



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

CONSENT ITEM
MCPB 12-20-2007

MEMORANDUM

DATE: December 10, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RAK*
Robert Kronenberg, Supervisor *RAK*
Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EHM*
Development Review Division
(301) 495-2115



REVIEW TYPE: **Site Plan Amendment**
CASE #: **82005034A**
PROJECT NAME: North Bethesda Town Center: Parcel E
APPLYING FOR: Minor modifications to building entries and exterior stairs, sidewalks, curbing, parking lots, tree pits, and street lights to respond to reviewing agency comments and field conditions

REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance for Site Plan Amendments

ZONE: TS-M
LOCATION: The southwest quadrant of the intersection of Old Georgetown Road (MD 187) and Nebel Street
MASTER PLAN: North Bethesda – Garrett Park
APPLICANT: LCOR White Flint, LLC
FILING DATE: October 17, 2007
HEARING DATE: December 20, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan #820050340 and the attached draft Planning Board Resolution for Site Plan #82005034A.

BACKGROUND

The Planning Board approved Preliminary Plan #1220040490 on September 30, 2004, for 32.42 acres located east of Rockville Pike, between Old Georgetown Road and Marinelli Road. The plan includes 1.35 million square feet of non-residential development and up to 1,350 dwelling units. For Lot (“Parcel”) E, established by the Preliminary Plan, the Board approved a Site Plan (#820050340) on July 21, 2005, for 312 multi-family dwellings, including 39 MPDUs, and 61,246 square feet of retail development on 3.83 acres.

PROPOSED AMENDMENT

The applicant filed Site Plan Amendment 82005034A on October 17, 2007, describing the changes to the approved site plan. These changes are limited to:

1. construct the planned extension of Citadel Avenue to the existing paving completed as part of the WMATA garage;
2. add curb and gutter and associated storm drain on opposite sides of the proposed Citadel Avenue extension and Wentworth Place;
3. revise supermarket entrance locations and provide a flush curb at the customer pick-up location and a Type "C" curb at the north side of the building;
4. revise grades at the loading docks;
5. revise the residential building entry at the southeast corner of the building to address grading concerns by providing a small patio, the limits of which on the eastern façade shall be aligned with the nearest vertical mullion in the window wall of the approved building;
6. provide an additional transformer pad at the northeast corner of the building, and revise the sidewalk and landscaping to adequately screen the transformer from the parking lot;
7. reallocate one parking space between the structured and surface retail parking lots while remaining within the approved total;
8. reduce the number of residential parking spaces by one, while remaining well over the minimum number required;
9. install a five-foot temporary asphalt sidewalk at the west side of Citadel Avenue;
10. relocate a manhole at the intersection of Wentworth Place and Nebel Street;
11. relocate light poles per DPWT comments;
12. revise tree pit details with curb support walls;
13. revise an exterior stair to include the correct number of risers per field grading conditions;
14. remove a dry well at the north end of the site and tie the tree pit drainage directly to the storm drain;
15. revise the crosswalk detail per DPWT recommendations for imprinted asphalt;
16. add full-cutoff site lighting to the parking lot;
17. revise the paver pattern at the southeast building entry to more closely follow the edge of the building;
18. rename Park Avenue to Wentworth Place and Main Street Circle to McGrath Boulevard;
19. shift the garage entry off Wentworth Place four feet south;
20. adjust the paver warning band width along the grocery store parking lot from three feet to two feet; and
21. revise the vehicular unit paving detail to show a concrete band.

PUBLIC NOTICE AND COMMENT

The Applicant sent notice regarding the subject site plan amendment to all parties of record on October 19, 2007. The notice gave the interested parties a minimum of 15 days to review and comment on the amended site plan.

