



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

Item # _____
July 12, 2007



MEMORANDUM

DATE: June 25, 2007

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision for Parcel 1

PROJECT NAME: White Flint View- Parcel A

CASE #: 120070380

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: C-2

LOCATION: Located on the north side of Nicholson Lane, at the north terminus of Huff Court

MASTER PLAN: North Bethesda-Garrett Park

APPLICANT: Naples Commercial LLC

ENGINEER: Gutschick, Little & Weber, P.A.

ATTORNEY: Holland & Knight

FILING DATE: November 16, 2006

HEARING DATE: July 12, 2007

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

- 1) The development is limited to a maximum of 183 multiple-family dwelling units with a minimum 12.5% MPDUs and 29,500 square feet of general retail use including sit-down restaurant use.
- 2) The applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to participate in the North Bethesda Transportation Management Organization (TMO). The TMAg must be signed and executed by all parties prior to certified site plan.
- 3) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 4) The proposed development must comply with the conditions of the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable. Conditions include:
 - a. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
- 5) Applicant to prepare and submit a noise analysis, as part of site plan submission, indicating the location of existing 60 and 65 Ldn dbA noise contours, 20-year future noise contours, and methods to minimize exterior and interior noise levels if the noise analysis determines a need for mitigation.
- 6) The Applicant must comply with conditions of MCDPWT letter dated June 18, 2007, unless otherwise amended.
- 7) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated June 1, 2007.
- 8) 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.
- 9) Other necessary easements shall be recorded by deed.

SITE DESCRIPTION:

Located in the Lower Rock Creek watershed, the property ("Subject Property") is identified as Parcel 1 or N850 (Subject Property) on Tax Map 215NW05, and approved as part of the subdivision entitled White Flint Industrial Park on January 7, 1964. Adjacent to Washington Metropolitan Area Transit Authority (WMATA) site, the Subject Property is located on the north side of Nicholson Lane, at the north terminus of Huff Court (Attachment A). The Subject Property contains 1.87 acres and is zoned C-2. The property currently contains a structure, which will be removed. There are no forests, streams, wetlands or associated buffers onsite.

PROJECT DESCRIPTION:

This is a preliminary plan application to convert a recorded parcel to a buildable lot for the construction of a 16-story multiple-family hi-rise residential development containing 183 units including a minimum 12.5% MPDUs and 29,500 square feet of retail (Attachment B). Access to the site will be from Citadel Avenue.

DISCUSSION:

Master Plan Compliance

The North Bethesda Garrett Park Master Plan identifies the Subject Property within the White Flint Sector Plan Area 9 (p. 60). This area is bounded by Rockville Pike, Nicholson Lane, the White Flint North property and the Washington Metropolitan Area Transit Authority (WMATA) bus garage. The site is also near the White Flint Metro Station. The master plan supports future development on land closest to Metro stops, new transit stations, and areas served by existing transportation infrastructure and encourages the mixture of land uses in redevelopment areas that provides opportunities for housing and employment.

To facilitate residential development in this area, a zoning text amendment, was adopted by the County Council in April 2006 which allows residential development in the C-2 Zone. The development of the site is subject to Zoning Text Amendment (ZTA) 05-12 which is applied in Section C-4.358 of the Zoning Ordinance, Transit Oriented Development. This provision allows mixed-use development, including residential and non-residential land uses that will promote and serve transit ridership. For property that is zoned C-2 and located adjacent to property recommended for the TS-M zone within a Metro Station Policy area, the Transit –Oriented Mixed Use Development is applicable. The preliminary plan is consistent with the master plan goal to encourage the mixture of land uses in redevelopment areas and complies with the requirements of the Zoning Ordinance in that it continues the C-2 zone and proposes a mixed-use multi-family/retail development.

