



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # _____
June 7, 2007



MEMORANDUM

DATE: May 15, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Supervisor *CC*
Development Review Division

FROM: *DK*
Dolores Kinney, Senior Planner (301) 495-1321
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parts of Lots 5, 6, 8 and 9

PROJECT NAME: 4901 Hampden Lane

CASE #: 120070280

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: TS-R (Transit Station Residential)

LOCATION: Located at the northwest quadrant of the intersection of Hampden Lane and Woodmont Avenue

MASTER PLAN: Bethesda Chevy Chase Central Business District (CBD) Sector Plan

APPLICANT: Hampden Lane, LLC

ENGINEER: Macris, Hendricks and Glascock

ATTORNEY: Starks, Meyer & Eisler

HEARING DATE: June 7, 2007

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 64 hi-rise multi-family dwelling units including a minimum of 12.5% MPDUs.
- 2) The proposed development must comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
- 3) Final sediment control plan must be consistent with limits of disturbance as shown on Tree Save Plan, dated 5/22/2007.
- 4) At time of building permit:
 - a. An acoustical engineer must certify through building shell analysis that interior noise levels will not exceed 45 DBA L_{dn} .
 - b. The builder must construct the buildings in accord with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.
 - c. The certification and builder acceptance letter must be provided to MNCPPC Environmental Planning staff before building permits are approved.
- 5) The Applicant must modify the preliminary plan prior to certification, to show the following ADA-compliant pedestrian accommodations:
 - a. The crosswalk must be perpendicular to the curb across Hampden Lane's western leg at the intersection with Woodmont Avenue.
 - b. Show on the plan the receiving handicapped ramps on the east side of Hampden Lane and the north side of Montgomery Lane. If they do not exist, provide them.
- 6) The Applicant must provide five bicycle lockers in the parking garage within 50 feet of the elevators. The applicant will coordinate with Transportation Planning staff to determine the ultimate location of the bicycle facilities prior to approval of certified site plan.
- 7) The preliminary plan must comply with the binding elements of rezoning case #G-819.
- 8) Final number of dwelling units and MPDU's as per condition #1 above to be determined at the time of site plan.
- 9) The Applicant must comply with conditions of MCDPWT letter dated, May 11, 2007, unless otherwise amended.
- 10) The applicant must provide access and improvements as required by MCDPWT prior to recordation of plat(s).
- 11) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated April 16, 2007.
- 12) The Applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 13) The Applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes. Only

- those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
 - 15) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION:

Located in the Little Falls Branch watershed, the property, identified as Part of Lots 5, 6, 8 and 9 (Subject Property), is at the northwest quadrant of the intersection of Hamden Lane and Woodmont Avenue (Attachment A). The property is surrounded by TS-R zoned property on the west, C-2 zoned property to the south, CBD-2 property to the east and Transit Station Residential (TS-R) zoned property to the north. The Subject Property is zoned TS-R and contains a gross tract area of 0.52 acres. There are no environmentally sensitive features on the site.

PROJECT DESCRIPTION:

This is a preliminary plan application to create one (1) lot for a maximum of 64 multi-family dwelling units including a minimum of 12.5% MPDUs (Attachment B). This preliminary plan is being reviewed concurrently with Site Plan #820070280. Vehicular access to the site will be directly from Hampden Lane. Access to Woodmont Avenue is denied.

ANALYSIS AND FINDINGS:

Master Plan Compliance

The proposed preliminary plan is subject to the 1994 Sector Plan for the Bethesda Central Business District which recommends high-rise residential and/or garden apartment development at the location of the Subject Property. Page 81 of the sector plan identifies properties zoned TS-R as floating zones. The preliminary plan proposes redevelopment for multi-family residential with MPDUs in accordance with the master plan goals.

Transportation

Local Area Transportation Review (LATR)

The proposed 64-apartment development would generate 29 peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods. A traffic study is not required to satisfy LATR because the proposed residential development generates less than 30 total peak-hour trips.

