Exit 28. New Hampshire Avenue borders the site to the west.

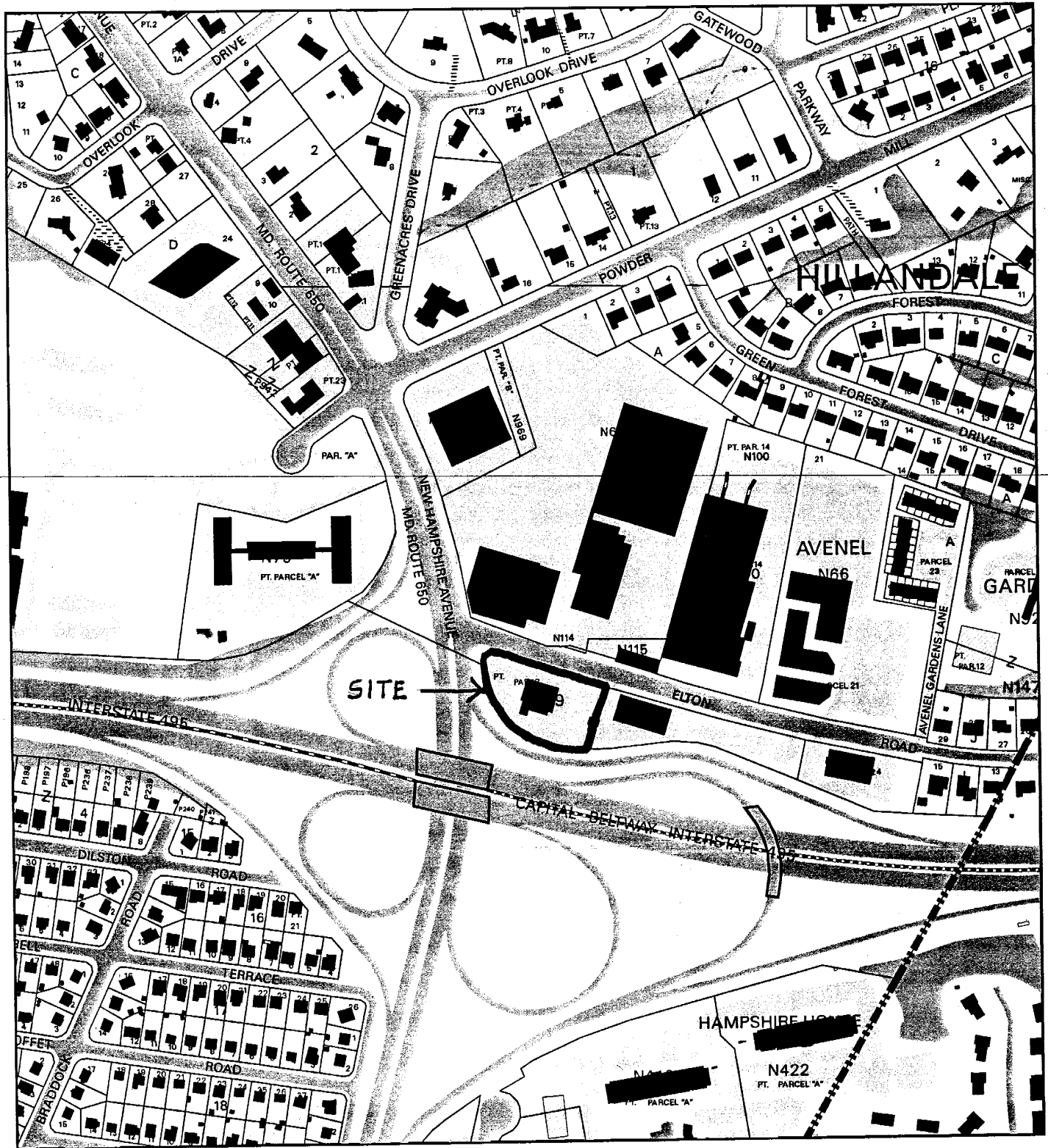
In the vicinity of the property, MD 650 is a six-lane divided major highway with sidewalks on both sides, and has median breaks at Elton Road and at Powder Mill Road. Powder Mill Road is a master planned arterial road that intersects with MD 650 to the north of the site at a signalized intersection. Elton Road is a business street that extends east from its signalized intersection with MD 650 to Prince George's County, where it connects to Riggs Road and Powder Mill Road via Wooded Way. Within Prince George's County, land use along Elton Road, Wooded Way, and Riggs Road is primarily residential. Powder Mill Road only has sidewalk to its south side. Elton Road has sidewalks along both sides within Montgomery County. Parking is permitted along this section of Elton Road. Vehicular access to the property is gained from Elton Road.

