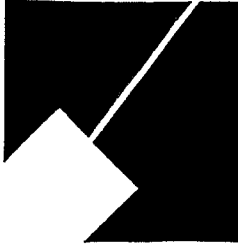


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

ITEM # 9
MCPB AGENDA 9/6/01

MEMORANDUM

DATE: August 31, 2001
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Division Chief *JRD*
Larry Ponsford, Supervisor
Development Review Division
FROM: Linda Komes *LK*
Planning Department Staff
(301) 495-4571dd

REVIEW TYPE: Site Plan Review
APPLYING FOR: 65,000 gross square feet of combined
medical office and fitness center in the I-3 zone
PROJECT NAME: Seneca Meadows Corporate Center, Lot 9
CASE #: 8-01029
REVIEW BASIS: Section 59-C-5.437 of the Zoning Ordinance

ZONE: I-3
LOCATION: East of I-270, on the west side of Goldenrod Lane, south of Ridge Road
MASTER PLAN: Germantown
APPLICANT: Realty Capital Partners, LLC/ Mr. John Kinney
FILING DATE: 06-05-01
HEARING DATE: 09-06-01



STAFF RECOMMENDATION: Approval of 65,000 gsf of medical office and fitness center with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided:
 - a. The 44 additional parking spaces over the number allowed under the interim parking guidelines shall be removed from the plan.
 - b. Adequate bicycle parking shall be provided near the entrance of the building in conformance with Section 59-E-2.3 (a) of the Zoning Ordinance. Details and specifications for the bike rack shall be added to the plans.
 - c. The landscape planting proposed along Goldenrod Lane shall be as approved on

- 8-98037. The existing bus shelter shall be located on the plans.
- d. Additional green area and foundation planting, including trees and shrub masses, shall be added to the west side of the building. Foundation planting shall also be provided on the north, south and east sides of the building.
 - e. Street trees and a five foot-wide sidewalk shall be provided along the north side of the northern entry drive, and an evergreen hedge, at least three feet in height, shall be provided along the northern edge of the parking lot.
 - f. The landscape planting proposed within the required parking setback located along the I-270 off-ramp to Ridge Road shall be extended to the northern property line of Lot 9. The landscape treatment will be coordinated with the nearby developing properties in Milestone and Seneca Meadows, utilizing the same plant palette and massing. The additional planting shall include (but not be limited to) masses of shrubs, meadowgrass and wildflowers.
 - g. Special paving shall be provided in the amenity sitting area. Details and specifications for special paving, planting, lighting etc., shall be added to the plans.
 - h. All parking lot light standards shall be located within landscape islands. The light fixture used in the parking lot which faces I-270 shall be the same as approved on the adjacent Lot 10, unless otherwise approved by M-NCPPC. A computer generated lighting distribution (photometric) plan and lighting details and specifications shall be submitted and approved by staff which demonstrates that the Maximum to Minimum Uniformity Ratio shall not exceed the IESNA standard of 15:1.
 - i. The grading in front of the building along Goldenrod Lane shall be revised to either eliminate the proposed catch basins and/or to lessen the depth of the swales in front of the building.
 - j. Details and specifications for the masonry wall and the metal gates, which will screen the loading area shall be added to the plans.
 - k. A note shall be added to the plans that state that all roof mounted mechanical equipment will be screened from view.
 - l. The applicant shall enter into a trip reduction agreement with a goal of 7% per the I-3 zone requirement.

ISSUE EXTANT AT THE TIME OF STAFF REPORT:

ISSUE: The applicant proposes 44 more parking spaces over the amount permitted under interim parking guidelines.

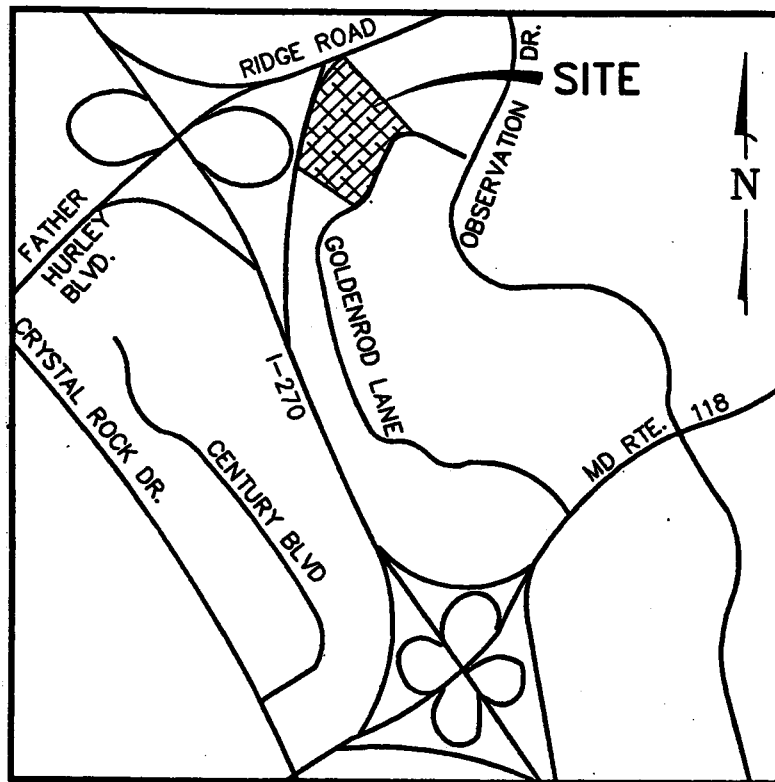
APPLICANT POSITION: The Applicant states that the tenant, Suburban Hospital, requires a minimum of 306 parking spaces, which is included in their lease agreement with the Applicant. No written justification has been submitted at the time of this writing.

STAFF POSITION: Staff recommends that the additional 44 parking spaces as shown on the submitted plan be removed. Under the interim parking guidelines (see copy attached in Appendix D), a maximum of 5 parking spaces per 1000 gsf of medical office space are permitted as the guaranteed parking ratio, without additional justification. 3.5 spaces per 1000 gsf are required to support the fitness center. The plan proposes 44 parking spaces over the guaranteed parking ratio.

In order to justify any additional parking under the interim parking guidelines, the applicant must satisfy three tests. One of these requires that the developer demonstrate, to the Planning Board's satisfaction, that the project's trip generation won't exceed the trip generation that would be expected under the guaranteed parking ratio. Because the property is zoned I-3, the burden is even greater in that a Trip Reduction Agreement must be submitted and approved with a goal of reducing the number of trips by a minimum of 7%. Since a standard principle of trip reduction is to constrain parking in order to encourage the use of other forms of transportation, a request to increase the amount of parking violates trip reduction principles. To date, the applicant has neither met the tests required by the interim parking guidelines nor submitted a plan which will realistically reduce the number of trips by the minimum 7%.

PROJECT DESCRIPTION: Surrounding Vicinity

The site is served by Goldenrod Lane, which forms the east boundary of the site. Property adjoining the site to the north and confronting across Goldenrod Lane is zoned I-3 and is part of the Seneca Meadows Corporate Center subdivision. A site plan was approved by the Planning Board (8-99039) for the property to the south, for use as a medical office building by Kaiser Permanente. The I-270/Ridge Road off-ramp forms the western boundary of the site. The future Corridor Cities Transitway will pass by the northern boundary line of the subject site before crossing over Ridge Road, MD 27.



PROJECT DESCRIPTION: Site Description

The subject property consists of approximately 10.14 acres of land in the I-3 zone. Access to the site will be provided off of Goldenrod Lane, a four-lane divided, public road. The site was previously graded and currently consists of an open, rolling field. The existing topography slopes towards the northeast corner of the site, falling approximately 22 feet.

A future transit way and transit station will be located along the property frontage within the Goldenrod Lane median. A bus stop is existing in front of the proposed building along Goldenrod Lane.



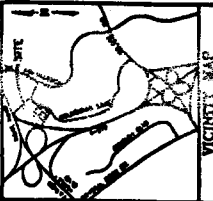
PROJECT DESCRIPTION: Proposal

The subject site is part of the Seneca Meadows Corporate Center development. The proposal consists of 26,750 square feet of medical office and a 36,450 square foot athletic facility, located in one, two-story building on Lot 9, Block A. The plan also indicates that a 10,000 square foot surgery center may be added at some time in the future. The proposed building is sited with a strong orientation to Goldenrod Lane and to the future transit station, which will be located directly in front of the building within the Goldenrod Lane median. Building entrances are located both on Goldenrod Lane and on the side of the building facing the parking lot and I-270.