Master-Planned Roadways and Bikeway

In accordance with the *Bethesda CBD Sector Plan*, Montgomery Lane and Hampden Lane are designated as business district streets with recommended right-of-ways of 52 and 60 feet respectively. Woodmont Avenue is designated as an arterial, A-68, with a recommended 80-foot right-of-way. In accordance with the *County Functional Master Plan of Bikeways*, a shared use path, SP-62, is designated along Woodmont Avenue.

Sector-Planned Transportation Demand Management

The site is located in the Bethesda Transportation Management District. As a residential only land use, the applicant is not required to enter into a Traffic Mitigation Agreement to participate in the Bethesda Transportation Management Organization.

Available Transit Service

The Bethesda Metrorail Station is located 1,500 feet to the north of the subject site. Although no transit service is available along Montgomery Lane and Hampden Lane, Ride-On routes 49 and 92 and Metrobus routes J-2, J-3, and J-4 operate along nearby Woodmont Avenue.

Pedestrian Facilities

Sidewalks exist along Montgomery Lane, Hampden Lane, and Woodmont Avenue. The existing intersections have marked crosswalks and pedestrian signal heads at the signalized intersections. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Environmental

There is no forest onsite, but three large or specimen trees are present. There are no streams, wetlands, or any associated buffers onsite. The property is exempt from forest conservation requirements. A Forest Conservation exemption (4-07279E) was approved by Environmental Planning staff on 5/22/2007. The property is within the Little Falls watershed; a Use I/I-P watershed.

Noise

A noise analysis was performed and detailed in a report by Polysonics, dated 1/11/2007. This analysis demonstrates that current and projected noise levels slightly exceed the 65 dBA L_{dn} guideline applied to external activity spaces in urban areas. The Woodmont Avenue façade and associated units will be affected the most. This project does not propose any exterior recreation areas and noise mitigation for balconies is impractical. Therefore, only architectural methods will be used to mitigate noise, with a

building shell analysis provided at time of building permit to certify that interior noise levels will not exceed the 45 dBA L_{dn} standard.

Tree Save

There are three large or specimen trees onsite and this plan does not propose to retain any of these trees, due to the intensity of development proposed. There are two offsite trees (26" Bitternut Hickory, 12" Red Maple) that will be protected and retained through the use of root pruning and tree protection fence.

Stormwater Management

On April 16, 2007, the MCDPS Stormwater Management Section approved the project's stormwater management concept, which includes topsoiling and an engineered sediment control plan for water quality control.

Conformance to the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the TS-R zone as specified in the Zoning Ordinance and the Local Map Amendment Application G-819. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

CONCLUSION:

The proposed lots meet all requirements established in the Subdivision Regulations and the TS-R provisions of the Zoning Ordinance, and comply with the recommendations of the Bethesda CBD Sector Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