Staff received one comment regarding the proposal to change the name of Citadel Avenue extended north of Marinelli Road to "Boyleston Street". The approved Preliminary Plan for the larger site (#120040490) extended Citadel Avenue north of Marinelli Road to terminate at the north end of the site at Old Georgetown Road. By the time the Site Plan for Parcel E (#820050340) came before the Planning Board, the Property Addressing Section of the Development Review Division had directed them to change the name of the extension from Citadel Avenue to Boyleston Street, based on the

recommendation of the North Bethesda – Garrett Park Master Plan which, when published in 1992, envisioned Chapman Avenue, one block to the west, angling across the site to the intersection of Marinelli Road and Citadel Avenue. The Applicant complied, and indeed preliminary street address plans have been mailed out, though final approval has not been granted. The citizen comment objected to the renaming of Citadel Avenue, recommending that the street name remain unchanged across Marinelli Road to avoid confusion. Staff agrees with the comment and has coordinated with the Property Addressing section to allow the name of the section of street in question to revert to Citadel Avenue.

The items relating to crosswalk details, pavement sections, light poles, curb and gutter, and storm drains respond to comments from Montgomery County Department of Permitting Services and PEPCO. As noted in the request, the reallocation of the parking does not affect the minimum required parking standards for the development.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Site Plan Amendments. The proposed amendment makes the minor site plan modifications enumerated above and does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved and amended site plan. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for North Bethesda Town Center, Parcel E, (Site Plan No. 82005034A) for modifications to the approved site plan.