Metrobus routes K6 and C8, and Ride-On bus routes 10, 20, 22, and 24 serve MD 650 with bus stops in the vicinity of the property. The Hillandale transit hub is located approximately 1,200 feet from the property at the terminus of Powder Mill Road just to the west of MD 650.



VICINITY MAP

10001 NEW HAMPSHIRE AVENUE



Map compiled on May 24, 2006 at 9:15 AM | Site located on base sheet no - 212NE02

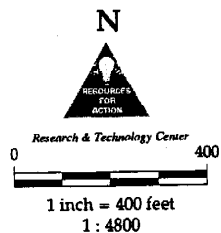
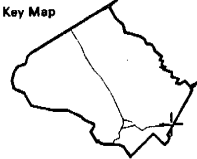
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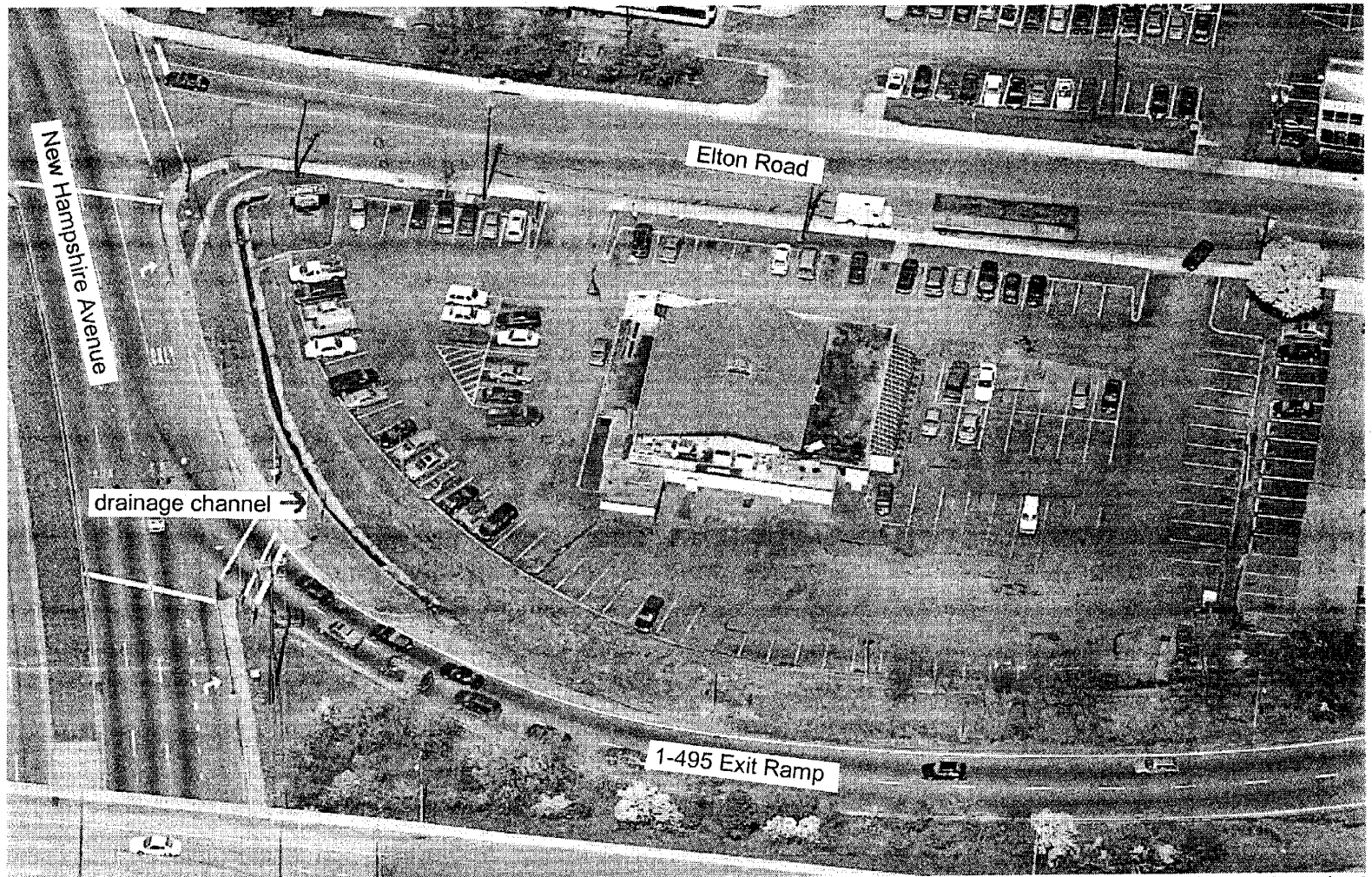
Key Map



