

# Plan Review - Department Review Status

Project Name: **82015001B**

Workflow Started: **10/04/2022 10:06 AM**

Report Generated: **02/24/2023 11:11 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA DESIGN	Revision Requested	Natasha Fahim
	AREA ENVIRONMENTAL	Revision Requested	Steve Findley
	AREA MASTER PLAN		Nkosi Yearwood
	AREA SITE PLAN		Parker Smith
	AREA SUBDIVISION		Troy Leftwich
	AREA TRANSPORTATION		Parker Smith
	COUNTY TRANSPORTATION		
	DPS ZONING	Revision Requested	Melissa Goutos
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Incomplete	Francis Azebaze
	PLANNING DESIGN		
	ROW PERMITTING	Revision Requested	Sam Farhadi
	SEDIMENT & STORMWATER	Revision Requested	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS		
	WATER & WASTEWATER POLICY	Recommend For Approval	George Dizelos
	WSSC	Revision Requested	Kurt Westendorf

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## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
10	1	PEPCO Francis Azebaze 2/16/23 6:17 AM	Comment Please add the 10' PUE on the utility drawing			Unresolved
11	1	FIRE & RESCUE Marie LaBaw 2/16/23 11:08 AM	Changemark FDA Parking garage is not accessible along all exposed exterior walls.	13-FDA-82015001B-001.pdf		Unresolved
12	1	FIRE & RESCUE Marie LaBaw 2/16/23 11:08 AM	Changemark FDA Overlay building footprints with floorplans for level of main access to clarify lobby location(s). Identify elevation of lowest level of fire department vehicular access. Building A FDC is not appropriate collocated with the lobby.	13-FDA-82015001B-001.pdf		Unresolved
13	1	AREA ENVIRONMENTAL Steve Findley 2/16/23 4:20 PM	Comment No red flags on initial review. Marking as Revisions Requested to enable me to remain involved in the review.			Unresolved
14	1	ROW PERMITTING Sam Farhadi 2/21/23 11:14 AM	Changemark DPS-RPP-1 - Access and improvement for Old Georgetown Road (MD 187) per MSHA. - Address MCDOT comments for preliminary plan on the site plan as well.	07-SITE-82015001B-003.pdf		Unresolved
15	1	ROW PERMITTING Sam Farhadi 2/21/23 11:16 AM	Changemark DPS-RPP-2 Access points on public roads: a. Provide the minimum curb radii that will accommodate the site traffic and truck turning movements. b. Driveway apron should not cross the frontage unless there is common ownership which needs to clearly labeled.	07-SITE-82015001B-003.pdf		Unresolved
16	1	ROW PERMITTING Sam Farhadi 2/21/23 11:17 AM	Changemark DPS-RPP-3 Existing frontage public sidewalk: a. Ensure is to ADA standards (minimum five feet wide) and label it accordingly. b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made. c. ensure 1' of maintenance strip has been provided. d. Show/ label green panel clearly.	07-SITE-82015001B-003.pdf		Unresolved