Three-hundred and six parking spaces are proposed in a large, surface parking lot located on the west side of the building adjacent to I-270. As previously discussed under the Issue Section of this report, staff is recommending that the additional 44 parking spaces be removed. Staff believes the additional parking conflicts with the goals of the Germantown Master Plan and the Corridor Cities Transitway Study. In addition staff does not support the applicant's request for additional parking for the following reasons:

1. The Applicant has neither demonstrated a need for the additional parking nor submitted the required written justification. With 44 additional parking spaces, neither the 7% trip reduction goal required in the I-3 Zone, or the test required by the Interim Parking Policy, which requires that no more trips be generated with the additional parking, can realistically be achieved.
2. The parking lot will be highly visible from I-270 and Ridge Road
3. The Corridor Cities Transit way and a transit station will be located directly in front of the proposed building within the Goldenrod Lane median
4. A bus stop and shelter are currently existing along the property frontage

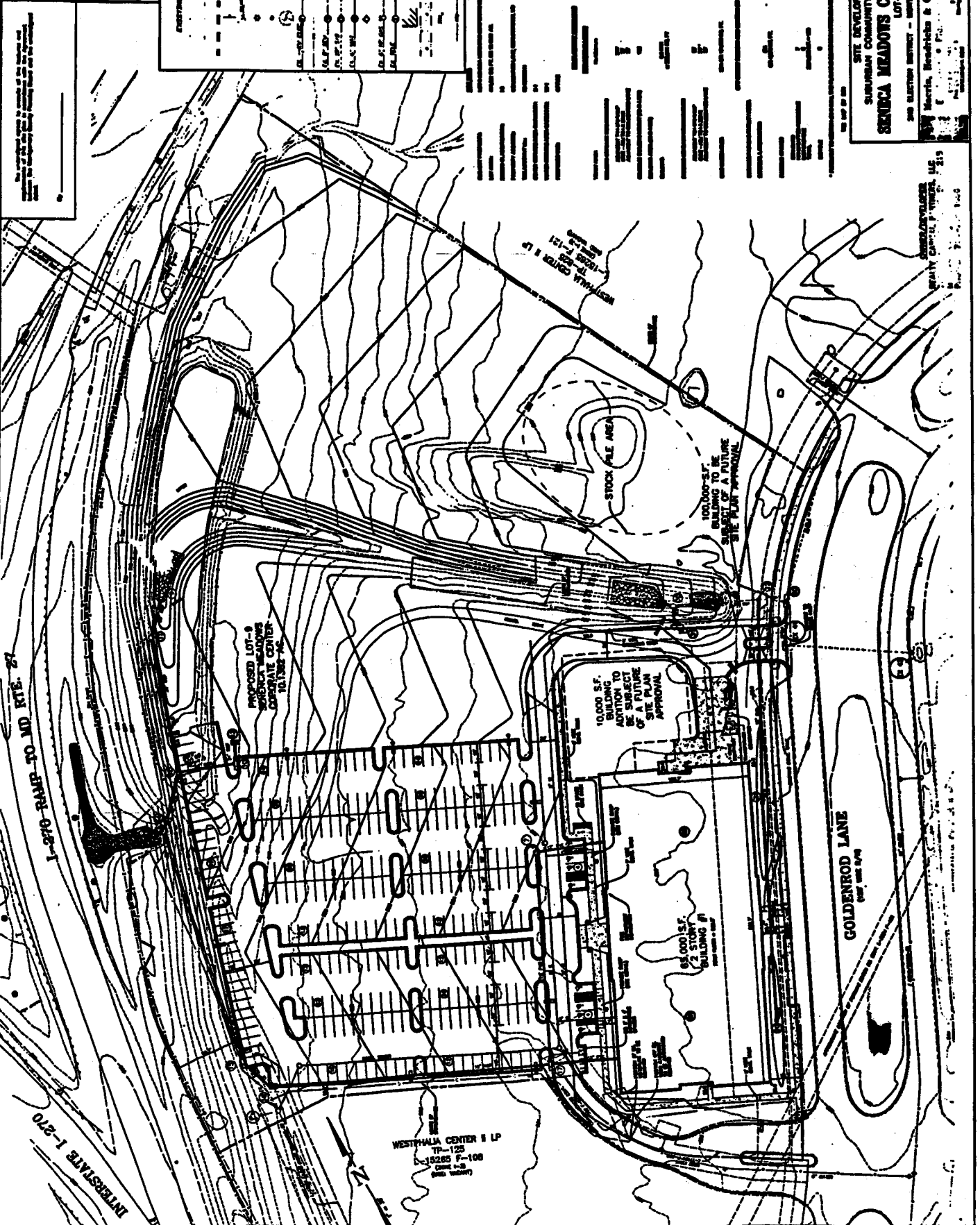
Stormwater management consists of on-site water quality and water quantity control. On-site water quality is provided via water quality inlets. Water quantity is provided via a wetland and sand filter located in other sections of Seneca Meadows Corporate Center.



Legend

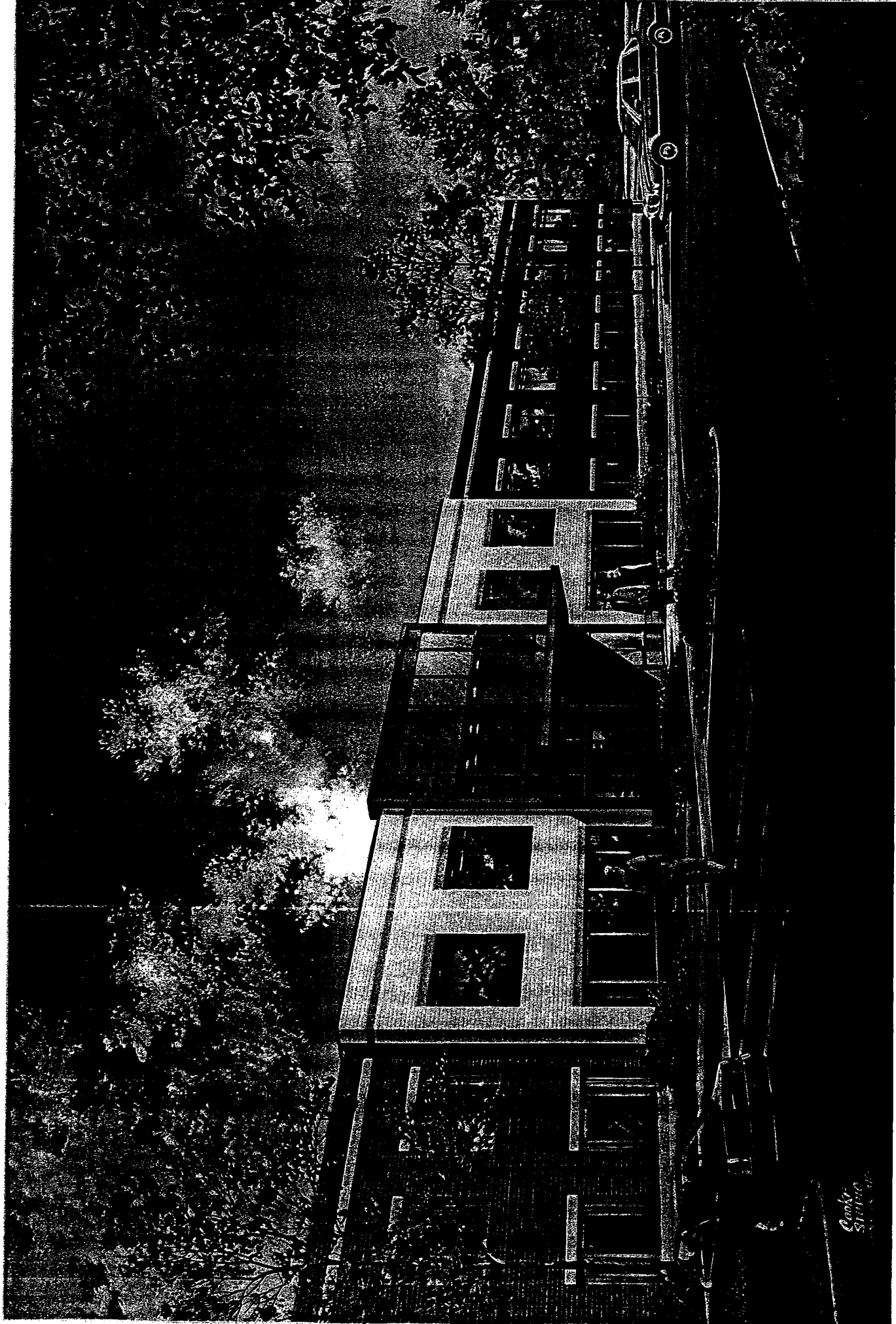
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Site Development Plan
 SENeca MEADOWS CORPORATE CENTER
 LOT-A
 200 SUTTON STREET - SHERIDAN COUNTY - MONTANA
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SENeca MEADOWS CORPORATE CENTER
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Cook's
Studio

PROJECT DESCRIPTION: Prior Approvals

Site Plans 8-90024 and 8-92031 (Marriott Property)

The subject site was part of property previously known as the Marriott Property. Two Site Plan applications, 8-90024 and 8-92031, were filed by the Marriott Corporation in the early 1990s and were approved by the Planning Board on July 12, 1990 and February 11, 1993, respectively. An 18-month extension for Site Plan 8-90024 was granted by the Planning Board on February 6, 1992.