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

PROJECT DESCRIPTION: Site Description

The subject site is a record lot (but is also referred to as Parcel 18), and comprises 1.38 acres. The majority of the site is paved with parking, with the site having a gradual east to west slope toward New Hampshire Avenue. The corner lot is bounded by Elton Road on the north, New Hampshire Avenue on the west, a 2-story office building on parcel 23 on the east, and by the Capital Beltway ramp for Exit 28 on the south. Currently the site is developed with a vacant, one-story building – a former Shoney’s Restaurant, and surface parking. There are two access points to the site from Elton Road. Sidewalks are at the curb along New Hampshire Avenue and Elton Road. A chain-link fence extends along the southern and western boundaries of the property. No landscaping exists on the site.



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PROJECT DESCRIPTION: Proposal

The subject development proposes to replace the existing, vacant, restaurant building with a five-story office building. The proposed 55,862 square-foot building fronts onto the south side of Elton Road and has surface parking around the east, south and west sides of the building with one level of garage parking. Entry to and from the parking garage is from the western (New Hampshire Avenue) side of the building where 65 parking spaces are provided. There are an additional 97 surface parking spaces on the site for a total of 162 parking spaces, exactly meeting the minimum number of required spaces.

The subject site was the subject of a parking waiver with respect to the required 10-foot landscaping strip of Sec. 59-E-2.71. The waiver was granted by the Department of Permitting Services (DPS) on December 7, 2004. Instead of the waived landscape strip on the southern boundary of the site, the Applicant will provide a 3-foot high masonry wall along this boundary from the eastern edge of the site, westward to the dumpster location. The dumpster pad will be enclosed on three sides by an 8-foot masonry wall enclosure with doors to hide the dumpster.

The proposed landscaping consists of shade trees located along the periphery of the property, and within the surface parking areas. Evergreen shrubs are generally located along the edges of the parking areas, with groups of ornamental trees and shrubs located within planting beds around the building.

The existing sidewalks at the edge of the curb along New Hampshire Avenue and Elton Road will be replaced by an 8-foot wide shared-use sidewalk along New Hampshire Avenue and a 5-foot wide sidewalk along Elton Road. There will now be a grass strip with street trees between the curb and the shared-use path and sidewalk.