Transportation

On-Going Transportation Project

Construction of the missing roadway segment of Citadel Avenue extended as a two-lane business district street from its current terminus south of Marinelli Road for 600 feet to Nicholson Lane has been funded through the DPWT Capital Improvements Program (CIP) Project No. 509337. This project is anticipated to start construction in August 2007 and be completed in a year.

Available Transit Service

Ride-On route 38 and Metrobus routes C-8 and J-5 operate along this segment of Nicholson Lane between Rockville Pike (MD 355) and Boiling Brook Road. The White Flint Metrorail Station is located approximately 1,000 feet to the north of the subject site.

Pedestrian Facilities

Sidewalks exist along Nicholson Lane. Sidewalks will be built along the unimproved segment of Citadel Avenue as part of a DPWT CIP Project 509337. Lead-in sidewalks and handicapped ramps will be provided as shown on the plan and will include the missing handicapped ramps along the east side of Citadel Avenue as recommended by the site plan.

Master-Planned Roadways and Bikeway

In accordance with the *North Bethesda/Garrett Park Master Plan*, the nearby master-planned roadway designation and bikeway facility are as follows:

1. Nicholson Lane is designated as an arterial, A-69, with a recommended 80-foot minimum right-of-way. The *Countywide Bikeways Functional Master Plan* designates this road segment as a shared signed roadway, SR-37.
2. Citadel Avenue is designated as a business district street, B-4, with a recommended 60-foot minimum right-of-way.

Transportation Demand Management

This mixed-use development consisting of multi-family housing and retail is located within the boundary of the North Bethesda Transportation Management Demand (TMD). Therefore, the applicant is required to enter into a Traffic Mitigation Agreement and participate in the TMD to assist the County in achieving and maintaining the 39% non-auto-driver mode share for employees and 30% non-driver mode-share goal for multi-family residents. The applicant has submitted a draft Traffic Mitigation Agreement and it is currently under review by DPWT and Planning Board staff.

Local Area Transportation Review (LATR)

The proposed mixed-use development would generate the following peak-hour trips within the weekday morning peak period (6:30 to 9:30 a.m.) and the weekday evening peak period (4:00 to 7:00 p.m.):

Type of Land Use	Number of Units or Square Feet	Weekday Peak Hour	
		Morning	Evening
Proposed High-Rise Apartments	183	+ 65	+ 75
Proposed General Retail Uses including Sit-Down Restaurant Use	29,500 sq. ft.	+ 56	+222
Proposed Total Peak-Hour Trips		+121	+297
Existing Noland Bath & Idea Center Trips		- 36	- 25
Net Increase in Peak-Hour Trips		+ 85	+272

A traffic study was required to satisfy the LATR, because the proposed mixed-use development generates 30 or more total peak-hour trips during the weekday morning and evening peak hours. The following table shows the Critical Lane Volume (CLV) values at the analyzed intersections:

Traffic Condition	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total
Nicholson Lane and Rockville Pike	Morning	1,150	1,254	1,262
	Evening	1,478	1,636	1,660
Nicholson Lane and Citadel Avenue/Huff Court	Morning	618	645	668
	Evening	854	890	917
Nicholson Lane and Nebel Street/Nicholson Court	Morning	716	750	754
	Evening	1,148	1,179	1,193

The CLVs at all intersections are less than the 1,800 congestion standard for the White Flint (Metrorail Station) Policy Area. The proposal therefore satisfies the LATR guidelines without the need for specific additional roadway improvements. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the public improvements as proposed with the aforementioned capital improvement projects.

Environmental

There is no forest on the site. The planting requirements are 0.18 acres which will be met through off-site planting, forest conservation banking or by payment of fee-in-lieu. There are five large or specimen trees onsite which will not be retained as a result of the proposed development.

Community Outreach

This plan submittal pre-dated requirements for a pre-submission meeting with neighboring residents, however, written notice of the plan submittal and the public hearing was given by the applicant and staff. As of the date of this report, no citizen

correspondence has been received.