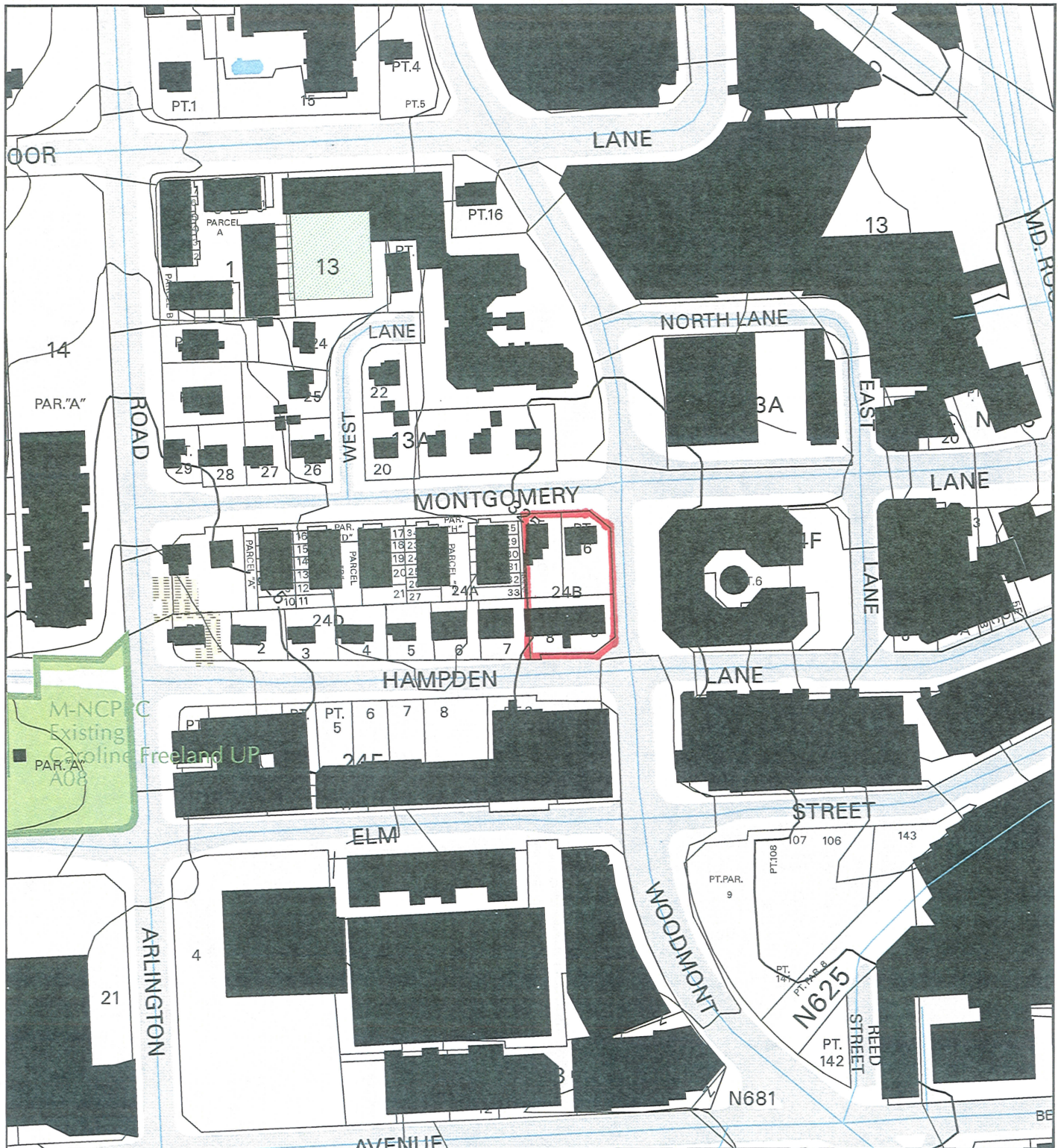
ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Correspondence

TABLE 1**Preliminary Plan Data Table and Checklist**

Plan Name: 4901 Hampden Lane				
Plan Number: 120070280				
Zoning: TSR				
# of Lots: 1				
# of Outlots: 0				
Dev. Type:				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	18,000 sq. ft.	30, 891 gross sq. ft. 22,546 net sq. ft. is minimum proposed	<i>Dma</i>	May 15, 2007
Lot Width	Not Specified	224	<i>Dma</i>	May 15, 2007
Lot Frontage	Not Specified	224	<i>Dma</i>	May 15, 2007
Setbacks				
Front	Not Specified	Must meet minimum ¹	<i>Dma</i>	May 15, 2007
Side/Rear	Not Specified	Must meet minimum ¹	<i>Dma</i>	May 15, 2007
Height	70 ft. per rezoning case #G-819	Must not exceed maximum ²	<i>Dma</i>	May 15, 2007
Max Resid'l d.u.	106 dwelling units	64 dwelling units	<i>Dma</i>	May 15, 2007
MPDUs	12.5% min.	12.5% min.	<i>Dma</i>	May 15, 2007
Site Plan Req'd?	Yes	Yes	<i>Dma</i>	May 15, 2007
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		<i>Dma</i>	May 15, 2007
Road dedication and frontage improvements	Yes		DPWT Memo	May 11, 2007
Environmental Guidelines	Yes		Environmental Planning	May 22, 2007
Forest Conservation	Yes		Environmental Planning	May 22, 2007
Master Plan Compliance	Yes		<i>Dma</i>	May 15, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		DPS Memo	April 16, 2007
Water and Sewer (WSSC)	Yes		WSSC Memo	March 5, 2007
Local Area Traffic Review	Yes		Transportation Planning	May 17, 2007
Fire and Rescue	Yes		MCDFRS	April 17, 2007

¹ As determined by MCDPS at time of building permit.² As measured per the Zoning Ordinance requirements.