Site Plan 8-90024 was for Phase 1a and Phase 1b of the Marriott Property development. It proposed 467,000 square feet of office and 20,000 square feet of retail on 37.5 acres of the property. The purpose of Site Plan application 8-92031 was to grade a portion of the site, 14.1 acres, for a stream crossing and stormwater management facility.

Preliminary Plan 1-98004

The property was subsequently acquired by the Minkoff Development Corporation who filed a new Preliminary Plan application, 1-98004, for this property in August 1997. The plan proposed 13 lots on 156.5 acres. It was approved by the Planning Board on December 18, 1997 with the following conditions:

- (1) *Prior to record plat, revise previous adequate public facilities (APF) agreement with the Planning Board to limit development to a maximum of 1,577,000 square feet of office/R&D space and 83,000 square feet of retail space. Applicant to provide the necessary roadway improvements as identified in the revised transportation memorandum prepared by Park and Planning department staff on 12-18-97*
- (2) *As part of the first site plan application, applicant must submit a concept plan for overall circulation showing all proposed streets. The segment of proposed Goldenrod Lane between Observation Drive and the proposed light rail station, shown approximately 1,000 feet southwest of Observation Drive, must be evaluated with respect to the location of proposed median breaks and intersections and accommodation of turning movements. The right-of-way for the segment of Goldenrod Lane adjacent to the future transit station is to be approximately 150 feet in width, with final determination at site plan. For the proposed public street and transit way that will cross MD27, future driveway connections to this street must be located as far north of Goldenrod Lane as possible when the street is constructed across MD27.*
- (3) *Record plats for this large-scale project may be recorded in stages that allow for a twelve-year validity period for the preliminary plan based on the following phases:
Phase 1: Record at least 200,000 square feet of development within 36 months of the mailing of the Planning Board's Opinion.
Phase 2: Record an additional 250,000 square feet of development within 36 months of the initiation of Phase 2. Phase 2 commences 36 months after the mailing of the Planning Board's Opinion, provided that Phase 1 is recorded on schedule.
Phase 3: Record an additional 400,000 square feet of development within 36 months of the initiation of Phase 3. Initiation of Phase 3 commences 36 months after the initiation of Phase 2, provided that Phase 2 is recorded on schedule.
Phase 4: Record the remaining square footage, which could include up to 810,000 square feet of the project, within 36 months of the initiation of Phase 4. Phase 4 commences 36 months after the*

- initiation of Phase 3, provided that Phase 3 is recorded on schedule
- (4) Record plat to provide for dedication and future construction of internal public streets and the proposed 50-foot wide transit right-of-way, as shown on the revised preliminary plan and as may be revised at site plan. Parcel "D", located in the future MD27/Observation Drive interchange, must be revised at site plan to show dedication of the future urban diamond interchange. The remaining area of Parcel "D" is to be incorporated into the adjacent lots
 - (5) Compliance with conditions of approval for the preliminary forest conservation plan. Applicant must meet all conditions prior to site plan approval, recording of plat(s) or MCDPS issuance of sediment and erosion control permit, as appropriate
 - (6) Record plat(s) to reflect delineation of conservation easements encompassing stream buffer areas and for wetlands that may be located outside of a designated stream buffer
 - (7) Compliance with conditions of MCDPS stormwater management approval dated 9-12-97
 - (8) No direct access to I-270 or to MD118, except for Goldenrod Lane accessing to MD118 as shown on previously recorded record plat
 - (9) Access and road improvements as required and approved by MCDPW&T and MDSHA
 - (10) No clearing, grading or recording of lots prior to site plan approval
 - (11) Final approval of the amount and types of commercial and R&D development, locations of buildings, parking, site circulation, sidewalks and bikepaths will be determined at site plan
 - (12) No street connections between Greenfield Road and Sunnyview Drive to future Goldenrod Lane. Major Drive not to connect to subject property.
 - (13) Special trip reduction guidelines of the I-3 Zone to be addressed at site plan
 - (14) Record plat to reflect delineation of sewer line extension(s) and easement(s) to the adjacent Meadowbrook Estates Subdivision. At site plan, applicant to show location(s) of sewer easement(s) and proposal to extend sewer lines under the proposed berm/ landscaping strip to be located adjacent to Meadowbrook Estates. With WSSC concurrence, site plan enforcement agreement to require applicant to construct sewer extension(s) under proposed berm/landscaping strip, as shown on site plan, prior to constructing berm or installing landscaping
 - (15) The size of buildings, size and location of berms/landscaping and the amount of development adjacent to Meadowbrook Estates (south of the wetland area) to be carefully analyzed at site plan. Parcels A, B and C shown on the preliminary plan between Goldenrod Lane and Meadowbrook Estates to be relabeled as "open-space parcels"
 - (16) Necessary easements.

Amended Preliminary Plan 1-98004R

In August 1998 the applicant filed a Revised Preliminary Plan, 1-98004R, for the subject development to abandon a portion of a recorded public right-of-way. It was approved by the Planning Board on July 27, 1998, with the following conditions:

1. Submit record plat depicting the area of dedication reflected on Site Plan 8-98037
2. Prior to recording of plats, Planning Board approval of abandonment resolution
3. All previous conditions enumerated in Planning Board Opinion dated 12-22-97 remain in full force and effect.

The subject Site Plan is in conformance with Preliminary Plan 1-98004R in lotting pattern, street right-of-way, access and use.

Site Plans 8-98037 and 8-98038 (Seneca Meadows Corporate Center)

In June 1998, the Minkoff Development Corporation filed joint Site Plan applications for rough-grading the entire development site for Seneca Meadows Corporate Center, 8-98037, and for the first phase of the development, 8-98038. Both site plan applications were approved by the Planning Board on July 27, 1998, with conditions. Copies of the Planning Board opinion for the Plans are attached (Appendix B).

Site Plan 8-99022 (Seneca Meadows Corporate Center, Phase II)

On February 25, 1999, the Planning Board approved with conditions, Site Plan 8-99022. The approval was for 202,863 gsf of commercial office located within four one-story office/ R & D buildings on two lots: Lots 4 and 5 of Block B. A copy of the Planning Board opinion is attached (Appendix B).

Site Plan 8-99039 (Kaiser Property at Seneca Meadows Corporate Center)

On July 8, 1999, the Planning Board approved with conditions, Site Plan 8-99039. The approval was for 60,000 gsf of medical office located within one three-story building on Lot 4, Block A. A copy of the Planning Board opinion is attached (Appendix B).

Site Plan 8-00029 (Seneca Orbital at Seneca Meadows Corporate Center)

On May 4, 2000, the Planning Board approved with conditions, Site Plan 8-00029. The approval was for 250,410 gsf of commercial office located within three buildings on Lots 6 and 7. A copy of the Planning Board opinion is attached (Appendix B).

Site Plan 8-01006 OBA

On December 14, 2000, the Planning Board approved with conditions, Site Plan 8-01006. The approval was for 30,000 gsf of commercial office located within one, three-story building. A copy of the Planning Board opinion is attached (Appendix B).

ANALYSIS: Conformance to Master Plan

Master Plan Requirements

The proposed site is located within the Germantown Employment Corridor in analysis area EC-7 of the 1989 Approved and Adopted Germantown Master Plan. This area is zoned I-3 and is recommended for office, research and development and other employment uses. The proposed development conforms to the Master Plan and should positively contribute to the emerging Employment Corridor that straddles I-270.