Conformance to the Subdivision Regulations and Zoning Ordinance

Staff's review of Preliminary Plan #120060380, White Flint View, indicates that the plan conforms to the North Bethesda-Garrett Park Master Plan. The proposed preliminary plan is consistent with the master plan goals to provide a mix of residential and commercial uses suitable for the TS-M Floating Zone.

Staff also finds that the proposed preliminary plan complies with all agency requirements and Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision, as shown in Table 1. Staff further finds that the size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.

CONCLUSION:

Staff concludes that Preliminary Plan #120070380, White Flint View, conforms to the Bethesda Chevy Chase Master Plan and meets all necessary requirements of the Subdivision Regulations. The plan was reviewed by all applicable agencies and they have recommended approval (Attachment C). As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

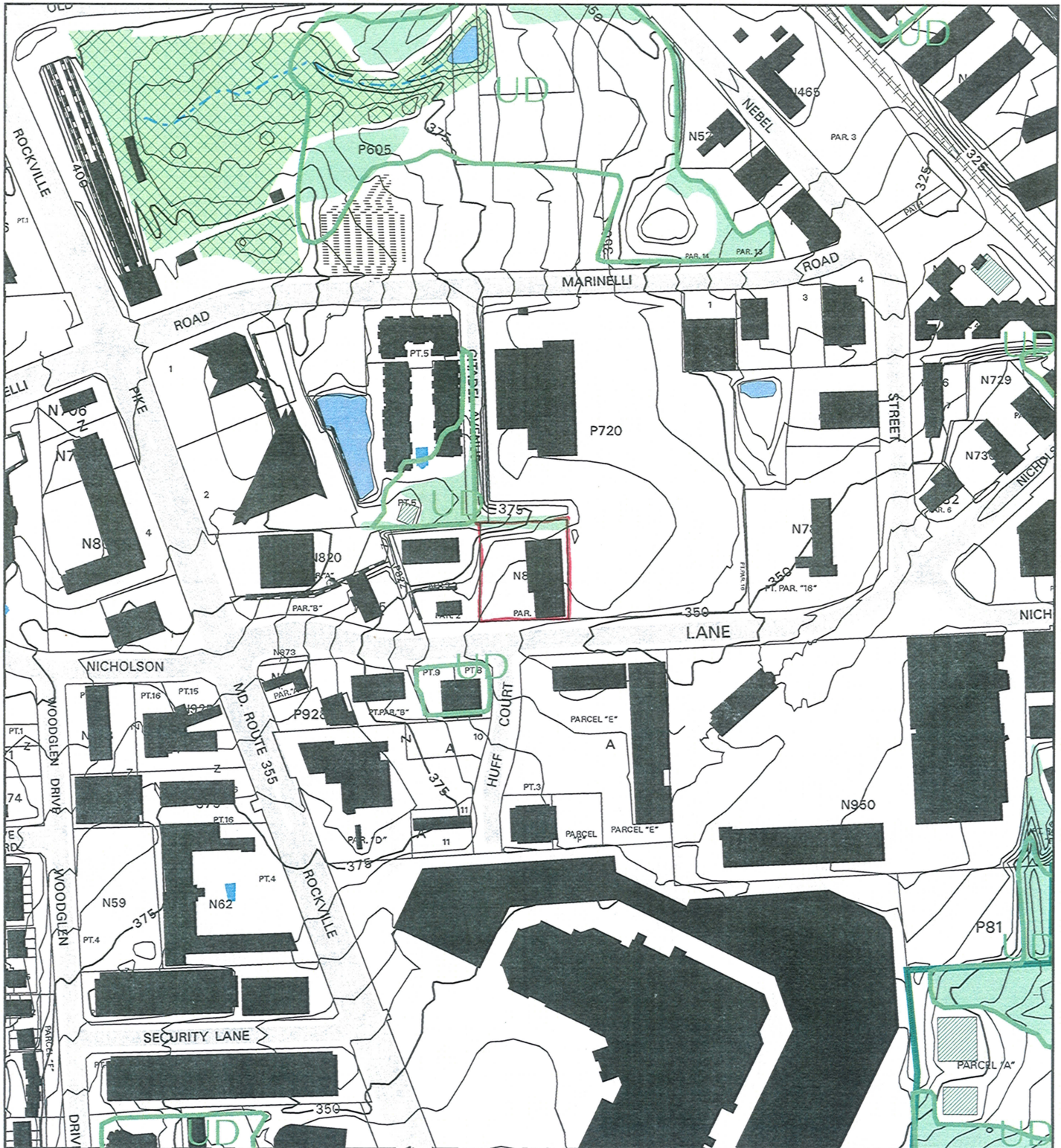
Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Agency Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: White Flint View				
Plan Number: 120070380				
Zoning: C-2				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 183 high-rise multiple-family dwellings w/min. 12.5% MPDUs and 29,500 sf of retail				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval the Preliminary Plan	Verified	Date