Map compiled on May 18, 2007 at 12:30 PM | Site located on base sheet no - 209NW05

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:144,000 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



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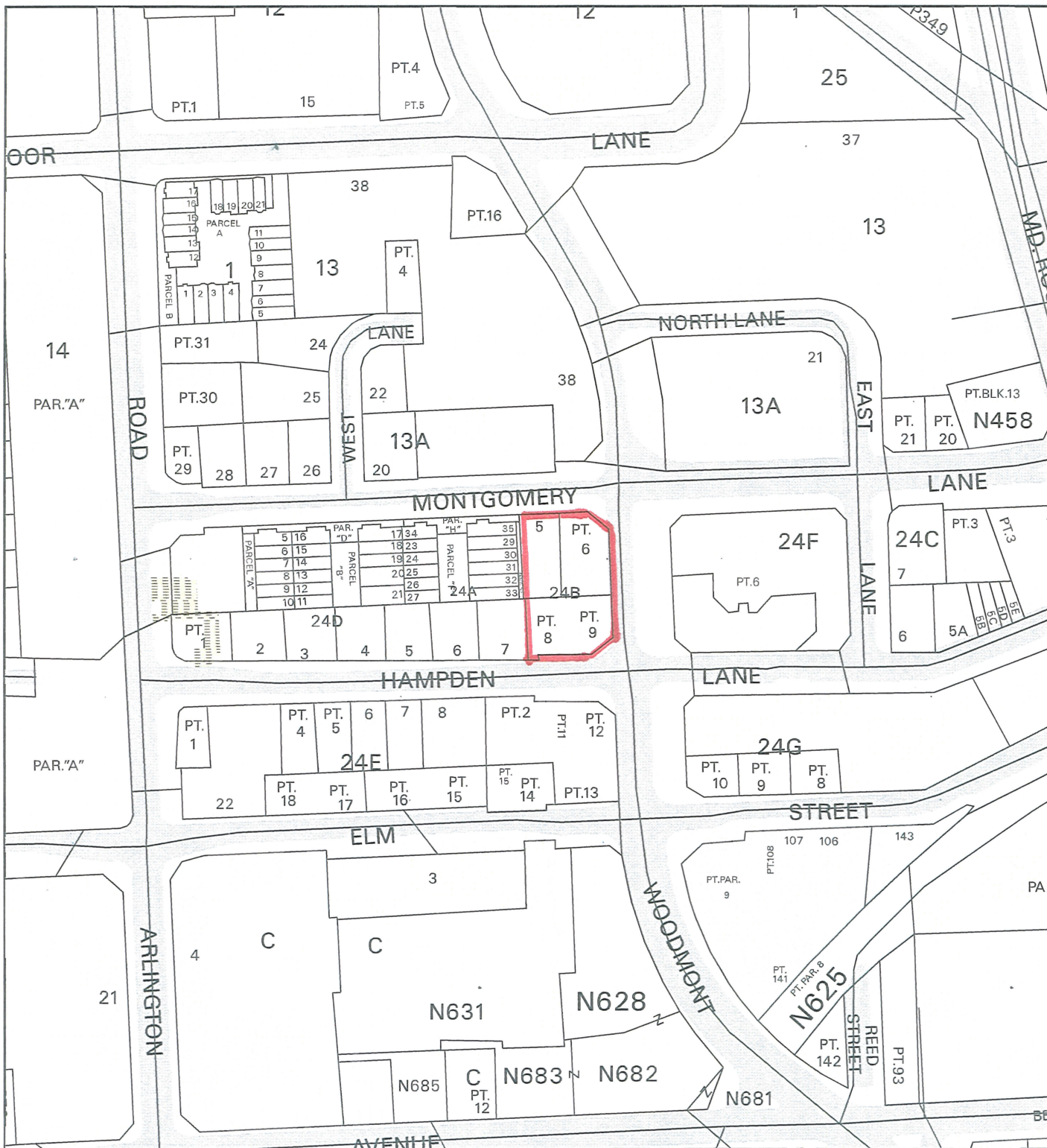


