



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## MEMORANDUM

**DATE:** October 3, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** John A. Carter, Chief, Community-Based Planning Division *JAC*  
**FROM:** Sue Edwards, I-270 Corridor Team Leader (301) 495-4518 *sue*

**REVIEW TYPE:** Mandatory Referral - Site Selection  
**PROJECT NAME:** Montgomery College - Germantown Business Park  
**APPLICANT:** Montgomery College Board of Trustees

**CASE NUMBER:** MR02306-M-1  
**REVIEW BASIS:** Article 28, Chapter 7-112 of the Regional District Act

**LOCATION:** Germantown Campus  
**MASTER PLAN:** Germantown Master Plan  
**FILING DATE:** September 17, 2002

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**STAFF RECOMMENDATION:** APPROVAL to transmit comments to Montgomery College.

1. Development of the former Kay property will be subject to the Montgomery County Zoning Ordinance and Subdivision Regulations when constructed, operated, and occupied by private organizations.
2. Completion of Goldenrod Lane within the property shall conform with the Commercial-Industrial roadway classification.
3. The applicant shall prepare a unified landscape treatment consistent with other business parks adjoining I-270.
4. The applicant must meet all forest conservation, stream protection and other environmental regulations.

## PROJECT DESCRIPTION

The Montgomery College Board of Trustees proposes to purchase a 20-acre parcel adjacent to the Montgomery College Germantown campus for use as a business park (Figure 1). This property acquisition enhances long-range plans of the College and the Montgomery County Department of Economic Development to promote the biotechnology industry and the College role in supporting this industry.

The property, known as the Kay tract, is located along the northwest edge of the campus frontage on I-270 and the east-bound ramp for MD 118. The Germantown Master Plan, adopted and approved in 1989, recommends employment use for this property with a zoning recommendation of I-3.

Selection of this property for a campus-related business park was initiated by the Department of Economic Development. In preliminary discussions of ownership and occupancy of the business park, the College stated an interest in a public-private partnership where the College would extend a ground lease to a private interest to build and occupy the building(s). No other sites proximate to the campus were considered for a business park use. The property will be incorporated into revisions to the Germantown Campus Facilities Master Plan forthcoming in early 2003.

**Site Description** – The property is fully forested and appears to be the headwaters of a small stream located at the southwest corner of the property. A previous Natural Resource Inventory identified at least one 30” specimen White Oak (*Quercus alba*) and one 25.5” significant Red Oak (*Quercus rubra*) near the northwestern edge of the property. Every effort must be made to protect these and similar trees on the site.

**Access and Parking** – Access to the property occurs via Goldenrod Lane, which exists from MD 118 southward to the Kay property boundary. Existing Goldenrod Lane is paved at an approximate dimension of 60 feet, curb to curb absent a median. Goldenrod Lane is classified as a Commercial-Industrial roadway with 100-foot right-of-way encompassing a four-lane, divided roadway cross section. This cross section allows for four 13-foot wide travel lanes, an 18-foot wide median, 8-foot wide landscape panels on each side, and 5-foot wide sidewalks on each side. Staff recommends continuation of this classification roadway internal to the Kay property.

Parking for the proposed business park development has not been finalized. For property zoned I-3, parking is typically provided at four spaces per thousand square feet of development. A 600,000-square foot building would therefore yield approximately 2,400 spaces. A parking field of this size should be broken into smaller areas with ample landscaped islands providing shade trees and ornamental plants. All parking areas should be screened from visibility along I-270.

**Landscaping** – A unified landscape plan for projects along I-270 has been adopted in the Site Plans for Seneca Meadows and Milestone Business Park. Staff recommends continuation of this landscape treatment, where appropriate due to topography, on the Kay property. The landscape treatment is intended to showcase building architecture and form while supplying a transition to the highway right of way.

## **ANALYSIS**

**Master Plan** – The proposed property is covered by Analysis Area EC-8 in the Employment Corridor of the Germantown Master Plan, adopted and approved in 1989 (Figure 2). The Master Plan states:

"This 32-acre area is zoned I-3 in conformance with the 1974 Master Plan. It is located along Goldenrod Lane southeast of the MD 118/I-270 interchange. There are two office buildings and a hotel within this area, as well as two vacant parcels. At 0.5 Floor Area Ratio (FAR), development in this area may yield up to 575,000 square feet of building area (2,300 employees).