Development Guidelines

Development Guidelines found in the Master Plan (page 49) that are relevant to the subject property are as follows:

- *Create a visual node through the height and location of the buildings.*
- *Retain significant areas of undisturbed open space and allow limited amounts of impervious surface.*
- *Provide a transit station location and accommodate the Transit Easement right-of-way, include pedestrian and bicycle connections to adjacent residential and employment areas.*
- *Orient and locate buildings to take advantage of the transit station.*

The submission adequately satisfies the intent of the last two development guidelines. The building is sited to create a strong relationship with the internal street and establishes a good pedestrian relationship with the future transit way. As on other lots in Seneca Meadows and Milestone Corporate Centers, siting the buildings closest to the transit line, requires that above grade parking be located closer to I-270. Careful attention has been given to the planting along this critical edge of the site in order to enhance the views of development from the I-270 corridor.

Street Rights of Way (ROW): Goldenrod Lane and the Transitway

Goldenrod Lane is shown in the Germantown Master Plan as a cul-de-sac with a four-lane divided roadway within a 100-foot ROW. An earlier approved preliminary plan for the subject site when it was known as the Marriott Property, provided a 100-foot-wide ROW and extended Goldenrod Lane beyond the cul-de-sac to the north with a narrower undivided four-lane roadway within an 80-foot ROW. This 80-foot-wide ROW eventually connected to Observation Drive. However, with the approval of a more recent, revised preliminary plan, 1-98004, the 80-foot-wide ROW has been revised to accommodate the transitway in the center of the median and provide for 2 stations/stops. The preliminary plan was approved with 126 feet of ROW for the transitway and the four-lane divided roadway and 136 feet of ROW where station/stops were proposed.

The revised preliminary plan also resolved the final alignment of the transitway as it proceeds north within the median of the Goldenrod Lane. The transit crosses over I-270 on an elevated structure and sharply turns into the median of Goldenrod. An elevated transit stop is proposed directly after its

sharp turn onto Goldenrod Lane. The transitway proceeds north within the median dropping in elevation as it crosses over the dam of the stormwater management pond.

The proposed plan provides for the required street and transitway rights-of-way. Sidewalks and street trees have been provided in accordance with the Germantown Streetscape Plan and Master Plan which call for streets to be lined with street trees planted at the time of roadway construction. Street trees are planted, 35' on-center in accordance with the Commercial Business District Street classification of Goldenrod Lane.

Bikeways

The master plan calls for a Class I bikeway along the east side of Goldenrod Lane from Observation Drive to south of the proposed elevated transit stop. At this point, the bikeway crosses over to the west side of Goldenrod to serve the development located on the west side of the street in Phase 1. With the implementation of the transitway, another Class I bikeway will follow the transit alignment crossing I-270 to the west side of Germantown. The proposed bikeway is in accordance with the Countywide Trails and Bikeway's concept which connects all Corridor Cities along the transitway.

Landscape and Screening

The proposed plan achieves an attractive landscape treatment along Goldenrod Lane. The proposed landscape plan shows a mixture of ornamental and shade trees and shrubs. Staff notes that an opportunity exists to coordinate the landscape treatment in the employment corridor on both sides of Goldenrod Lane. Several conditions have been included in the Recommendation section of this report that requires that additional landscape planting be provided in identified areas of the site.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	I-3	
Gross/Net Tract Area	10.14 ac.	
Total Gross Floor Area Proposed	65,000 sq. ft.	
Proposed Use	Medical Office/Health Club	
	<u>Permitted/</u>	
<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
Max. FAR	.50	.15
Max. Building Height (ft.):	100	35
Min. Building Setbacks (ft.):		
From an abutting Lot in the I-3 Zone	20	27
From an abutting Interchange Ramp	100	360
From Goldenrod Lane	25	25
Min. Parking, Loading and Maneuvering Area Setbacks (ft.)		
From an abutting Lot in the I-3 Zone	20	8*
From an abutting Interchange Ramp	50	54
From Goldenrod Lane	35	175
Min. Green Area (%):**	35	60
Max. Parking Coverage (%):**	45	26
Parking:		
26,750 sf Medical office (5/1000sf)	134	
36,450 sf Health Club (3.5/1000sf)	<u>128</u>	
	262	306***
bicycle	13	6****
motorcycle	6	6

* Pursuant to Section 59-C-5.34 of the Zoning Ordinance, the Planning Board may approve a reduced side yard setback at the time of site plan if it is demonstrated that the reduced setback is compatible with existing and proposed development.

** This standard is being reviewed comprehensively over the entire Seneca Meadows Corporate Center development. The proposed percentages reflect an overall value based on the approved site plans at the time of this writing.

*** A Condition has been included in the Recommendation Section of the report, which requires that 44 parking spaces be eliminated until additional development is approved on the subject site.

**** A Condition has been included in the Recommendation Section of the report which requires that adequate bicycle parking be provided near the entrance of the building in conformance with Section 59-E-2.3(a) of the Zoning Ordinance.

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. No development plan is required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above. As noted above, the proposal includes a request to reduce the required 20-foot parking lot setback pursuant to Section 59-C-5.34 of the Zoning Ordinance. Staff supports this request and notes that the combined green perimeter strip located between the parking lots on Lots 9 and 10 will be approximately 20-feet-wide. The requested reduction is also consistent with previous approvals.*

The green area and parking coverage requirements are being reviewed comprehensively over the entire Seneca Meadows Corporate Center Development. The applicant has submitted a lot-by-lot analysis which demonstrates that with the development of the subject Lot, over 50% of the entire Seneca Meadows Corporate Center will be retained as green space, and that the parking coverage requirements will be below the permitted 45% maximum required by the I-3 zone.

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Location of Buildings**

The building has been sited so as to create a strong relationship with Goldenrod Lane and the future transitway. The layout minimizes the walking distance between the building and the transit way and integrates building entrances with the pedestrian and transit patron environment.

- b. **Open Spaces**

The plans state that approximately 68% of the site will be maintained as green area. This includes the large developable area on the north side of the building that will eventually be developed with an additional office building and surface parking lot. A site plan revision will be filed by the Applicant and approved by the Planning Board for development of this portion of the site at which time these values will also be revised. The remaining green space is primarily located along the I-270 and Goldenrod Lane frontages. Green area is also provided around the base of the building, and within the parking lot. As in other I-3 developments, careful attention has been given to ensure that the green area provided meets the objectives of the zone for an attractive park-like development. Staff is recommending that additional green area be provided around the base of the building consistent with the minimums approved on other lots within Seneca Meadows Corporate Center.

The stormwater management concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on September 12, 1997, and was reconfirmed on April 4, 2001. The stormwater management concept consists of (1) water quantity control via wetlands and sand filters located in other sections of the Corporate Center and, (2) on-site water quality control via construction of water quality inlets.

c. **Landscaping and Lighting**

Landscaping on the site consists of street trees along Goldenrod Lane, shade trees, ornamental trees and shrub masses adjacent to I-270, shrub masses at each building base, and planting in open space areas. Additional planting is required along the I-270 and Ridge Road frontages, and in other areas of the site, to ensure that the I-3 zone objective for a high-quality office park image is achieved.

The submitted lighting plan is not wholly accurate. Light distribution points outside the property boundary have been included in the footcandle averages which may have the effect of reducing the light levels on the plan. In addition, as requested by staff, the IESNA recommendation not to exceed a 15:1 Maximum to Minimum Uniformity Ratio has not been achieved. Because the subject parking lot and the adjacent Kaiser Permanente parking lot will be very visible from I-270 and Ridge Road, staff is recommending that the site coordinate to use the same light standards on the two sites. A condition has been included which requires that the lighting plan be revised to address these concerns prior to signature set approval.

d. **Recreation**

There are no requirements for recreational facilities for this development.

e. **Vehicular and Pedestrian Circulation**

The street connections to the site are in accordance with the approved Preliminary Plan. Vehicular access to individual buildings is provided via two driveways located off of existing Goldenrod Lane. An existing five-foot-wide sidewalk lies within the public right-of-way along the property frontage. A bus shelter is also located along the property frontage. An eight-foot-wide combined bike path/sidewalk is existing along the east side of Goldenrod Lane.

The subject site proposes a lead walk from Goldenrod Lane to the building entrance facing Goldenrod Lane and one leadwalk along one of the driveways to the parking lot. Staff is recommending that a lead-walk and street trees be provided along the northern driveway in order to facilitate pedestrian access from Milestone and areas to the north and east. A Trip Mitigation Program for the development to achieve trip

reduction goals has been submitted and is under review at this time. As previously discussed staff does not support the applicant's request to increase the number of parking spaces beyond the amount permitted under the interim parking guidelines.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed development is part of the Seneca Meadows Corporate Center development. When revised by the conditions above, it will be compatible with the remaining portion of the development to the north and with the approved development to the south and east in terms of land use, building height and landscaping.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

There was a Final Forest Conservation Plan (FCP) approved on May 17, 1999 as part of site plan 8-99022. Forest Conservation requirements have been met for this portion of the development by the preservation of existing forest and reforestation located in other areas of Seneca Meadows.