Research & Technology Center



1 inch = 200 feet
 1 : 2400

4901 HAMPDEN LANE (120070280)



Map compiled on May 18, 2007 at 12:33 PM | Site located on base sheet no - 209NW05

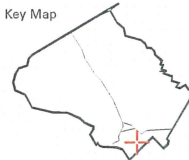
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Key Map



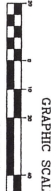
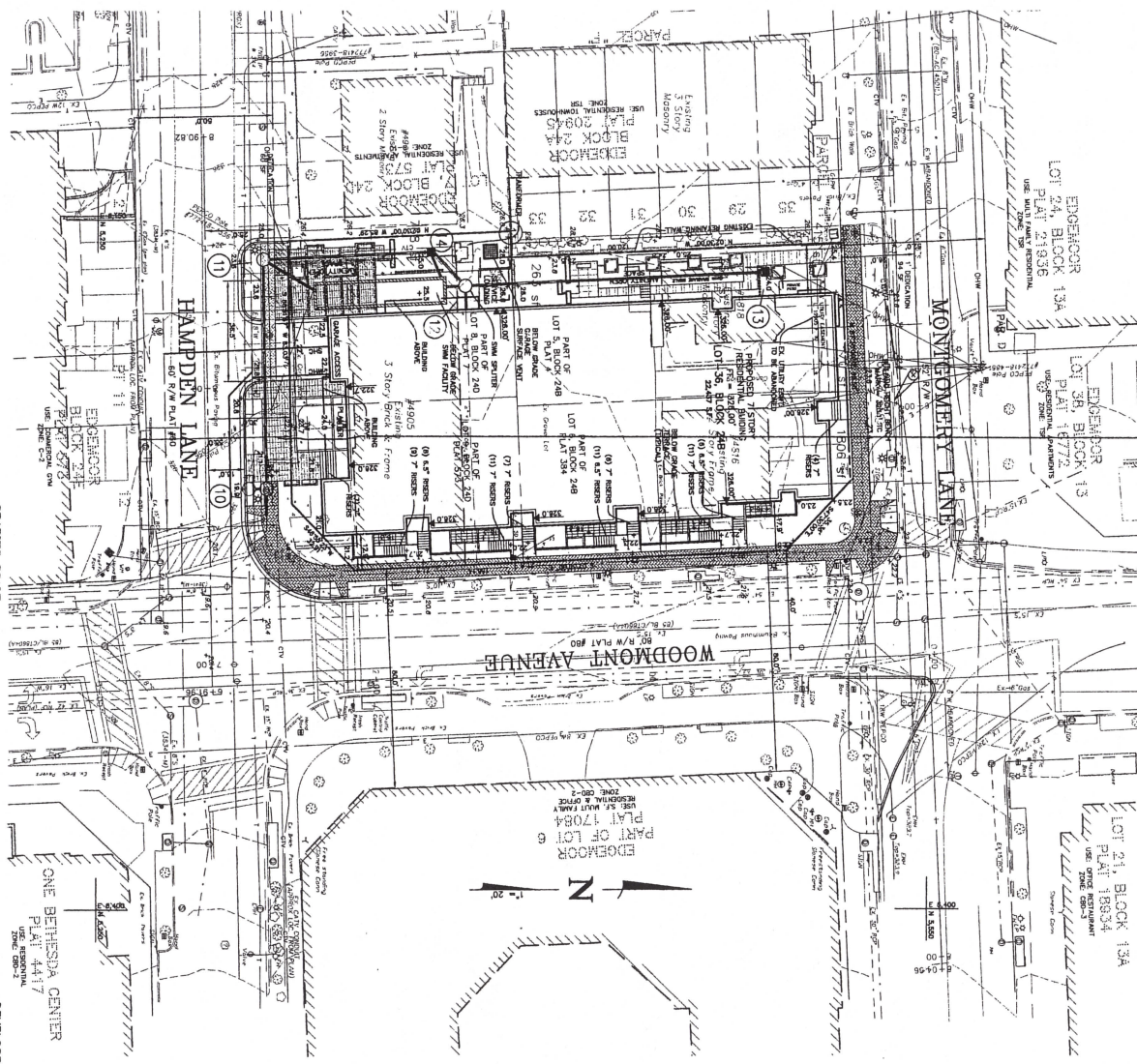
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Research & Technology Center

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1 inch = 200 feet
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Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The recorder must notify of public utility companies with underground facilities before any excavation or construction begins. The recorder is responsible for compliance with requirements of Chapter 26A of the Montgomery County Code.