The following development guidelines should be considered when reviewing development proposals for this analysis area:

- Preserve existing, mature trees.
- Provide a landscaped buffer along the developed areas of Montgomery College."

The Master Plan establishes a guideline for the amount of development for the remaining parcels of EC-8, including the Kay property. This amount may be slightly less than contemplated for the Montgomery College business park and should form the basis for the Germantown Campus Facility Master Plan now underway. Additional comments in the Transportation section of this report address circumstances where the .5 FAR may be exceeded.

**Development Standards** – The purpose clause for the I-3 zone within the Montgomery County Zoning Ordinance states that the purpose of the I-3 zone is:

"...to provide a medium density industrial zone for park-like development of high technology industries, research and development facilities, corporate and business offices and uses that have similar locational, site development, and use requirements. The I-3 zone is intended to be at locations within the County that are served by transit."

Building heights are limited to 100 feet with 35 percent green space and off-street parking occupying no more than 45 percent of the site area.

**Environmental Resources** – A previous Natural Resource Inventory/Forest Stand Delineation and a Preliminary Forest Conservation Plan for the property has expired. These documents must be recertified or revised to meet current requirements. The new Forest Conservation Plan must include the identification of specimen and champion trees by size, species, and location.

There are slope constraints (Figure 3) that must be considered in development of the site. Due to the terrain, building construction on the site may generate excess fill material that will require proper disposal.

The applicant is encouraged to use green, or living roofs in building construction as these aid in aesthetics, reduces the amount of impervious surface, and improves the quality of stormwater generated by the site.

**Historic Resources** – There are no historic resources known to be within the Kay property.

**Transportation** – Development of the Kay property will be subject to the Adequate Public Facilities tests including Local Area Transportation Review (LATR) and Policy Area Review. A traffic impact study is required to satisfy LATR since the proposed land uses will generate 50 or more peak-hour trips during the weekday morning and evening peak periods. The traffic impact study parameters (such as number and location of intersections to be studied) should be coordinated through the Transportation Planning staff.

Policy Area Review evaluates the staging ceiling capacity for the Germantown East policy area under the adopted Annual Growth Policy. The staging ceiling for Germantown East is 1,072 jobs remaining.

Requirements of the I-3 zone special trip reduction guidelines (Montgomery County Zoning Ordinance section 59-C-5.436) to achieve as a goal a reduction in auto trips for I-3 projects of 10 percent below the peak hour generation rates adopted by the Planning Board for the administration of the Adequate Public Facilities Ordinance.

The I-3 zone has a provision whereby the maximum density may be increased up to a maximum floor area ratio of .60 provided that the applicant for development obtain approval of a traffic mitigation agreement at the time of site plan review that will result in traffic generation equal or less than a project with a floor area ratio of .50 (section 59-C-5.3).

The Goldenrod Station for the proposed Corridor Cites Transitway (CCT) is more than one mile from the entrance to Montgomery College-Germantown. This distance is beyond an easy walking distance for future business park employees, clients, academic staff, and students. At the time of the CCT Alignment Final Report in 1994, Montgomery College was approached concerning transitway service to the College. The College had little interest in being served by the Transitway which resulted in a final alignment which does not include the College.

The College Board of Trustees should reexamine this earlier position and seek opportunities to plan the proposed business park in a manner which links with the Goldenrod or Germantown Town Center Station, whichever is built first.

## **COMMUNITY CONCERNS**

No comments have been received concerning the site selection for the proposed business park at Montgomery College-Germantown.

## **CONCLUSION**

Staff recommends site approval for the selection of the Kay tract for acquisition by Montgomery College for a future business park.