Minimum Lot Area	Not Specified.	81,304 gross sq. ft./51,411 net sq. ft. is minimum proposed	<i>Duck</i>	June 19, 2007
Lot Width	Not Specified	252 ft. is minimum proposed	<i>Duck</i>	June 19, 2007
Lot Frontage	Not Specified	250 ft. is minimum proposed	<i>Duck</i>	June 19, 2007
Setbacks				
Front	10 ft. Min.	Must meet minimum ¹	<i>Duck</i>	June 19, 2007
Side	0 ft. Min./ 0 ft. total	N/A	<i>Duck</i>	June 19, 2007
Rear	0 ft. Min.	N/A	<i>Duck</i>	June 19, 2007
Height	To be determined at site plan	May not exceed maximum height established at site plan ¹	<i>Duck</i>	June 19, 2007
Max Resid'l d.u. or Comm'l s.f. per Zoning	2.4 FAR	183 dwelling units/ 29,500 sq. ft.	<i>Duck</i>	June 19, 2007
MPDUs	12.5% min.	28	<i>Duck</i>	June 19, 2007
Site Plan Req'd?	Yes	Yes	<i>Duck</i>	June 19, 2007
<u>FINDINGS</u>				
SUBDIVISION				
Lot frontage on Public Street		Yes	<i>Duck</i>	June 19, 2007
Road dedication and frontage improvements		Yes	DPWT/SHA	June 1, 2007/Jan 12, 2007
Environmental Guidelines		N/A	<i>Duck</i>	
Forest Conservation		Yes	Environmental Planning	May 16, 2007
Master Plan Compliance		Yes	Community Based Planning	June 21, 2007
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	DPS	June 1, 2007
Water and Sewer (WSSC)		Yes	WSSC	Dec 11, 2007
Local Area Traffic Review		Yes	Transportation Planning	June 11, 2007
Fire and Rescue		Yes	MCFRS	April 4, 2007