DEVELOPER
TRIUMPH DEVELOPMENT, LLC
8120 WOODMONT AVENUE
SUITE 800
BETHESDA, MD 20814
PHONE: 301-657-1112

ONE BETHESDA CENTER
PLAT 4417
TOWN OF BETHESDA

NO.	DATE	REVISION	BY

MHG
Magnis, Hendricks & Gascock, P.A.
Engineers, Architects & Surveyors
1520 Montgomery Road, Suite 200
Montgomery Village, Maryland 20886-1709
Phone: 301.583.0040
Fax: 301.584.0050
www.mhg.com

PRELIMINARY PLAN
LOT 35, BLOCK 24B
4901 HAMPDEN LANE
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

TAX MAP NH 122 WSC 209 NW 05

I hereby certify that the boundary shown herein is correct and that the same has been determined by a competent surveyor in accordance with the provisions of the Maryland Code, Title 26, Subtitle 1, Chapter 26A, and that the same is subject to the provisions of the Maryland Code, Title 26, Subtitle 1, Chapter 26A, and that the same is subject to the provisions of the Maryland Code, Title 26, Subtitle 1, Chapter 26A.

GENERAL NOTES
1. The proposed development is shown on the attached site plan.
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EXHIBIT TABLE (SEE SHEET 2)
1. Survey of the property shown on the attached site plan.
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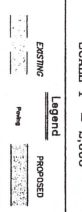
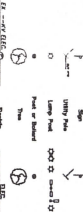
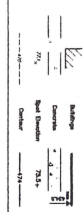
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CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

April 16, 2007

Carla Reid Joyner
Director

Mr. Scott Roser, P.E.
Macris Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request
for 4901 Hampden Lane 122070280
SM File #: 225168
Tract Size/Zone: 0.52/TS-R
Total Concept Area: 0.42
Lots/Block: 5 & 6/24B & 8 & 9/24D
Watershed: Little Falls Branch

Dear Mr. Roser:

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 quality control via full sized underground filtration system. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items:

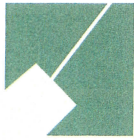
The following **items/conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

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. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 17, 2007

MEMORANDUM

TO: Dolores Kinney, Planner
Elza Hisel McCoy, Site Planner
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning *[Signature]*

FROM: Ed Axler, Planner/Coordinator *EA*
Transportation Planning

SUBJECT: 4901 Hampden Lane
Preliminary Plan No. 120070280
Site Plan No. 8200700060
Bethesda Central Business District

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review and approval of the subject preliminary and site plans to redevelop the existing residential site for a high-rise apartment in downtown Bethesda.

RECOMMENDATIONS

We recommend the following conditions as part of the APF test for transportation requirements related to the subject preliminary and site plans:

1. The applicant must limit the subject site's redevelopment to a maximum of 64 high-rise apartments.
2. Modify the ADA-compliant pedestrian accommodations shown on the submitted plans as follows:
 - a. The crosswalk must be perpendicular to the curb across Hampden Lane's western leg at the intersection with Woodmont Avenue.
 - b. Show on the plan the receiving handicapped ramps on the east side of Hampden Lane and the north side of Montgomery Lane. If they do not exist, provide them.

3. The applicant must provide five bicycle lockers in the parking garage within 50 feet of the elevators. The applicant will coordinate with Transportation Planning staff to determine the ultimate location of the bicycle facilities prior to approval of certified site plan.

DISCUSSION

Site Location, Access, and Parking

The subject site is located on the west side of Woodmont Avenue between Montgomery Lane and Hampden Lane. Vehicular access for the residents and service vehicles is proposed from Hampden Lane.