APPENDIX

- A. Standard conditions dated October 10, 1995**
- B. Planning Board Opinions for Site Plans 8-98037, 8-98038, 8-99022, 8-99039, 8-00029, and 8-01006**
- C. Referrals from other Divisions/Agencies**
- D. Montgomery County's Interim Parking Policy, dated April 27, 1998**

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. **Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:**
 - Development Program to include a phasing schedule as follows:**
 - a. **Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.**
 - b. **Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.**
 - c. **Clearing and grading to correspond to the construction phasing, to minimize soil erosion;**
 - d. **Coordination of each section of the development and roads;**
 - e. **Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.**
2. **Signature set of site, and landscape/lighting plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):**
 - a. **Limits of disturbance;**
 - b. **Conditions of DPS Stormwater Management Concept approval letter dated September 12, 1997;**
 - c. **The development program inspection schedule.**
3. **Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.**
4. **No clearing or grading prior to M-NCPPC approval of signature set of plans.**

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: July 29, 1998

SITE PLAN REVIEW: #8-98037

PROJECT: Seneca Meadows Corporate Center-Grading

Action: Approval subject to conditions. Motion was made by Commissioner Richardson, seconded by Commissioner Holmes, with a vote of 4-0, Commissioners Bryant, Holmes, Hussmann, and Richardson voting for. Commissioner Perdue was absent.

The date of this written opinion is July 29, 1998, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 29, 1998, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid until December 22, 2009 (which is the date that the validity period associated with the Preliminary Plan, 1-98004, is set to expire as of the date of this opinion), as provided in Section 59-D-3.8.

On July 27, 1998, Site Plan Review #8-98037 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-98037 which consists of rough grading for the entire site subject to the following conditions:

1. The following items shall be provided on Goldenrod Lane at the future Seneca Meadows Transit Station:
 - a. Adequate clear space for the proposed bus and passenger car cut outs.
 - b. A 136-foot-wide right-of-way with Public Improvement Easements to accommodate 10-foot-wide sidewalks, 2-foot-wide maintenance areas and bus shelter bump outs as needed.
 - c. A tree root barrier at the ultimate curb line.
2. Prior to approval of signature set of the Site Plan, the Plan shall be revised to show:
 - a. The ultimate rights-of-way and center lines of the existing and proposed public streets.
 - b. Limits of disturbance for rough grading and sediment and erosion control plans that are modified as follows:
 - i. Extend the forest save boundary by 50 feet on proposed Lot 5 (south of stormwater management facility no. 4).
 - ii. Extend the forest save boundary by 100 feet on proposed Lot 13 (south of Ridge Road).

Exact limits of forest and tree save areas will be determined at the time of site plan review for individual sites.
 - c. Required road dedications for I-270.
 - d. An overall streetscape/circulation plan for the entire development.
 - e. Open space areas labeled as Open Space Parcels.
 - f. No parcels for the road dedication areas.
 - g. A tree root barrier at the ultimate curb line on Goldenrod Lane near the future Seneca Meadows Transit Station.
 - h. The proposed median break at station 20 shall be closed. A directional design or channelization that would allow left-turn ingress (with a left-turn storage lane) but not egress may be permitted at the time of Site Plan review of the adjacent lots.
 - i. Additional street trees near the intersections.
 - j. Minimum tree sizes: 2-1/2" - 3" caliper for shade trees, 1-1/2" - 1-3/4" caliper for ornamental trees, and 6-8' in height for evergreen trees.

3. Approval of a revised preliminary Forest Conservation Plan (FCP) with conditions as stated in the Environmental Planning recommendations dated July 20, 1998 (Appendix B). Final FCPs shall be approved as part of the appropriate phased site plans. The applicant shall satisfy all conditions prior to approval of record plats or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permit, as appropriate. Conditions include, but are not limited to, the following:
 - a. For purposes of rough grading, modify the limits of disturbance as follows on the preliminary FCP:
 - i. Extend the forest save boundary by 50 feet on proposed Lot 5 (south of stormwater management facility no. 4).
 - ii. Extend the forest save boundary by 100 feet on proposed Lot 13 (south of Ridge Road).
 - b. A detailed planting plan, including specific numbers, sizes, and species of plant material, site preparation methods, the schedule of site work, detailed tree protection measures, and sediment and an erosion control plan for proposed berm and adjacent wetland area along eastern property line shall be submitted for review and approval prior to approval of signature set of site plan. A planting plan for earth berm to include mix of tree and shrub species of various sizes, including large-caliper trees, to create a dense visual screen.
 - c. Submit information to show why the applicant proposes to use natural regeneration for wetland area along eastern property line near Sunnyview Court to satisfy part of FCP requirements. If it is determined that natural regeneration is not justified in the wetland area, then FCP shall be revised to show 0.86 acre of forest planting in lieu of 0.86 acre of natural regeneration.
 - d. The proposed use of natural regeneration not covered under condition 3c, above, to be determined at the appropriate phased site plan and the final FCP for that phase. The applicant shall submit information to show why natural regeneration is proposed in those areas identified in the revised preliminary FCP. If, at the phased site plan stage, it is determined, after staff review, that natural regeneration cannot be counted toward the forest planting requirement, then those areas proposed as natural regeneration shall be changed to forest planting areas on the final FCP.
 - e. Provide specific tree protection measures for large trees along eastern property line near Major Drive. Large trees include, but are not limited to a 50" ash, 42" sycamore, and 33" oak that are off the property. Protection measures include establishment of a no-disturbance area within the critical root zones of subject trees and appropriate signing and fencing.
4. A solid wood fence and/or other measures along eastern property line adjacent to Meadowbrook Estates subdivision (and outside of Phase I site plan) to address compatibility issues shall be considered at the time of site plan review for that area.

5. To accommodate the future Transitway in the median of Goldenrod Lane, the dam of the existing stormwater management facility in the central portion of the site will be widened when the Transitway is constructed. The applicant shall grant necessary easements to the County and/or State for access to the facility and the right to modify the facility. The applicant shall also provide the following at no additional cost to the County or other authority building the Transitway:

- a. The necessary right-of-way, easements for construction.
 - b. Property needed to replace any loss to the stormwater containment area.
- The necessary easements shall be shown on the site plans and record plats, and shall be recorded in the land records prior to approval of record plats of the subdivision.

6. Provide lead walks and bus shelters and necessary easements at the time of site plan review for individual sites.

7. A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

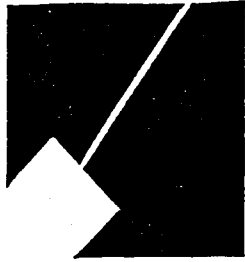
- 1) Street tree planting shall progress as street construction is completed, but no later than three months after completion of the streets.
- 2) Phasing of dedications, stormwater management, sediment/erosion control, forestation or other features.
- 3) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
- 4) Coordination of each section of the grading and roads.

B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- 1) Limits of disturbance.
- 2) Methods and location of tree protection.
- 3) Forest Conservation areas.
- 4) Conditions of DPS Stormwater Management Concept approval letter dated September 12, 1997.
- 5) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- 6) The development program inspection schedule.
- 7) Conservation easement boundary.

C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

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



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: August 25, 1998

SITE PLAN REVIEW: #8-98038

PROJECT: Seneca Meadows Corporate Center-Phase I

Action(s):

July 27, 1998: Approval subject to conditions. Motion was made by Commissioner Richardson, seconded by Commissioner Holmes, with a vote of 4-0, Commissioners Bryant, Holmes, Hussmann, and Richardson voting in favor of the motion. Commissioner Perdue was absent.

July 30, 1998: Suspension of Planning Board Rule of Procedure Section 10(c).¹ Motion made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 4-0, Commissioners Bryant, Holmes, Hussmann, and Purdue voting in favor of the motion. Commissioner Richardson was absent.

Clarification of condition no. 1(a). Motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 3-0,

¹ Section 2(c) requires the Planning Board to give all parties of record ten (10) calendar days notice prior to a public hearing on an application. The Planning Board waived this requirement with the consent of all parties of interest who testified at the July 27, 1998 hearing.

Commissioners Bryant, Holmes and Hussmann voting in favor of the motion. Commissioner Perdue abstained. Commissioner Richardson was absent.

The date of this written opinion is August 25, 1998, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before September 25, 1998, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid until December 22, 2003 (which is the date that the validity period associated with the Preliminary Plan, 1-98004, is set to expire as of the date of this opinion), as provided in Section 59-D-3.8.