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			e. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed. f. Provide PIE if needed. g. Ensure positive drainage toward ROW (specially at the proposed driveway). h. Provide landing area and connection to the sidewalk at parking spots. i. In order to the sidewalks/ shared use paths handicap ramps be distinguished from vehicular travel lanes appropriate signage is needed (R5-3).			
17	1	ROW PERMITTING Sam Farhadi 2/21/23 11:18 AM	Changemark DPS-RPP-4 Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.	07-SITE-82015001B-003.pdf		Unresolved
18	1	SEDIMENT & STORMWATER Andrew Kohler 2/22/23 12:44 PM	Comment Obtain an approved SWM concept.			Unresolved
19	1	DPS ZONING Melissa Goutos 2/23/23 1:32 PM	Changemark Changemark #01 Add a layer to show the outline of different zones on this site plan. You have multiple zones on data table.	07-SITE-82015001B-001.pdf		Unresolved
20	1	DPS ZONING Melissa Goutos 2/23/23 1:43 PM	Changemark Changemark #02 to clarify add separate line for each ROW that abuts the property.	07-SITE-82015001B-001.pdf		Unresolved
21	1	DPS ZONING Melissa Goutos 2/23/23 1:43 PM	Changemark Changemark #03 you may wish to add accessory structures to this table as a line item as well. There is potential that if we apply the standard setbacks in the zone, a Rear setback, alley would require a 4 ft min. setback.	07-SITE-82015001B-001.pdf		Unresolved
22	1	DPS ZONING Melissa Goutos 2/23/23 1:43 PM	Changemark Changemark #04 Add garage height on this table.	07-SITE-82015001B-001.pdf		Unresolved
23	1	DPS ZONING Melissa Goutos 2/23/23 1:46 PM	Changemark Changemark #05 Data Table is missing to show the Form details for transparency, blank walls and entrance locations is requested by zoning review. You may wish to use the formatting from Table 4.5.3C in the Zoning Ordinance to provide this info.	07-SITE-82015001B-001.pdf		Unresolved
24	1	DPS ZONING Melissa Goutos 2/23/23 1:51 PM	Changemark Changemark #01 Data Table to show the Form details for	01-SOJ-82015001B.pdf		Unresolved

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			transparency, blank walls and entrance locations is requested by zoning review. You may wish to use the formatting from Table 4.5.3C in the Zoning Ordinance to provide this info.			
25	1	DPS ZONING Melissa Goutos 2/23/23 2:03 PM	Changemark Changemark #01 Is this an alternative point of measurement? Under Section 7.3.4, Site Plan, the Planning Board may approve an alternative point of measurement as part of site plan approval. Please provide more information in the SOJ.	07-SITE-82015001B-003.pdf		Unresolved
26	1	DPS ZONING Melissa Goutos 2/23/23 2:03 PM	Changemark Changemark #02 add the layer with zoning districts on this plan.	07-SITE-82015001B-003.pdf		Unresolved
27	1	AREA SUBDIVISION Troy Leftwich 2/23/23 2:10 PM	Changemark Changemark note #01 put a phase line on the plan or only show the area that is a part of this site plan area	08-LL-82015001B-501.pdf		Unresolved
28	1	AREA SUBDIVISION Troy Leftwich 2/23/23 2:14 PM	Comment Underground all utilities along frontage updated Public Benefit based on Sketch Plan comments Remove Wall Park Access Road on Site Plan drawings Confirm the justification for the spaces required in the garage for public use. the number should allow for the removal surface parking space in the park. (to be confirmed by Parks) Plans need to provide truck turning movement			Unresolved
29	1	PARK PLANNING Henry Coppola 2/23/23 2:26 PM	Comment Combined Parks Comments: <ul style="list-style-type: none"> <li>• <b>Stormwater Management</b> – Parks will not allow for a SWM facility treating off-site water to be built on parkland. The SWM facility for the applicant site should be built fully on the applicant site.</li> <li>• <b>Access Easements</b> – It is not standard practice for Parks to provide access easements over existing parkland (which will restrict the future use of that parkland) to support private development. Fire access and other required maintenance access for buildings and stormwater management should be included on the subject</li> </ul>			Unresolved

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property.

- **LOD and Potential Parkland Impacts from Construction etc** – further discussion should be had with Parks Staff to ensure that an adequate and accurate LOD is determined along the boundary between the subject property and parkland. Temporary construction access or LOD on parkland will not be granted at the time of construction and must be identified through the review process.
  - Any activity or work that takes place on parkland will require a Park Construction Permit.
  - Efforts must be taken to avoid and minimize impacts (both temporary and permanent) to parkland and any impacts that cannot be avoided will be subject to standard Parks mitigation requirements.
  