Available Transit Service

Bethesda Metrorail Station is located 1,500 feet to the north of the subject site. Although no transit service is available along Montgomery Lane and Hampden Lane, Ride-On routes 49 and 92 and Metrobus routes J-2, J-3, and J-4 operate along nearby Woodmont Avenue.

Pedestrian Facilities

Sidewalks exist along Montgomery Lane, Hampden Lane, and Woodmont Avenue. The existing intersections have marked crosswalks and pedestrian signal heads at the signalized intersections.

Master-Planned Roadways and Bikeway

In accordance with the *Bethesda CBD Sector Plan*, Montgomery Lane and Hampden Lane are designated as business district streets with recommended right-of-ways of 52 and 60 feet respectively. Woodmont Avenue is designated as an arterial, A-68, with a recommended 80-foot right-of-way. In accordance with the *County Functional Master Plan of Bikeways*, a shared use path, SP-62, is designated along Woodmont Avenue.

Sector-Planned Transportation Demand Management

The site is located in the Bethesda Transportation Management District. As a residential only land use, the applicant is not required to enter into a Traffic Mitigation Agreement to participate in the Bethesda Transportation Management Organization.

Local Area Transportation Review (LATR)

The proposed 64-apartment development would generate 29 peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) peak period and within the evening (4:00 to 7:00 p.m.) peak period. A traffic study is not required to satisfy LATR because the proposed residential development generates less than 30 total peak-hour trips during the weekday morning and evening peak hours

EA:tc

cc: Judy Daniel
Chuck Kines
Erica Leatham
Steve Petersen
Fiona Thomas

mno to Kinney Hisel-McCoy re 4901 Hampden Lane 120070280 820070060.doc

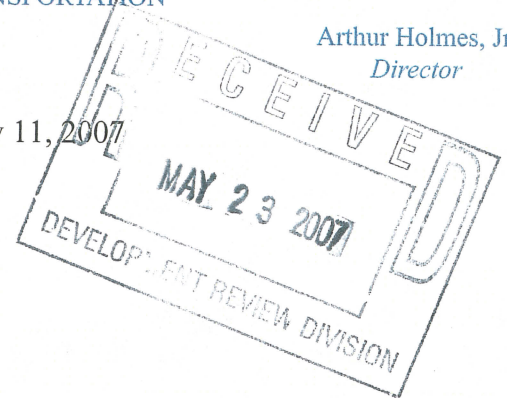


DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

May 11, 2007



Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 1-20070280
4901 Hampden Lane

Dear Ms. Conlon:

We have completed our review of the updated preliminary plan dated May 9, 2007. This plan was reviewed by the Development Review Committee at its meeting on March 5, 2007. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show all existing planimetric and topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, bus stops, utilities, etc.) as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication on each public street in accordance with the master plan. Planning Board approval for reduced right-of-way truncation at the Woodmont Avenue/Hampden Lane intersection will be necessary.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line. A Public Improvements Easement may be needed along the Hampden Lane site frontage to provide a two (2) foot wide construction and maintenance strip behind the proposed sidewalk.
4. Record plat to reflect denial of access along Woodmont Avenue site frontage.

Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240-777-6000 • 240-777-6013 TTY • 240-777-6030 FAX
www.montgomerycountymd.gov

5. The sight distances study has been accepted. A copy of the accepted Sight Distances evaluation certification form is enclosed for your information and reference.
6. We approve the May 9, 2007 letter from Ms. Erica A. Leatham requesting design exceptions for a driveway apron spaced closer than 100 feet (tangentially) from an intersection and the combined driveway to be 36 feet wide. The proposed driveway apron will need to be constructed in accordance with the , Bethesda Central Business District Streetscape Guidelines.
7. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
12. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Across the Hampden Lane site frontage, widen the existing pavement approximately thirteen (13) feet from the centerline of the existing right-of-way and construct curb, gutter, Bethesda Central Business District Streetscape Guidelines sidewalk and handicap ramps. Align the proposed curbline with that existing on the north side of Hampden Lane east of Woodmont Avenue.