On July 27, 1998, Site Plan Review #8-98038 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board APPROVED Site Plan Review #8-98038 which consists of 2 lots, 210,000 square feet of office/industrial and 15,000 square feet of office/retail on 28.1 acres subject to conditions.

On July 29, 1998, the Applicant requested that the Planning Board reconsider Site Plan Review #8-98038 for the limited purpose of clarifying one of the conditions of approval. The Applicant requested that the Planning Board suspend its Rules of Procedure and hold the request for reconsideration hearing and the public hearing to reconsider the merits of the request for a revised condition on July 30, 1998. On July 30, 1998, the Planning Board voted to reconsider Site Plan Review #8-98038, voted to suspend the Planning Board's Rules of Procedure, and reconsidered Site Plan Review #8-98038. The Board Clarified previously adopted condition no. 1(a) as follows:

Previous condition: Do not count planting area on that part of proposed earth berm that is steeper than 3:1 as forest conservation planting areas.

Clarified condition: For forest planting on the proposed earth berm, the applicant shall provide a maintenance program and bond for four (4) years.

Based on the testimony and evidence presented at both public hearings, the staff reports dated July 24, 1998 and July 30, 1998 which are made a part of the record, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-98038 which consists of 2 lots, 210,000 square feet of office/industrial and 15,000 square feet of office/retail on 28.1 acres subject to the following conditions:

1. Approval of the final forest conservation plan with conditions as stated in Environmental Planning recommendations dated July 17, 1998. The applicant shall satisfy all conditions prior to approval of record plats or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permit. Conditions include, but are not limited to, the following:
 - a. For forest planting on the proposed earth berm, the applicant shall provide a maintenance program and bond for four (4) years.
 - b. Identify tree save areas that are proposed as part of Forest Conservation Plan (FCP).
 - c. Provide a detailed planting plan, the schedule of activities, methods for site preparation, maintenance, and other standard items as part of final FCP.
 - d. Include methods to remove cattails and multiflora rose for appropriate forest planting areas.
 - e. Submit a sediment and erosion control plan that conforms to limits of disturbance as shown on final FCP.
 - f. Identify landscaped areas that are proposed for credit as part of FCP.
 - g. Proposed natural regeneration areas to be reviewed and approved by staff as part of appropriate phases of future site plans. The applicant must submit reasons why natural regeneration is being proposed.
 - h. Forest planting areas and wetlands and associated buffers outside road rights-of-way and stormwater management facility area to be placed in a Category I conservation easement.
 - i. Planting plan for earth berm to include mix of tree and shrub species of various sizes, including large-caliper trees, to create a dense visual screen.
2. Prior to approval of signature set of Site Plan, the Plan shall be revised to show:
 - a. The ultimate rights-of-way of the existing and proposed public streets.
 - b. Minimum tree sizes: 2-1/2" - 3" caliper for shade trees, 1-1/2" - 1-3/4" caliper for ornamental trees, and 6-8' in height for evergreen trees.

- c. Correct FAR calculations.
- d. Additional street trees along Goldenrod Lane near MD 118 and the access points to individual lots.
- e. Landscaping between the parking areas and the street as required by the Zoning Ordinance.
- f. A sidewalk along both sides of the main access driveways between the proposed one-story office/retail building and the office/research and development buildings.
- g. Extend the northern end of the proposed berm into Outparcel C and near the edge of wetland buffer to create a better screening for the adjacent residential properties.
- h. Open space areas labeled as Open Space Parcels.
- i. No parcels for the road dedication areas.
- j. Additional bicycle parking spaces as required by the Zoning Ordinance.
- k. Landscaping for the development frontage along I-270 to achieve an attractive view of employment uses along I-270.

3. Element number three in the applicant's proposed Trip Reduction Program shall be revised as:

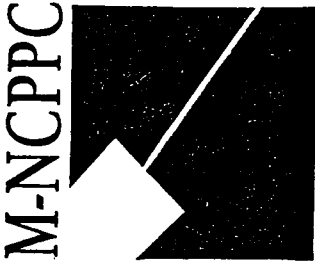
"Sell transit fare media at a discount of 25 percent on bus transit fares, in addition to discounts, if any, provided by Montgomery County to on-site employees to the extent necessary to meet those goals."

4. A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:

1) Development Program to include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than three months after completion of the streets.
- b. Landscaping and forest planting associated with the proposed berm near the adjacent residential properties shall progress as street construction is completed, but no later than three months after completion of the berm.
- c. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
- d. Coordination of each section of the grading and roads.
- e. Phasing of dedications, stormwater management, sediment/erosion control, forestation or other features.
- f. Landscaping associated with each parking lot and building shall be completed as construction of each building is completed.
- g. Pedestrian pathways and seating areas associated with each building shall be completed as construction of each building is completed.

- 2) Site Plan Enforcement Agreement to include the proposed Trip Mitigation Program for the development.
- B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
- 1) Limits of disturbance.
 - 2) Forest Conservation areas.
 - 3) Methods and location of tree protection.
 - 4) Conditions of DPS Stormwater Management Concept approval letter dated September 12, 1997.
 - 5) Conservation easement boundary.
 - 6) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - 7) The development program inspection schedule.
- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- D. No clearing or grading prior to M-NCPPC approval of signature set of plans.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: March 4, 1999

SITE PLAN REVIEW: # 8-99022

PROJECT: Seneca Meadows Corporate Center - Phase II

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Perdue, with a vote of 3-0, Commissioners Bryant, Hussmann, and Perdue voting for. Commissioners Holmes and Richardson were absent.

The date of this written opinion is March 4, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before April 3, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until December 22, 2003 (which is the date that the validity period associated with the Preliminary Plan, 1-98004, is set to expire for the second phase of the development), as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On February 25, 1999, Site Plan Review #8-99022 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;

2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99022 which consists of 202,863 square feet of office/research and development space subject to the following conditions:

1. ~~Prior to approval of the signature set of Site Plan, the Plan shall be revised to show:~~
 - a. A five-foot-wide sidewalk/pathway between the proposed trail on Lot 5 and the public sidewalk on Goldenrod Lane. A 10-foot-wide pedestrian access easement shall be provided along the pathway.
 - b. A crosswalk and bike path crossing signs where the proposed bike path intersects Goldenrod Lane.
 - c. A picnic/seating area near the proposed trail.
 - d. Standard planting details and details of the proposed picnic/seating areas.
 - e. Relocation of the trash dumpster pads for Buildings 4 and 5 to the western end of the buildings.
 - f. Modified parking/driveway design at the access point between Buildings 4 and 5 in accordance with the recommendations by the Department of Permitting Services staff.
 - g. The final design of the proposed buildings shall consider incorporating architectural features and/or building mass articulations that will create a prominent and cohesive development frontage along I-270.
 - h. Additional landscaping to effectively screen the view of loading areas of Building 6 from the street.
2. The location and layout of the proposed trail through the stream valley on Lot 5 shall be field located by the applicant and M-NCPPC staff. A wooden boardwalk shall be provided for wetland crossing.
3. The lighting design for the parking areas that are adjacent to the residential properties to the east shall be modified to minimize the impact of spilled light.

4. A Critical Root Zone analysis shall be completed by a certified arborist on the trees 6" cal. or greater along the northeastern property line prior to approval of final Forest Conservation Plan. The purpose of the analysis will be to evaluate the suitability of tree preservation relative to berm construction. The analysis shall identify specific trees to be saved.

5. A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:

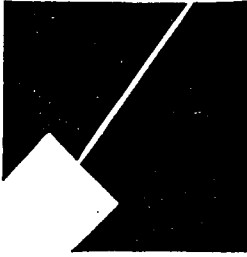
- 1) Development Program to include a phasing schedule as follows:
 - a. Street tree planting and sidewalk/bike path construction shall progress as street construction is completed, but no later than three months after completion of the street.
 - b. The proposed trail, pedestrian pathways and seating areas shall be completed as construction of the second building is completed.
 - c. Landscaping associated with the proposed berm along the east property line shall be completed as construction of the first building is completed.
 - d. Landscaping and picnic areas associated with individual buildings shall be completed as construction of the building is completed.
 - e. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - f. Coordination of each section of the development and roads.
 - g. Phasing of dedications, stormwater management, sediment/erosion control, forestation, trail, trip mitigation or other features.
- 2) Site Plan Enforcement Agreement to incorporate an amended Trip Mitigation Agreement which includes the subject phase of the development.