¹ As determined by MCDPS at the time of building permit.

WHITE FLINT VIEW - PAR. A (120070380)



Map compiled on November 22, 2006 at 11:58 AM | Site located on base sheet no - 215NW05

NOTICE

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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 1:14400 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

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

1 inch = 400 feet
1 : 4800

CORRESPONDENCE



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

June 21, 2007

MEMORANDUM

TO: Dolores Kinney, Development Review Division
FROM: Judy Daniel, Team Leader, Bethesda-Chevy Chase Team
SUBJECT: White Flint View Preliminary Plan
ZONE: C-2
MASTER PLAN: 1992 North Bethesda/Garrett Park Master Plan

Staff Recommendation: Approval of the Preliminary Plan

BACKGROUND

This property is located along on the north side of Nicholson Lane, at the intersection of Huff Court and the proposed extension of Chapman Avenue (Citadel Avenue).

The 1992 Master Plan recommends this property for the C-2 Zone, although it is immediately adjacent to property recommended for the TS-M zone. It is a part of Area 9 in the White Flint Sector Area discussion (page 60). The Plan specifically recommends the extension of Chapman Avenue/Huff Court along the western side of this site, and that the property remain in C-2.

By 2005 the County Council was looking for alternate ways to facilitate residential construction in this and other areas. A zoning text amendment, adopted in April 2006, allows this site to proposed residential development within the C-2 Zone.

MASTER PLAN COMPLIANCE

While the 2006 zoning text amendment modifies the specific Master Plan intent for this property by allowing housing; the general elements of this preliminary plan conform to the stated objectives of the 1992 *North Bethesda/Garrett Park Master Plan* for the White Flint Sector as follows:

- *Develop White Flint as the main urban center of North Bethesda*

The proposal will create additional urban housing resources in a mixed-use structure – a 16 story residential building with 183 units and ground floor retail space. This will add to the emerging urban character in this area.

- *Promote mixed-use development near the Metro station to provide 24-hour vitality in the area.*

This mixed-use building is located within a 5-10 minute walk from the Metro Station, and accessible to bus transit service.

- *Include a significant transit serviceable residential component within the Sector Plan area.*

The proposed development added to the transit serviceable residential options in the White Flint area.

- *Develop policies to ensure a lively pedestrian environment*

The proposed development provides ground level retail potential and sidewalks with landscaping along Nicholson Lane and Chapman Avenue Extended (Huff Court / Citadel Avenue).

- *Build connectivity for vehicles and pedestrians, and provide a local circulation alternative to Rockville Pike by extending Chapman Avenue to meet Huff Court.*

The proposal provides right-of-way for and construction of a segment of this roadway extension from Nicholson Lane to its property boundary with the WMATA property.

CONCLUSION

The proposed preliminary plan reflects the general intent of the North Bethesda Master Plan for the White Flint Sector Plan area, and the residential potential for C-2 properties that are adjacent to properties recommended for the TS-M Zone and that are located in a Metro Station Policy Area that is not in a Central Business District. Community-Based Planning recommends approval of the preliminary plan.

Attachments: ZTA 05-12

CC: Ralph Wilson / Greg Russ



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

June 11, 2007

MEMORANDUM

TO: Dolores Kinney, Reviewer
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ed Axler, Planner/Coordinator EA
Transportation Planning

SUBJECT: Preliminary Plan No. 120070380
White Flint View, Parcel "A"
White Flint Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan and future site plan to redevelop this "Noland Bath & Idea Center" site into a mixed-use development in the C-2 zone.

RECOMMENDATIONS

We recommend the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan:

1. The development is limited to a maximum of 183 high-rise apartments and 29,500 square feet of general retail use including sit-down restaurant use.
2. The applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to participate in the North Bethesda Transportation Management Organization (TMO). The TMAg must be signed and executed by all parties prior to certified site plan.
3. The applicant must provide the missing handicapped ramps at the driveways along the sidewalk on the east side of Citadel Avenue.
4. The applicant must provide 14 bike lockers in the underground garage (with a minimum of 2 lockers for employees) and 3 inverted-U bike racks (i.e., storing 2 bicycles apiece) at the main entrance. The ultimate location of the lockers and

racks must be reviewed and approved by Transportation Planning staff prior to certified site plan.

DISCUSSION

Site Location and Vehicular Access Points

The proposed mixed-use development is located in the northeastern quadrant of Nicholson Lane and Citadel Avenue/Huff Court. Two vehicular access points into the underground garage are proposed from Citadel Avenue. The loading dock access point is from Nicholson Lane.

On-Going Transportation Project

DPWT Capital Improvements Program (CIP) Project No. 509337, Citadel Avenue Extended, is funded for construction of the missing roadway segment as a two-lane business district street from its current terminus south of Marinelli Road for 600 feet to Nicholson Lane. This project is anticipated to start construction in August 2007 and be completed in a year.