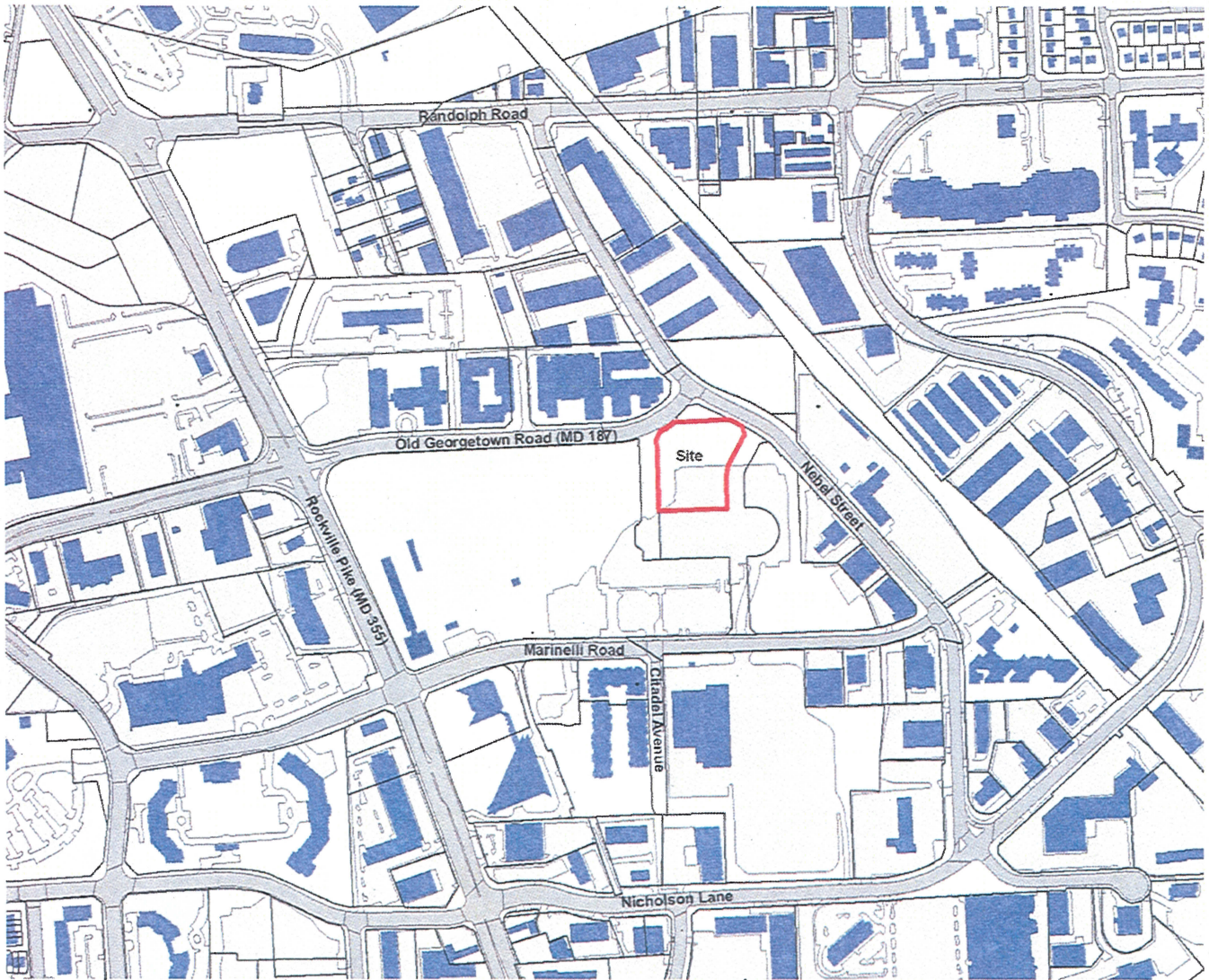
ATTACHMENTS

- A. Site Description and Vicinity
- B. Citizen Comment
- C. Reviewing Agency Approval Letters
- D. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 82005034A

Site Description and Vicinity

The site is located in the southwest quadrant of the intersection of Old Georgetown Road (MD 187) and Nebel Street.



ATTACHMENT B: CITIZEN COMMENT

Hisel-McCoy, Elza

From: The Goldbergs [nmgold@verizon.net]
Sent: Thursday, November 15, 2007 4:40 PM
To: Hisel-McCoy, Elza
Subject: Re: Consent Agenda Amendment to Site Plan-Parcel E

Thanks for the e-mail and for calling. I'm happy for it to stay on the consent agenda as long as the street remains Citadel Avenue.

Natalie Goldberg

----- Original Message -----

From: Hisel-McCoy, Elza
To: The Goldbergs
Cc: Jay Hansen
Sent: Thursday, November 15, 2007 10:12 AM
Subject: RE: Consent Agenda Amendment to Site Plan-Parcel E

Ms. Goldberg,

After meeting with the Applicant and discussing the issue with our staff, we have clarified that Citadel Avenue will not change its name as it moves through this project. The original comment from our staff was based upon the current (though currently under revision) master plan for the area. That plan projected different street alignments than those come to pass. That name change will not be part of the plan amendment. If this is acceptable, the item can stay on the consent agenda and not have a full hearing. Please let me know. Thanks.

Regards,

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Senior Planner
Development Review Division
Montgomery County Planning Department
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.2115

From: The Goldbergs [mailto:nmgold@verizon.net]
Sent: Monday, October 29, 2007 10:19 AM
To: Hisel-McCoy, Elza
Cc: Jay Hansen
Subject: Consent Agenda Amendment to Site Plan-Parcel E

Thank you for speaking with me this morning. I represent Garrett Park Estates/ White Flint Park in tracking development related issues and we are extremely concerned about the traffic on Rockville Pike.

We believe that Citadel Ave between Nicholson and Old Georgetown Rd will provide a reasonable vehicular alternative Rockville Pike. We are pleased that the County is constructing the portion of this road between Nicholson and Marinelli.

We object to this consent amendment changing the name of Citadel along Parcel E to Boylston Street. The continuous name reinforces the continuous street. To change the name, is a step backwards towards providing a gridlike network in North Bethesda.

We would be pleased to learn the reasoning behind this change.

Thank you.

Natalie Goldberg

ATTACHMENT C: REVIEWING AGENCY APPROVAL LETTERS



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

From: Patrick Butler
Subject: Citadel Avenue

Elza Hisel-McCoy
Senior Planner
Development Review Division
M-NCPPC
Montgomery County
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy;

In regards to project number 82005034A, the property addressing section of the Development Review Division supports the applicant's request to extend the existing "Citadel Avenue" north of Marinelli Road and terminate at Old Georgetown Road. By permitting the requested change, "Citadel Avenue" will replace the section of road that was formerly identified as "Boyleston Street" in the project number 820050340.

Please feel free to contact me with any further questions you may have regarding this matter.