B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- 1) Limits of disturbance.
- 2) Methods and location of tree protection.
- 3) Forest Conservation areas.
- 4) Conditions of DPS Stormwater Management Concept approval letter dated September 12, 1997.
- 5) Conservation easement boundary.
- 6) The development program inspection schedule.
- 7) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;

- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 - D. No clearing or grading prior to M-NCPPC approval of signature set of plans.
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M-NCPCC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 21, 1999

SITE PLAN REVIEW: #8-99039

PROJECT: Kaiser Property at Seneca Meadows

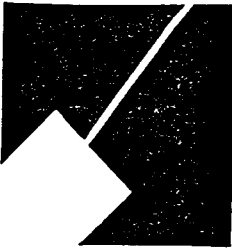
Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Wellington voting for.

The date of this written opinion is July 21, 1999 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 20, 1999 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-98004R is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On July 8, 1999, Site Plan Review #8-99039 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

- 1) Development Program to include a phasing schedule as follows:
 - a. Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - b. Community-wide pedestrian pathways must be completed prior to seventy percent occupancy of each phase of the development.
 - c. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - d. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - e. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - f. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - 2) Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition of approval.
- B. Signature set of site, landscape/lighting, and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
- 1) Limits of disturbance;
 - 2) Conditions of DPS Stormwater Management Concept approval letter dated *May 25, 1999*;
 - 3) The development program inspection schedule.
 - 4) Street trees 40 feet on center along all public streets;
- C. No clearing or grading prior to M-NCPPC approval of signature set of plans.



MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: May 9, 2000

SITE PLAN REVIEW: #8-00029

PROJECT: Seneca Orbital

Action: Approval subject to conditions. Motion was made by Commissioner Holmes , seconded by Commissioner Wellington, with a vote of 4-0, Commissioners Holmes, Hussmann, Perdue and Wellington voting for. Commissioner Bryant was absent.

The date of this written opinion is May 9, 2000, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 8, 2000, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-98004R is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On May 4, 2000, Site Plan Review #8-00029 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

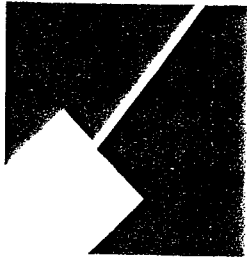
The Montgomery County Planning Board APPROVES Site Plan Review #8-00029 which consists of 250,410 gross square feet of office manufacturing space subject to the following conditions:

1. Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided:
 - a. A table shall be submitted which demonstrates conformance with the green area and parking coverage requirements taking into account the entire development.
 - b. The loading area associated with Building 8 shall be screened from view from Goldenrod Lane. Screening measures may include the use of walls, berming and/or landscaping.
 - c. The landscape planting proposed along Goldenrod Lane shall be revised in conformance with Section 59-E-2.71. The spacing of shrubs along this visually critical corridor will be revised to enable the shrubs to grow into a shrub mass.
 - d. The landscape plans shall be revised to provide foundation planting at the base of each building, additional planting around the bus stop, shrub masses along the common entry drive between Lots 7 and future Lot 8, and additional shade trees in the entrance medians and interior parking lot islands.
Additional landscape planting shall also be provided along the southern property line in conformance with Section 59-E-2.72 and to screen the loading area associated with Building 10.
 - e. Special paving shall be provided in the plaza area. Details and specifications for the plaza seating, lighting, planting, railing etc. shall be added to the plans. The landscape planting proposed in the plaza area shall be revised/supplemented to establish a site identity and an amenity.
 - f. The location of future lead walk connections to the future office site to the north shall be provided on the site plan. The final location of these connections will be determined at the time of submission of the site plan for the adjoining property.
 - g. The lighting plan shall be revised to show that all parking lot standards are located within landscape islands where possible. A computer generated lighting distribution (photometric) plan and lighting details and specifications shall be submitted and approved by staff. Lighting levels shall be in

conformance with the recently published IESNA standards.

- h. The parking spaces near the 34" caliper Oak tree shall be deleted and /or relocated to maximize the undisturbed area within the critical root zone. The storm drain line shown within the critical zone shall be relocated.
2. Prior to release of building permits for Lots 6 and/or 7, the trail through Lot 5 and through the forest conservation area located in the southeast corner of Lot 7, shall be field located by the applicant and M-NCPPC staff. Construction of the trail shall be completed prior to occupancy of the first building on Lot 6 or Lot 7. The trail shall be constructed in conformance with M-NCPPC trail construction standards and specifications and shall include boardwalk through wetland areas.
3. The 24" storm drain outfall into the forest conservation area shall be field located to minimize impact to the tree save area. The location of the outfall shall be shown on the final forest conservation plan.
4. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 2) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 3) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 4) Coordination of each section of the development and roads;
 - 5) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management program.
5. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers;
 - b. Limits of disturbance;
 - c. Methods and location of tree protection;
 - d. Forest Conservation areas;
 - e. Relocation of stormwater facility outfalls from pond away from forest preservation or other environmentally sensitive areas;

- f. Conditions of DPS Stormwater Management Concept approval letter dated *April 14, 2000*;
 - g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - h. The development program inspection schedule.
 - I. Conservation easement boundary
 - j. location of outfalls away from tree preservation areas;
6. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
7. No clearing or grading prior to M-NCPPC approval of signature set of plans.



MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: January 8, 2001

SITE PLAN REVIEW: #8-01006

PROJECT: OBA at Seneca Meadows Corporate Center

Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Perdue, with a vote of 3-0, Commissioners Holmes, Perdue and Wellington voting for. Commissioners Bryant and Hussmann, were absent.

The date of this written opinion is January 8, 2001, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before February 8, 2001, (which is thirty days from the date of this written opinion. If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1- 98024 is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8

On December 14, 2000, Site Plan Review #8-01006 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the I-3 zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, and the*

pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Montgomery County Planning Board APPROVES Site Plan Review #8-01006 which consists of 30,000 square feet of commercial bank subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Category II conservation easement to be placed over landscaped area as shown on the approved final forest conservation plan no. 8-98038 and to be shown on record plat.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Community-wide pedestrian pathways and sitting areas must be completed prior to occupancy.
 - 2) Landscaping associated with each parking lot and building shall be completed as construction of the facility is completed.
 - 3) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of the facility is completed.
 - 4) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 5) Coordination of each section of the development and roads;
 - 6) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Forest Conservation areas;
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection

- devices prior to clearing and grading;
 - e. The development program inspection schedule.
 - f. Conservation easement boundary;
 - g. Street trees center along all public streets;
 - h. Environmental setting protecting the historic resource or site.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

August 30, 2001

TO: Linda Komes, Site Plan Reviewer
Development Review Division

FROM: Sue Edwards, I-270 Corridor Team Leader *SE*
Community-Based Planning Division

SUBJECT: Seneca Meadow Corporate Park, Lot 9 (Site Plan #8-01029)

This memo discusses concerns of the Community-Based Planning staff regarding excessive parking requested by this applicant for the future Suburban Hospital use of this property. At issue is the number of parking places proposed for this parcel zoned I-3 at a location for a future Corridor Cities Transitway station stop.

This property within the Seneca Meadows Corporate Center holds a very visible location from I-270, the Maryland Technology Corridor through Montgomery and Frederick. Development of the signature properties at I-270 and MD 118 (Seneca Meadows Corporate Park) and I-270 and Ridge Road / Father Hurley Boulevard (Milestone Business Center) has been mindful of presenting a corporate and technology image from Interstate 270.

A unified landscaping plan according to the guidelines contained in the I-270 Master Planting Plan Design Guidelines by the Maryland State Highway Administration has been agreed to in order to bring about a common image and plant palette. The required landscaping supplies a visual buffer of surface parking as well as shading and softening these parking areas.

A future station stop for the Corridor Cities Transitway occurs within this property. As stated in the Master Plan, the alignment of the transitway and its facilities is a critical determinant of building location and orientation for this business park. Additional parking is not warranted where a future transit station is located and where interim bus service will be supplied.

The I-3 zone requires a Trip Reduction Agreement. A standard element of trip reduction is to constrain parking and supply other transportation options.

The predominance of this site within the Seneca Meadows Corporate Park adjacent to and visible

from I-270, the presence of a future Corridor Cities Transitway station, and the requirements for trip reduction do not support the request for additional parking for the mix of uses proposed by Suburban Hospital.

n:divcp/edwards/germ.8-01029.wpd

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

August 15, 2001

Mr. William Kominers
Holland & Knight
Suite 800
3 Bethesda Metro Center
Bethesda, MD 20814-6301

RE: Seneca Meadows – Proposed Trip Reduction Program

Dear Mr. *Bill* Kominers:

I have reviewed your proposed trip reduction plan for Seneca Meadows to comply with the Trip Reduction Guidelines contained in the I-3 zone as presented in your letter to Ms. Linda Komes dated August 6, 2001.

