



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

December 17, 1990

Ms. Suzanne Warren
Manekin Corporation
7165 Columbia Gateway Drive
Columbia, Maryland 21046

Dear Ms. Warren:

I thank you for your engineer's very thorough notes of the site plan review committee meeting and our meeting that followed. I am enclosing this summary of our staff's comments with the redlined plans that I promised you, in the event that we don't have the opportunity to talk on the phone before I leave for vacation. For the following reasons, we are planning to move this site plan hearing from January 17, to the next available date, February 7:

1. Century Boulevard follows neither the Master Plan nor the Preliminary Plan alignment. At this point in time, Pat Willard has informed me that she would recommend denial of the site plan. Because the alignment does not match the Master Plan, we must consider your application incomplete.
2. Stormwater management issues raised by MCDEP must also be resolved for the site plan to go ahead.
3. Street trees should be provided on your side of Crystal Rock Drive, whether in a DOT easement or, in an additional dedicated right-of-way. If you do not agree to this dedication as part of the site plan, it can be recommended as part of the approval of any preliminary plans for square footage above the 194,500 s.f.
4. A bike path should be provided on the southeast side of Cloverleaf Drive. Pat Willard has determined that there is room for the bike path with the additional right-of-way for turn lanes at intersections outlined in the Germantown Master Plan (see attached memo). This additional right-of-way may cause some shifting of buildings and parking.
5. I-3 Guidelines
 - a. Trip Reduction

Parking spaces must be reduced to meet the rate of 3 spaces/1,000 s.f. minus 10 percent per the Transportation Division's requirement, otherwise staff will recommend disapproval of your current layout.

Ms. Suzanne Warren
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b. Pedestrian Circulation

The plan should make stronger connections and places for pedestrians through parking areas as noted on the redlined plan. For example, the entrance plazas on buildings 6 and 7 should be moved to the corners as in buildings 3 and 4.

In my absence please direct any questions to Larry Ponsford.

Sincerely,

BROOKE LAF

Brooke Farquhar
Urban Design Division

BF:eb/b:Warren bf

8-90060



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 6, 1993

The Zanvyl Krieger Fund, Inc.
c/o Howard R. Majev, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

**Re: Property Owned by Creamore Germantown Associates
Located In Montgomery County, Maryland and Known As
Parcel 1 of The Cloverleaf Center Subdivision at
Crystal Rock and Century Boulevard**

Ladies and Gentlemen:

This office has been advised that you intend to extend certain construction financing to the owner of the above-referenced property, and that you have requested this office to provide a letter confirming the compliance of the property with applicable zoning requirements.

Site Plan #8-90060 was approved for the subject property by the Montgomery County Planning Board in December of 1992 (see attached opinion). On Parcel 1, a site comprising approximately 9.8 acres, two two-story office buildings and one one-story office/research and development building were approved. The two-story buildings are to contain 49,000 square feet and 18,200 square feet respectively. The one-story building is approved for 29,129 square feet. In its approval of the site plan the Board found the plan to be in conformance with the standards of the I-3 zone, including:

1. the area, width or depth of the land as a building site for said structures;
2. the proposed floor space area of said structures;
3. the proposed setbacks of said structures from the property lines or plans;
4. the site of said structure; and

5. the required number of parking spaces.

Sincerely,
Brooke Farquhar
Brooke Farquhar

Site Plan Reviewer
Development Review Division
Montgomery County, Maryland



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: March 2, 1993

SITE PLAN REVIEW #8-90060

PROJECT: Cloverleaf Center, Phase I

Action: Approval subject to conditions. Motion was made by Commissioner Richardson, seconded by Commissioner Aron, with a vote of 4-1, Commissioners Aron, Baptiste, Bauman, and Richardson voting for. Commissioner Floreen voting against.

The date of this written opinion is February 25, 1993, (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 March 27, 1993, (which is thirty days from the date of this written opinion). If no administrative appeal is filed, then this site plan unless otherwise provided for in the adopted Guidelines and Policies for Site Plan Extensions, shall remain valid until April 30, 1995 (which is the date that the validity period associated with the preliminary plan is set to expire as of the date of this opinion).

On October 3, 1990, Creamore Germantown Associates submitted an application for the approval of a site plan for property in the I-3 zone. The application was designated Site Plan Review #8-90060.