Sincerely,

Patrick Butler
Property Address Section
(301) 495-4561

Hisel-McCoy, Elza

From: Kuykendall, David [David.Kuykendall@montgomerycountymd.gov]
Sent: Tuesday, December 04, 2007 2:05 PM
To: Jagdish Mandavia, P.E.
Cc: Hisel-McCoy, Elza
Subject: RE: North Bethesda Town Center, Parcel E Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Elza, The dry well is not part of the stormwater management for this site.

Please call if you have any questions.

Thank you.

David Kuykendall

240-777-6332

From: Jagdish Mandavia, P.E. [mailto:jmandavia@lsassociates.net]
Sent: Tue 12/4/2007 12:18 PM
To: Kuykendall, David
Cc: Hisel-McCoy, Elza
Subject: FW: North Bethesda Town Center, Parcel E Comments

Dave,

Please see MNCPPC's comment #3 below for the Parcel E site plan amendment submission.

FYI, Elza is refereeing to the dry well that the Landscape Architect had proposed in order to drain the tree well. Please confirm that this is not related to our Stormwater Management obligation on this site. Our stormwater management quality control is met by two structural sand filters that are already built (SM File # 203203). I have attached two pdf sketches that show the dry well location and the other that call out for dry well to be removed and tree well drain connected to the proposed Inlet structure 314 on this site.

Please confirm that what I have stated is correct, as far as stormwater management is concerned and cc Elza, at your earliest convenience, so he can prepare his staff report. We are schedule to be in front of the Planning Board on December 20, 2007.

Should you need additional information from me please let me know.

Thank you,

Jagdish Mandavia, P.E.
Associate
Loiederman Soltesz Associates, Inc.
2 Research Place, #100
Rockville, MD 20850
Ph: 301-948-2750
Fax: 301-948-9067

ATTACHMENT D: DRAFT PLANNING BOARD RESOLUTION



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-223

Site Plan Amendment No. 82005034A

Project Name: North Bethesda Center – Parcel E

Hearing Date: December 20, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board (“Planning Board”) is required to review amendments to approved site plans; and

WHEREAS, on October 17, 2007, LCOR White Flint, LLC, (“Applicant”) filed a site plan amendment application designated Site Plan No. 82005034A (“Amendment”) for approval of the following modifications:

1. construct the planned extension Citadel Avenue to the Existing Paving done as part of the WMATA garage;
2. add curb and gutter and associated storm drain on opposite sides of the proposed Citadel Avenue extension and Wentworth Place;
3. revise supermarket entrance locations and provide a flush curb at the customer pick-up location and a Type “C” curb at the north side of the building;
4. revise grades at the loading docks;
5. revise the residential building entry at the southeast corner of the building to address grading concerns by providing a small patio, the limits of which on the eastern façade shall be aligned with the nearest vertical mullion in the window wall of the approved building;
6. provide an additional transformer pad at the northeast corner of the building, and revise the sidewalk and landscaping to adequately screen the transformer from the parking lot;
7. reallocate one parking space between the structured and surface retail parking lots while remaining within the approved total;
8. reduce the number of residential parking spaces by one, while remaining well over the minimum number required;
9. install a five-foot temporary asphalt sidewalk at the west side of Citadel Avenue;
10. relocate a manhole at the intersection of Wentworth Place and Nebel Street;
11. relocate light poles per DPWT comments;
12. revise tree pit details with curb support walls;
13. revise an exterior stair to include the correct number of risers per field grading conditions;

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910

Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

14. remove a dry well at the north end of the site and tie the tree pit drainage directly to the storm drain;
15. revise the crosswalk detail per DPWT recommendations for imprinted asphalt;
16. add full-cutoff site lighting to the parking lot;
17. revise the paver pattern at the southeast building entry to more closely follow the edge of the building;
18. rename Park Avenue to Wentworth Place and Main Street Circle to McGrath Boulevard;
19. shift the garage entry off Wentworth Place four feet south;
20. adjust the paver warning band width along the grocery store parking lot from three feet to two feet; and
21. revise the vehicular unit paving detail to show a concrete band; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated December 10, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on December 20, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82005034A; and

BE IT FURTHER RESOLVED that all site development elements as shown on North Bethesda Center, Parcel E, drawings stamped by the M-NCPPC on December 10, 2007, shall be required; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

EH-M