- **Structured Parking Spaces for Wall Park and KSAC** – Parks Staff are excited about the provision of public parking spaces for Wall Park and KSAC as part of this project. Further discussion is needed on the proposed arrangements to provide parking for Wall Park (which includes parking for Josiah Henson Park) and KSAC in the structured parking included in this Application.
  - If the public parking component is to be part of a business transaction with the County then the provision of those spaces should not qualify as a Major Public Facility and should not provide Public Benefit Points.
  - More information on the number of spaces to be provided is required – for

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			<p>reference there are ~261 spaces in Wall Park Currently and the SOJ mentions providing 128 spaces.</p> <ul style="list-style-type: none"> <li> <b>Structured Parking Access Drive and Other Park Improvements</b> – Parks Staff appreciate the recent meeting and look forward to continued discussion and collaboration on designs for the proposed access drive through Wall Park from KSAC to the structured parking as well as other park improvements. Further discussion is also required to determine the mechanism(s) and timing for design, review, approval, and provision of the access drive and other park improvements.         </li> <li> <b>Entrance to Wall Park</b> - Parks Staff look forward to collaborating with the Applicant and Planning Staff to enhance the connection / entrance to Wall Park from the proposed pedestrian through block connection. This is an exciting and important new entrance to the park which will help improve its connectivity to the surrounding community especially via the continued through block connections to the north and it is necessary to ensure a safe, welcoming, and engaging entrance.         </li> </ul>			
30	1	WSSC Kurt Westendorf 2/23/23 3:20 PM	<p>Changemark WSSC Comments For WSSC comments regarding this plan, please see comments made to the complete plan 12015001B.</p>	19-UTIL-82015001B-001.pdf		Info Only
31	1	AREA DESIGN Natasha Fahim 2/23/23 11:15 PM	<p>Comment Given the site's proximity to the metro station, the Aquatic Center and Local Wall Park, the Marriott Conference Center, and all the planned mixed-use retail along Banneker Avenue that extends further north, this development will create biotech facilities in a highly amenitized area within the White Flint</p>			Unresolved