On October 10, 1991, the Site Plan went to public hearing before the Montgomery County Planning Board. Following the public hearing, at the request of the applicant, the Board agreed to defer taking a final action on the site plan until certain events of relevance to the applicant had occurred. At the request of the applicant, the site plan returned to the Planning Board for its consideration of such additional evidence which the applicant wanted to present to the Board. On December 10, 1992, the Planning Board resumed its public hearing on the site plan to consider applicant's additional testimony and evidence. The purpose of such presentation was to seek approval by the Board to revise certain terms and conditions originally associated with the action to conditionally approve proposed by the Board in the course of its October 10, 1991, public hearing. The Board, thereafter, reviewed all of the accumulated evidence of record. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is make a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan meets all of the requirements of the zone in which it is located.
2. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.
3. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The Montgomery County Planning Board approves Site Plan Review #8-90060 as follows:

403,657 square feet - office

subject to the following conditions:

1. Submit a Site Plan Enforcement Agreement, and Development Program for review prior to approval of the initial building permit as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed.
 - 2) Clearing and grading schedule.
 - b. Development Program to include tree preservation schedule.
2. Submit a phasing plan as follows:
 - a. Phasing for all clearing and grading that will correspond to the construction schedule and reduce soil erosion.
 - b. Phasing of each section of the development.
 - c. Phasing of stormwater management facilities.
3. Submit a tree preservation plan to staff for review and approval prior to approval of the signature set. Tree preservation program shall appear on the tree preservation plan.
4. Tree-save areas and protection devices to be inspected by staff prior to any clearing or grading. The tree-save line must be shown on the approved sediment and erosion control plan.
5. No clearing or grading prior to Planning Department approval of signature set of plans.
6. Applicant to install sixty street trees approximately forty feet on center along the east side of Crystal Rock Drive for the length of the site plan. Trees to match the size and species of those to be installed by MCDOT on the west side of Crystal Rock Drive opposite the site plan.

7. Applicant to provide a four-foot wide easement along their west property line to accommodate the future construction by others of bikeway in the configuration described in sketch B of the staff report.
8. Applicant to provide Trip Reduction Program in accordance with TDP memo dated December 7, 1992, (as revised by the Planning Board). Applicant to execute an agreement, prior to release of any building permit, providing for applicant's compliance with operating the Trip Reduction Program and maintaining the assigned trip reduction goal.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 27, 1995

Mr. Craig Wess
Manekin Corporation
7165 Columbia Gateway Drive
Columbia, MD 21046

RE: Cloverleaf Center,
Building Four
Site Plan #8-90060

Dear Mr. Wess:

The final inspection of this site is complete. All of the required site plan amenities are in place. This project is in compliance and approved. Thanks for Dave Wickham's and your cooperation with this inspection.

Sincerely,

Steven Cary
Plan Enforcement
Development Review

cc: Barbara Sears, Linowes and Blocher



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 15, 1997

Mr. David Wickham
Manekin Corporation
7165 Columbia Gateway Drive
Columbia, MD 21046

RE: Cloverleaf Center,
Buildings 1 and 2
Site Plan #8-90060

Dear Mr. Wickham:

In accordance with the Site Plan Enforcement Agreement and Development Program, a final inspection of these building sites occurred on January 13. All of the required amenities comply with the approved plans and field adjustments, therefore, M-NCPPC considers this project complete and approved.

Thanks for your cooperation. Please call me at 301 495-4581 if you have any further questions.

Sincerely,

Steven Cary
Plan Enforcement
Development Review



October 5, 2000

Mr. John Bernot
Project Manager
Helix/Structure Tone
20440 Century Blvd.
Germantown, Maryland 20874

Re: Cloverleaf Center (Parcel 7), Buildings 7,8 & 9-Punch list
Site Plan #8-90060

Dear Mr. Bernot,

Consistent with my site visit on October 4, 2000 the remaining punch list items need to be implemented prior to final inspection and approval for the referenced property. Completion of these punch list items will satisfy the requirements of the Site Plan Enforcement Agreement and bring this project into compliance with the approved plans.

1. Replace two dead Willow Oaks between buildings 8 & 9
2. Transplant the Ash from the island to the hole dug in front of building 8.

The plant material and installation for the remainder of the property was very good. Please contact me at 301 495-2187 when the work is completed for your final sign-off, or if you have any questions with regard to the referenced site plan inspection.

Very truly yours,

Robert A. Kronenberg, RLA
Plan Enforcement
Development Review Division