Available Transit Service

Ride-On route 38 and Metrobus routes C-8 and J-5 operate along this segment of Nicholson Lane between Rockville Pike (MD 355) and Boiling Brook Road. The White Flint Metrorail Station is located approximately 1,000 feet to the north of the subject site.

Pedestrian Facilities

Sidewalks exist along Nicholson Lane. Sidewalks will be built along the unimproved segment of Citadel Avenue as part of DPWT CIP project. Lead-in sidewalks and handicapped ramps will be provided as shown on the plan and include the missing handicapped ramps along the east side of Citadel Avenue as described in Recommendation No. 3.

Master-Planned Roadways and Bikeway

In accordance with the *North Bethesda/Garrett Park Master Plan*, the nearby master-planned roadway designation and bikeway facility are as follows:

1. Nicholson Lane is designated as an arterial, A-69, with a recommended 80-foot minimum right-of-way. The *Countywide Bikeways Functional Master Plan* designates this road segment as a shared signed roadway, SR-37.
2. Citadel Avenue is designated as a business district street, B-4, with a recommended 60-foot minimum right-of-way.

Transportation Demand Management

This mixed-use development of multi-family housing and retail uses is located within the boundary of the North Bethesda TMD. Therefore, the applicant is required to enter into a Traffic Mitigation Agreement to participate in the TMD to assist the County in achieving and maintaining the 39% non-auto-driver mode share for employees and 30% non-driver mode-share goal for multi-family residents. The applicant has submitted a draft Traffic Mitigation Agreement and it is currently under review by DPWT and Planning Board staff.

Local Area Transportation Review (LATR)

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	Evening	1,148	1,179	1,193

The CLVs at all intersections are less than the 1,800 congestion standard for the White Flint (Metrorail Station) Policy Area.

EA: tc

cc: Barbara Kearney
Chuck Kines
Bill Kominers
Ed Papazian
Fiona Thomas

mmo to Kinney re White Flint View 120070380.doc



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

June 18, 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 #1-20070380
White Flint View

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 06/13/07. This plan was reviewed by the Development Review Committee at its meeting on 12/11/06. 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. The site is adjacent to the County's Capital Improvements Program (CIP) project (# 500310) to extend Citadel Avenue north of Nicholson Lane. The applicant's consultants will need to continue their coordination with our Division of Capital Development throughout the remaining phases of this project. The plans, record plats, and any other supporting details and computations for the White Flint View development must be consistent with the approved (or revised) plans for the CIP project.
2. We have completed our review of the queuing analysis, of projected southbound traffic on Citadel Avenue, that was prepared by Mr. Edward Papazian of Kimley-Horn and Associates. The study did not appear to address the impact of any potential on-street parking. We interpret the study to predict evening peak hour queuing problems at both Citadel Avenue exits will occur by ADT 9000. We reserve the right to restrict on-street parking and/or driveway traffic movements as necessary to provide for safe and effective traffic operations.
3. Necessary dedication for Citadel Ave in accordance with the right of way plats prepared for the CIP project. Necessary dedication for Nicholson Lane in accordance with the Master Plan. Grant the necessary right of way truncation at the intersection of the aforementioned streets.
4. Grant necessary revertible slope, temporary construction, and perpetual drainage easements – particularly those proposed for the CIP project. Slope easements for Nicholson Lane are to be determined by study or set at the building restriction line.

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. A Public Improvements Easement may be necessary along Citadel Ave, in order to accommodate the required sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this sidewalk construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat.
6. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
7. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
8. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage according to associated DPWT standard street section unless the applicant is able to obtain a waiver from the appropriate government agency.
9. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
10. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules. Also coordinate with David Wagaman at 240-777-6400 Division of Solid Waste about their requirements for recycle/trash truck access and movement.
11. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy.
12. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
13. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
14. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
15. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.

16. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
17. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
18. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Engineering and Studies Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
19. 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 Transportation Systems Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
20. 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.
21. At the Site Plan stage, coordinate with DPWT Division of Transit Services about their requirements and project impacts on their network.
22. Provide driveway access for the stormwater management facilities per associated DPS guidelines.
23. 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. Construct sidewalk and plant street trees along the Nicholson Lane site frontage.
 - B. Additional road improvements may be required as a result of a review of a traffic study and queuing analysis.
 - C. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.

We reviewed storm drain capacity/ impact analysis submitted by the applicant's engineer. At this point we are not convinced that the proposed design will not result in future problem with existing downstream system. This issue should be addressed with applicant's engineer and MCDPS during the review of construction drawings. (This item will be revisited at the Site Plan stage.)

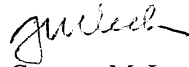
- D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

Ms. Catherine Conlon
Preliminary Plan No. 1-20070380
Date June 18, 2007
Page 4

- 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 Mr. Sam Farhadi at (240) 777-6000 or at sam.farhadi@montgomerycountymd.gov or

Sincerely,



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

m:/subdivision/farhas01/preliminary plans/ 1-20070380, White Flint View, Parcel A, gml revs.doc

Enclosures (2)

cc: Fred Wine, Naples Commercial
Tim Longfellow, Gutschick, Little & Weber
William Kominers, Holland & Knight
Edward Papazian; Kimley-Horn and Associates
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Henry Emery; DPS RWPPR
Edgar Gonzalez; DPWT DO
Michael Mitchell; DPWT DCD
John Shaffer; DPWT PAS
Fred Lees; DPWT TEOS
Bruce Mangum; DPWT TEOS
Sam Farhadi, DPWT TEOS
David Adam; DPWT TEOS
Preliminary Plan Folder
Preliminary Plans Note Book



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: WHITE FLINT VIEW

Preliminary Plan Number: 1-20070380

Street Name: NICHOLSON LANE

Master Plan Road
Classification: ARTERIAL

Posted Speed Limit: 30 mph

Street/Driveway #1 (NICHOLSON ENTRANCE)

Street/Driveway #2 (_____)

Sight Distance (feet)

Right > 500'

Left > 500'

OK?

YES

YES

Sight Distance (feet)

Right _____

Left _____

OK?

Comments: _____

Comments: _____

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) 6' 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.

David S. Weber NOV. 2006

Signature

12921

PLS/P.E. MD Reg. No.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: gmlub

Date: 6/15/07



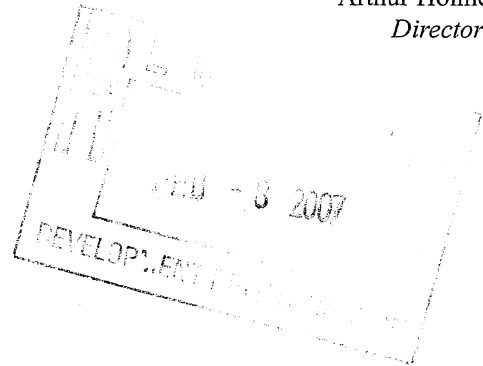
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

February 6, 2007

Mr. Edward Axler, Planner/Coordinator
Transportation Planning
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



RE: Local Area Traffic Impact Study
Preliminary Plan No. 1-20070380
White Flint View (Noland Property)

Dear Mr. Axler:

We have completed our review of the applicant's updated Local Area Traffic Impact Study for this project. This letter is to advise you that we agree with the applicant's conclusions and support approval of the document.

Thank you for your cooperation and assistance. If you have any questions regarding this letter, please email me at greg.leck@montgomerycountymd.gov or call me at 240-777-2197.