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		<p>Sector Plan. Staff has worked diligently to understand the intent and layout of the proposed site design and existing site constraints such as topography. We look forward to working with the applicant through the Site Plan with a shared goal of creating a transformative development in White Flint that furthers the Sector Plan's vision and maximizes benefits for the greater community. Staff believes this proposed development will bring biotech users together with other recent developments that will add vitality to the greater neighborhood. This development will complement the county's investment in the realignment project for Old Georgetown Road and Towne Road and set the stage for planned investments in Local Wall Park. Staff's comments are based on recommendations from the 2010 White Flint Sector Plan and Urban Design Guidelines. Following are Staff's comments on the Site Plan application for further discussion: A: CIRCULATION AND SITE LAYOUT Streetscape along Private Road A: Staff supports the provision of Private Road A as an internal east-west connection to access the parking structure and loading/service areas for proposed biotech buildings in later phases. As this road intersects with the central open space, the internal road transforms into Woonerf or a shared street. Staff supports the idea of creating a safe pedestrian environment at this particular location due to the location of the building lobbies and the central open space. To create a pedestrian-friendly environment along the entire length of Private Road A, Staff suggests providing protected sidewalks along both sides of this road as the ultimate built-out. In the first phase of this development, Staff supports the sidewalk provision along Building A, while the sidewalk on the other side of the internal road A can be provided as phase two develops. However, to create a sense of enclosure for this internal road in the first phase of the development, Staff recommends providing street trees on both sides of the road along the entire length. Additionally, please provide detailed plan drawings to clearly show how the streetscape will change as the future phases develop. Location of loading driveway in building A: As shown in the site layout, the location of</p>		
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		<p>the driveway into the loading area is unclear. Please update the site layout drawings to clearly show the curb cut and driveway into the loading area along Grand Park Avenue into Building A. Additionally, Staff recommends creating an uninterrupted pedestrian crossing at the loading area by providing a continuous, raised sidewalk.</p> <p>Interim placemaking: As shown on sheet LL-1.00, the northern side of the parcel along Banneker Street is shown as a seed lawn in the interim. To help activate the frontage along Banneker Street, Staff recommends that this area be an open lawn with no fences around for community gatherings in the interim. Please provide a detailed description explaining the applicant's intent for this area as an interim use.</p> <p>Future garage entry from the Park's site: As mentioned above, this development set the stage for future investments in Local Wall Park by relocating the surface parking spaces in the Local Park site into the proposed parking structure. The site layout shows a winding driveway from the drop-off loop will provide direct vehicular access to the proposed parking structure. Please coordinate directly with the Parks Department regarding the design of the driveway and the number of parking spaces required to be relocated into the parking structure for future park improvement as well as the feasibility of the driveway.</p> <p>B: BUILDING MASSING AND ARCHITECTURE At the site plan submittal stage, Staff must review all aspects of building design, including massing, façade design, architectural elements, and materials. Staff appreciates all the two-dimensional architectural drawings provided for the first phase of this development. In order for Staff to adequately review the architecture and understands the massing's setbacks, we request the applicant provide 3D models showing the massing and views from the surrounding streets.</p> <p>Architecture: Building A: Staff generally supports the massing and creating base-middle-top for the building A facades. Staff appreciates creating the "base" that supports and frames the sidewalks with a taller ground floor with glazing, making this biotech building more inviting and welcoming. Staff also appreciate providing a lobby and fitness center at ground level framing the internal central green to help activate this public</p>			
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		<p>open space. Additionally, Staff appreciates providing tenants spaces on the ground level fronting the internal road A and most of the Grand Park frontage to help activate the streetscape along these roadways. However, after reviewing the proposed elevations, Staff believes that the overt horizontal nature of the window fenestration is overpowering the overall massing of Building A. To further support the break-up of long elevations and to create more interest through the perceived layering of masses, Staff has the following recommendations: East elevation: ? Create a taller base by encompassing the second floor into the base massing. ? Create an asymmetric proportion in the tower. A narrower and taller glassy mass between the two southern piers will create a vertical articulation on the tower above the base. ? Incorporate artistic elements on the loading louver door, which wrap around on southern elevations at the loading/service walls viewed from Local Wall Park. South elevation: ? Create a solid base and help ground the building by extending the columns on the second floor into the first floor, similar to the inner north elevation. ? Incorporate artistic elements to screen the side of the loading area viewed from the Local Wall Park. ? Wrap the glass mass around the corner without the angular shape to accentuate a glass mass similar to the East elevation. Additionally, Staff questions the intent of the angle rather than just wrapping the glass mass to read as a larger volume overlapping this corner of the building. The angle extending into the base on the South elevation seems even more forced and confusing as the base and the tower above are set back from each other. Staff recommends using this overlapping volume as a design feature to help break up the long elevations. * Please refer to Staff's sketches in the upload folder of eplans for clarifications. Garage screening: The proposed parking structure is fully visible from all four sides. The southern elevation is a backdrop to Local Wall Park, and the east elevation frames the proposed central open space. The western side faces Old Georgetown Road, while the northern side will be viewed from future building C along the internal road. As proposed, all elevations of the parking structure do not offer any aesthetic backdrop for these significant</p>		
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			<p>public spaces other than more utilitarian precast construction. The proposed parking structure offers little inspiration or interest to passing pedestrians, cars, and bikers. Staff believes these elevations should have architectural designs and articulated screening to create beauty and interest for passing vehicles and pedestrians. Staff recommends using architectural details, art, and/or high-grade facade treatments for all elevations of the proposed parking structure. Please provide architectural details and/or photometric examples of how this parking structure will be screened on all exposed sides. ** ** Please refer to the Staff's sketch and precedent images provided in Staff exhibits for clarification.</p>			
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