Ms. Catherine Conlon
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May 11, 2007
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- B. Across the Montgomery Lane and Woodmont Avenue site frontages, construct Bethesda Central Business District Streetscape Guidelines sidewalk and handicap ramps. Maintain existing street trees.
- C. Additional road improvements may be required as a result of a review of a traffic study if such study is required by the Planning Board staff.
- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- E. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Group
Traffic Engineering and Operations Section

m:/subd/gml/docs/pp/1-20070280, 4901 Hampden Lane

Enclosures (2)

cc: M. Michael O'Connor; Triumph Development, LLC
Erica A. Leatham; Stark, Meyers, Eisler, Leatham, LLC
Matthew W. Polhaus; Macris, Hendricks and Glascock, P.A.
Elza Hisel-McCoy; M-NCPPC Development Review
Shahriar Etemadi; M-NCPPC Transportation Planning
Joseph Y. Cheung; MCDPS RWPPR
Sarah R. Navid; MCDPS RWPPR
Sam Farhadi; DPWT TEOS



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: 4901 Hampden Lane Preliminary Plan Number: 1-20070280

Street Name: Hampden Lane Master Plan Road Classification: BUSINESS Secondary

Posted Speed Limit: N/A mph

Street/Driveway #1 (D/W) Street/Driveway #2 (Loosing Deck)

Sight Distance (feet) OK?
Right 210 ✓
* Left 300+ ✓

Sight Distance (feet) OK?
Right 200 ✓
* Left 300+ ✓

Comments: 110' to E of Bethesda Avenue (signalized intersection)

Comments: 130' to E of Bethesda Avenue (signalized intersection)

GUIDELINES

Classification or Posted Speed (use higher value)	
Tertiary	25 mph
Secondary	30
Business	30
Primary	35
Arterial	40
	(45)
Major	50
	(55)

Required Sight Distance in Each Direction*
150'
200'
200'
250'
325'
400'
475'
550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 8' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: James C. Glover Date: 5/6/07

11968
PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: gmleeb

Date: 5/11/07

Form Reformatted:
March, 2000



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

TO: Dolores Kinney, Development Review
Elza Hisel-McCoy

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: May 22, 2007

SUBJECT: Preliminary Plan 120070280
Site Plan 820070060
4901 Hampden Lane

RECOMMENDATION: Approval subject to the following conditions:

1. The proposed development shall comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
2. Final sediment control plan must be consistent with limits of disturbance as shown on Tree Save Plan, dated 5/22/2007.
3. A) At time of building permit, an acoustical engineer must certify through building shell analysis that interior noise levels will not exceed 45 DBA L_{dn}.
B) The builder must construct the buildings in accord with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.
C) The certification and builder acceptance letter must be provided to MNCPPC Environmental Planning staff before building permits are approved.

BACKGROUND

The 0.71-acre property is located in Montgomery County on Hampden Lane in the Bethesda area. This plan proposes to remove the existing apartments and offices and develop a seven story multi-family residential building with subterranean parking. There is no forest onsite but three large or specimen trees present. There are no streams, wetlands, or any associated buffers onsite. A Forest Conservation exemption (4-07279E) was approved by Environmental Planning staff on 5/22/2007. The property is within the Little Falls watershed; a Use I/I-P watershed.

Noise

A noise analysis was performed and detailed in a report by Polysonics, dated 1/11/2007. This analysis demonstrates that current and projected noise levels slightly exceed the 65

dBA L_{dn} guideline applied to external activity spaces in urban areas. The Woodmont Avenue façade and associated units will be affected the most. This project does not propose any exterior recreation areas and noise mitigation for balconies is impractical. Therefore only architectural methods will be used to mitigate for noise, with a building shell analysis provided at time of building permit to certify that interior noise levels will not exceed the 45 dBA L_{dn} standard.

Tree Save

There are three large or specimen trees onsite and this plan does not propose to retain any of these trees, due to the intensity of development proposed. There are two offsite trees (26" Bitternut Hickory, 12" Red Maple) that will be protected and retained through the use of root pruning and tree protection fence.

Environmental Buffers

The site does not include any streams, wetlands, or floodplains. The property is within the Little Falls watershed; a Use I/I-P watershed.