Sincerely,

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

M:\sub\gml\docs\TIS\1-20070380, White Flint View (Noland Property)

cc: Edward Papazian; Kimley-Horn Associates, Inc.
Catherine Conlon; M-NCPPC DRD
Bruce C. Mangum; TEOS TSET
David C. Adams; TEOS DRG

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



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

MEMORANDUM

TO: Dolores Kinney, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: May 16, 2007

SUBJECT: Preliminary Plan 120070380
White Flint View

RECOMMENDATION: Approval subject to the following conditions:

1. The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits:
 - a. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
2. Applicant to prepare and submit a noise analysis, as part of site plan submission, indicating the location of existing 60 and 65 Ldn dBA noise contours, 20-year future noise contours, and methods to minimize exterior and interior noise levels if the noise analysis determines a need for mitigation.

BACKGROUND

The 1.63-acre property is located in Montgomery County on Nicholson Lane in the White Flint Sector Plan area. The subject property is bordered to the north and east by WMATA property. This plan proposes to develop the property into a 16-story multi-family residential building with parking and associated retail/restaurant. There is no forest onsite but five large or specimen trees present. There are no streams, wetlands, or any associated buffers onsite. An NRI/FSD (4-07142) was approved by Environmental Planning staff on 3/08/2007. The property is within the Rock Creek watershed; a Use I/I-P watershed.

Forest Conservation

There is no forest on-site. Planting requirements are 0.18-acres. The entire planting requirement will be met either through off-site planting, forest conservation banking or by payment of fee-in-lieu.

Tree Save

There are five large or specimen trees onsite and this plan does not propose to retain any of these trees, due to the intensity of development proposed. Three of these trees are in the ROW of the future Citadel Avenue extension.

Environmental Buffers

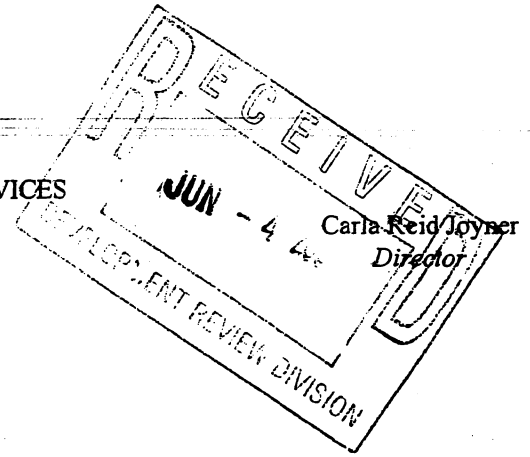
The site does not include any streams, wetlands, or floodplains. The property is within the Rock Creek watershed; a Use I/I-P watershed.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

June 1, 2007



Mr. Tim Longfellow
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866

Re: Stormwater Management **CONCEPT** Request
for ~~White Flint View~~
Preliminary Plan #: 120070380
SM File #: 228681
Tract Size/Zone: 1.18 Ac./C-2
Total Concept Area: 1.18
Parcel(s): N850
Watershed: Lower Rock Creek

Dear Mr. Longfellow:

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 MCDPS approved proprietary structural filters. Onsite recharge is not required since this is redevelopment. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following items 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.
5. Try to combine the manhole filter drainage area and SWM#1 area into one quality structure.
6. You may want to consider using either green roof and or flow through planter boxes to help reduce the size of the proposed filters or replace them.
7. The proprietary filters will be designed as flow based structures.

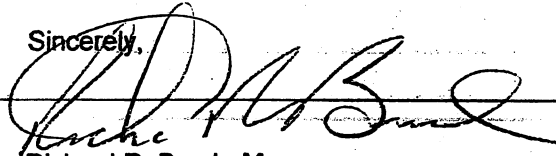
This list may not be all-inclusive and may change based on available information at the time.

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 office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN228681 White Flint View.DWK

cc: C. Conlon
S. Federline
SM File # 228681

QN -Onsite; Acres: 1.18
QL - Onsite; Acres: 1.18
Recharge is not provided