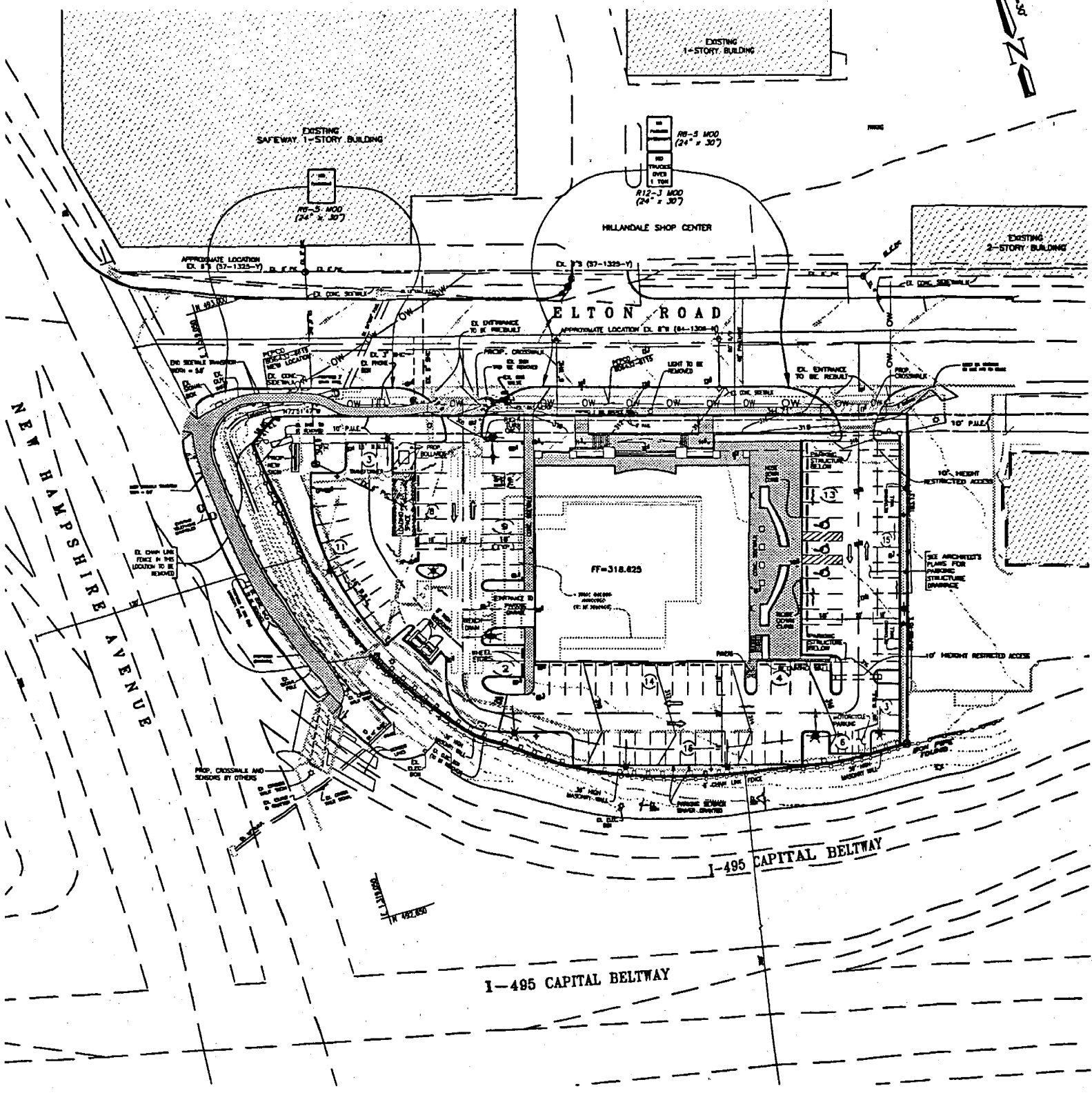
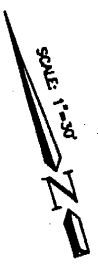
The 5-story, 60-feet high building's exterior features brick and glass with a consistent, attractive design theme carried through on each side of the building. The top of the building features two central, curved pediments- one on the building's northside facing Elton Road, the other on the building's south side facing the Capital Beltway. The two pediments will have "10001" address, with the numbers having back-lit (halo) lighting if approved by DPS. The pediments will also help to camouflage the mechanical equipment that will also be centered on the roof of the building. A monument-type of sign is planned for the corner of New Hampshire Avenue and Elton Road. This sign will follow the design theme as shown on the pediment, and will face New Hampshire Avenue (see Appendix E).

PROJECT DESCRIPTION: Prior Approvals

Zoning/Development Plan

The subject property (Parcel 18) and the adjacent property to the east (Parcel 23) were reclassified from the C-1 Zone to the O-M Zone by Local Map Amendment G-826 on May 3, 2005. The application utilized the "optional method" which required submission of a schematic development plan that specified certain binding elements, which are shown in the following table (also see Appendix F).

SITE PLAN



9A

LANDSCAPE/LIGHTING PLAN