The trip reduction goal of 7% is in keeping with other I-3 zoned properties in this area. The trip reduction plan is generally acceptable also. However, the language describing the transit fare discount (1) (c) is unclear. Please rewrite this element.

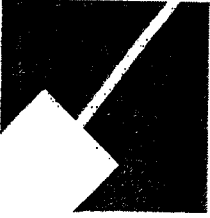
The last sentence in (1)(f), "*The results of the counts shall be provided promptly to RCP.*" is not in keeping with our practice. We will provide this information to you on an informal request basis, but we do not have the staff resources to formally provide this information to all of our traffic mitigation accounts.

Sincerely,

Thomas V. Robertson
Transportation Coordinator

TVR:kcw

cc: Linda Komes
Ron Welke



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Linda Komes
Development Review Division

SUBJECT: Plan # 8-01029, Name Seneca Meadows Corporate Center
DRC date: 07/16/01

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

Plan is complete.

EPD RECOMMENDATIONS:

- Approval.
- Approval with conditions as specified below. (see comments)
- Disapproval of plan. (see comments)
- Hold for the following Revisions/Additional Information before scheduling for Planning Board:
 - Revise forest conservation plan (see FCP recommendation sheet)
 - Water and/or Sewer category change approval necessary (see comments)
 - DPS floodplain study approval necessary
 - DPS SWM concept approval necessary _____
 - Other (see comments)

Comments:

1. Please submit photometric plan.
2. Use full cutoff or fully shielded luminaries.
3. Average to minimum uniformity ratio shall not exceed 4:1. This is consistent with the Illuminating Engineering Society of North America's (IESNA) minimum recommended lighting practices for parking facilities, found in publication RP-20.

SIGNATURE: *Mark Pfefferle* 301 495-4730
Mark Pfefferle
Environmental Planning Division

DATE: July 13, 2001

cc: Michael Plitt, Macris, Hendricks & Glascock

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

99022



RECEIVED SEP 15 1997

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hill
Director

September 12, 1997

Mrs. Pamela Shank
Rodgers and Associates, Inc.
9260 Gather Road
Gathersburg, MD 20885

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED FOR

Re: Stormwater Management CONCEPT Request
for Seneca Meadows Corporate Center
(Marriott Property)
Preliminary Plan #: 1-87284 - 19889
Tract Size/Zone: 154.5 Ac-3
Total Concept Area: 135 Ac
Tax Plate: EL66
Liber/Folio: 9246750, 7602/781
Monng. Co. Grid: 13097
Watershed: Little Seneca Cr.

CONCEPT STILL ACCEPTABLE
FOR ALL PORTIONS OF
THIS SITE PLAN
R. J. [Signature] 4/4/01
APPROVED Date

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site water quantity control and on-site water quality control via existing on-site wetland ponds. (Marriott 1A, 1B, and 4) and with additional sand filters, water quality inlets and wetland enhancement within the ponds.

The following items and conditions will need to be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the time.

1. Pond #4:
 - a. Provide and install an access ladder, per original plan, inside the pond riser.
 - b. Excavate and repair the low flow filter where erosion has occurred.
 - c. Provide and install a larger trash rack on the low flow inlet. (See Millstone pond #4 for details.)
 - d. Investigate providing wetland enhancement within the boundaries of Pond #4.
2. Pond 1B: Provide and install new wetland plantings.
3. Where possible, provide plunge pools at storm drain outfalls.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute

Pamela Shank
September 12, 1997
Page 2

grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent actions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Richard Gee at (301)217-6312.

Sincerely,



Richard R. Brush, Manager
Water Resources Section

RRB:amr:CN187284

cc: J. Davis
S. Federline
SM File # 1-87284
SM Log # 08-017

CN - on-site: Acres: 136
CL - on-site: Acres: 136

**SENECA MEADOWS CORPORATE CENTER
SWM CONCEPT ADDENDUM**

The following table shows the impervious areas draining to ponds 1A, 1B, 4 and the interchange pond (RCK pond 1). These areas were determined from the previously approved preliminary plan and the new preliminary plan.

Pond #	Original impervious area	Revised impervious area	change in impervious area
Pond 1A	13.84 ac.	14.61 ac.	+0.77 ac.
Pond 1B	9.96 ac.	7.51 ac.	-2.45 ac.
Pond 4	31.8 ac.	33.0 ac.	+1.2 ac.
Interchange pond (1)	31.0 ac.	15.3 ac.	-15.7 ac.

These figures are for on-site drainage contributions only. The original design for these ponds was to provide 1/2" of storage in extended detention for their entire drainage area. Except Pond 4 which used a drainage area excluding the bog. The new design will utilize the existing ponds and incorporate pre-treatment facilities or stormceptor pre-treatment structures. The overall drainage area to the interchange pond is reduced by 19 acres which will go to Pond 4. Pond 4 should be very adequate to handle this increase as it was originally designed with extended detention storage for the entire Mall, Winchester townhouse area and the Bozzuto townhouse area. These areas now have their own quality control structures that will reduce the quantity needs in Pond 4.

Montgomery County's Interim Parking Policy

This is the Planning Board's interim policy regarding the maximum amount of parking spaces permitted in office, research & development, "flex," and industrial development projects. This policy will be in effect until the completion of a in-depth study of factors relating to the supply of, and demand for, parking. This study is expected to be completed at the end of 1998. The Interim Parking Policy is:

- (1) A parking ratio of 4.0 spaces per 1,000 square feet of gross floor area for office, R&D, "flex" or industrial space will be granted for properties without imposing any additional conditions in areas more than 1/4 mile from Metro stations. For medical offices, the ratio will be 5.0 spaces per 1,000 square feet. These parking ratios reflect the minimum parking ratios required by the overwhelming majority of current space requests for proposals (RFPs) reviewed by staff.
- (2) A parking ratio of 3.2 spaces per 1,000 square feet of gross floor area will be granted without imposing additional conditions in areas within 1/4 mile of a Metro Station. This ratio reflects an expected 20 percent difference in the transit mode share for commercial structures within easy walking distance of a major transit hub and similar commercial structures in areas *not* within walking distance of transit.
- (3) Developers wishing to build more parking spaces than the guaranteed parking ratio must demonstrate a need. This demonstration of need should not be so burdensome as to discourage developers who have a need for more parking from requesting it. The criteria for granting additional spaces above the guaranteed ratio should be clear so that developers will know in advance if they qualify. Staff is proposing that developers be granted the numbers of spaces they request above the guaranteed ratio if they meet all of the following requirements:
 - (a) The project's main tenants (50% or more of space) or owner (if owner-occupied space) state in writing that they require the higher ratio.
 - (b) Additional parking above the guaranteed ratio must remain open green space until it is needed, unless the additional space will be structured.
 - (c) The developer demonstrates, to the Planning Board's satisfaction, that the project's trip generation won't exceed the trip generation that would be expected under the guaranteed parking ratio.
- (4) The number of parking spaces that the guaranteed ratio produces on a particular site is set at the time of the Planning Board's review of the preliminary plan of subdivision, or for projects that require one, at the time of site plan review. Developers with an approved preliminary plan or site plan that are requesting additional parking would need to return to the Planning Board for approval of a revised plan. It is possible that there may be conditions under which the Planning Board may agree that a request for additional parking could be reviewed administratively. This could include instances where the additional parking can be accommodated on the already-paved area through re-striping, valet parking, etc.

For more information about Montgomery County's interim parking policy, please contact Karl Moritz at the Montgomery County Department of Park and Planning, Maryland-National-Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, MD 20910. Phone: 301-495-1312. Fax: 301-495-1305. E-mail: moritz@mncppc.state.md.us

1998

Proposed Interim Policy

The proposed Interim Parking Policy is:

- (1) A parking ratio of 4.0 spaces per 1,000 square feet of gross floor area for office, R&D, "flex" or industrial space will be granted for properties without imposing any additional conditions in areas more than 1/4 mile from Metro stations. For medical offices, the ratio will be 5.0 spaces per 1,000 square feet. These parking ratios reflect the minimum parking ratios required by the overwhelming majority of current space requests for proposals (RFPs) reviewed by staff.
- (2) A parking ratio of 3.2 spaces per 1,000 square feet of gross floor area will be granted without imposing additional conditions in areas within 1/4 mile of a Metro Station. This ratio reflects an expected 20 percent difference in the transit mode share for commercial structures within easy walking distance of a major transit hub and similar commercial structures in areas *not* within walking distance of transit..
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