

Montgomery County Smart Growth Initiative Comparison with Centerpark Approvals

County statistics are preliminary and subject to change

3/10/09	Montgomery County (excluding Lot 10)	Approved Preliminary Plan (excluding Lot 10)
BUILDINGS		
2 Maximum On-Site Building Area	595,700 SF footprint	1,236,211 SF
3 Building Height	42' max for all buildings	42' max on Lots 1-5 and 8-23
4	80' max for Fire Safety Training Building only	35' max on Lots 6 & 7
5 LEED Certification	LEED Silver for buildings over 10,000 s.f.	LEED certified for buildings over 10,000 s.f.
SITE		
7 Impervious Area (total)	48 acres (36%)	86 acres (66%)
8 Building Coverage (footprint)	14 acres (10.4%) - 595,700 SF	21 acres (16%) – 918,000 s.f.
9 Impervious Paved Surfaces	34 acres (25.4%)	65 acres (50%)
10 Green Area (total)	86 acres (64%)	45 acres (34%)
11 Forested Area (part of Green Area)	28 acres (21%)	28 acres (21%)
12 Lot 7	81% of area in tree preservation	36% of Lot 7 in tree preservation
13	300-foot setback from residential	100-foot minimum setback from residential
TRAFFIC		
15 AM Peak Hour Vehicle Trips	660-750	1,313 maximum
16 PM Peak Hour Vehicle Trips	590-680	1,166 maximum
USES		
18 Potential Uses	<u>Proposed County Uses Matched to Permitted Uses:</u> Fire and Rescue Training..... Fleet Maintenance..... MCPS Food Service Warehouse..... On-site Fleet Fueling..... Maintenance Facilities..... M-NCPPC Metal Shop..... M-NCPPC Exhibit Shop..... M-NCPPC Sand & Gravel Storage..... PSTA and M-NCPPC Offices..... M-NCPPC Outdoor Storage..... Parking Publicly Owned & Operated Uses..... Exercise Facilities for Staff & Training. Indoor Rifle/Pistol Range..... M-NCPPC Sign Shop..... PSTA and M-NCPPC Training..... MCPS & M-NCPPC Warehousing..... M-NCPPC Welding Shop.....	<u>Permitted and Special Exception Uses Similar to County Uses:</u> Ambulance, Fire Stations, or Rescue Squads Animal Boarding Places Auto Repair Building Materials & Supplies Dry Cleaning & Laundry Plant Eating & Drinking Establishments (no drive-thru) Food Production, Packaging, Packing & Canning Gas Station Heliports/Helistops Hospitals Industrial, Light Laboratories Lumberyards Manufacturing Manufacturing of Light Sheet Metal Products Manufacturing/Assembly - Previously Prepared Materials Offloading & Transfer for storage of Sand, Gravel or Rocks Offices Outdoor Storage Parking of Motor Vehicles for Permitted Uses of Zone Place of Religious Worship Printing & Publishing Publicly Owned & Operated Uses Recreation Establishments Retail/Personal Services Rifle or Pistol Ranges, Indoor Sign Shop Trade or Technical School Trucking Terminals Warehouse Welding Shops Wholesale Trades
51 Public Access/Uses	Constructing Access Road to Lois Green Farm Conservation Park	Constructing Access Road to Lois Green Farm Conservation Park
52	Lois Green Conservation Farm Park Parking Lot (completed)	Lois Green Conservation Farm Park Parking Lot (completed)
53	Bike Path along Snouffer School Road	Bike Path along Snouffer School Road
54	Snouffer School Road Widening	Snouffer School Road Widening
55 Community Facilities/Uses	Multi Purpose and Conferenec facilities	None
OPERATIONS		
57 Jobs (on-site)	TBD	3,201 (calculated by M-NCPPC during approval process)
58 Hours	4:30 AM to 11:30 PM (varies among buildings)	Uncontrolled – potentially 24 hrs/day
59 Long Term Control	Owned by Montgomery County with Citizen Input	Lots to be owned by individuals. Property Owners Association to manage common area.