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Attachments:

Figure 1: Vicinity Map

Figure 2: Employment Corridor in the Germantown Master Plan

Figure 3: Environmental Resources

# VICINITY MAP FOR KAY PROPERTY



Map compiled on September 30, 2002 at 5:35 PM | Site located on base sheet no. 227NW12 | Date of Orthophotos - March 1998 | Orthophoto Images Licensed from WARGIS LLC

### NOTICE

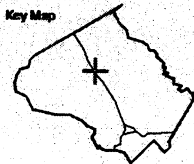
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Key Map



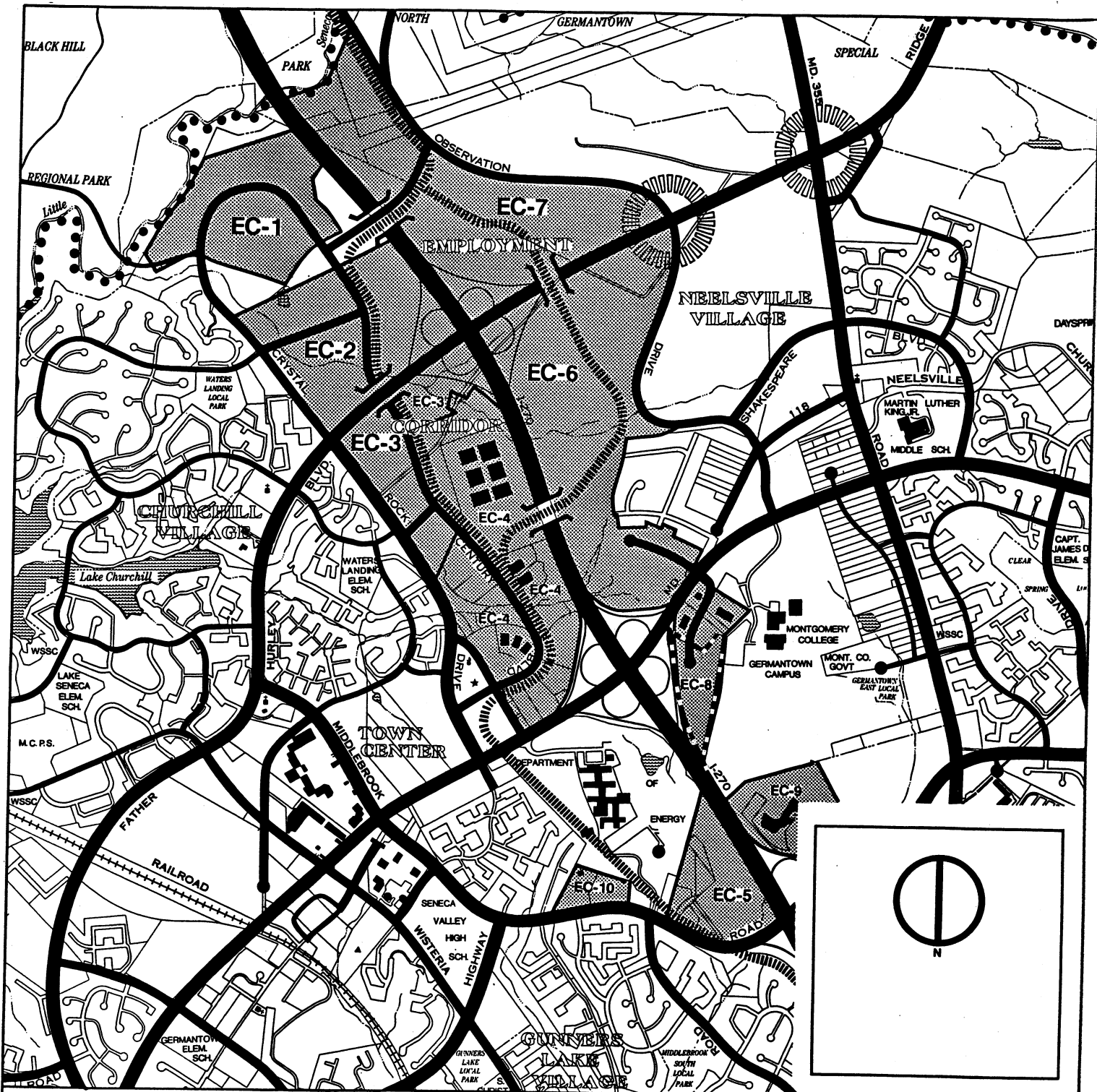
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## Employment Corridor: Analysis Areas

**G** Comprehensive Amendment  
to the Master Plan for Germantown  
Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission



Figure 3

