



2 Wisconsin Circle, Limited Site Plan Amendment, 81985064B



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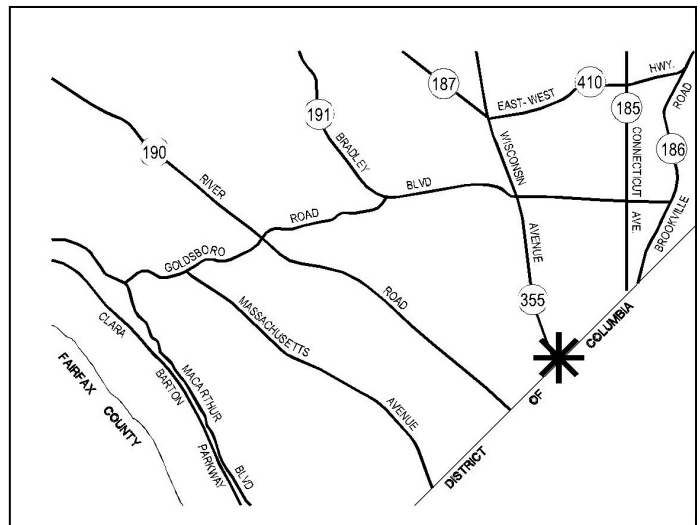
Completed: 5/25/12

Description

Limited Site Plan Amendment No. 81985064B: 2
 Wisconsin Circle

Request to amend Site Plan No. 81985064A to reclassify 12,802 square feet from retail use to non-residential uses within the building located at 2 Wisconsin Circle, Chevy Chase, CBD-2 Zone, Friendship Heights Sector Plan.

Staff Recommendation: Approval with Conditions
 Applicant: The Chevy Chase Land Company
 Date Submitted: April 9, 2012



Summary

The applicant, The Chevy Chase Land Company, seeks approval of a site plan amendment application to amend the square footage of retail uses on the site to a more flexible classification of non-residential uses that could include office and retail. Such a change will allow the applicant more opportunities to lease this second floor space which has remained vacant for significant periods of time. The change would also eliminate the need for future amendments to the site plan for market changes from retail to office or alternatively, office to retail. Changes to the use would still require a permit with the Department of Permitting Services.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan 81985064B, 2 Wisconsin Circle. All conditions of approval from site plans 8-81043, 8-85064, and 8-85064A remain in full force and effect, except as modified herein:

1. A maximum of 225,479 square feet of office use, and 12,802 square feet of other non-residential uses is permitted on the site.
2. Following approval from the Planning Board of Site Plan 81985064B, the applicant must submit a site plan for certification that reflects the changes in use.

SITE DESCRIPTION

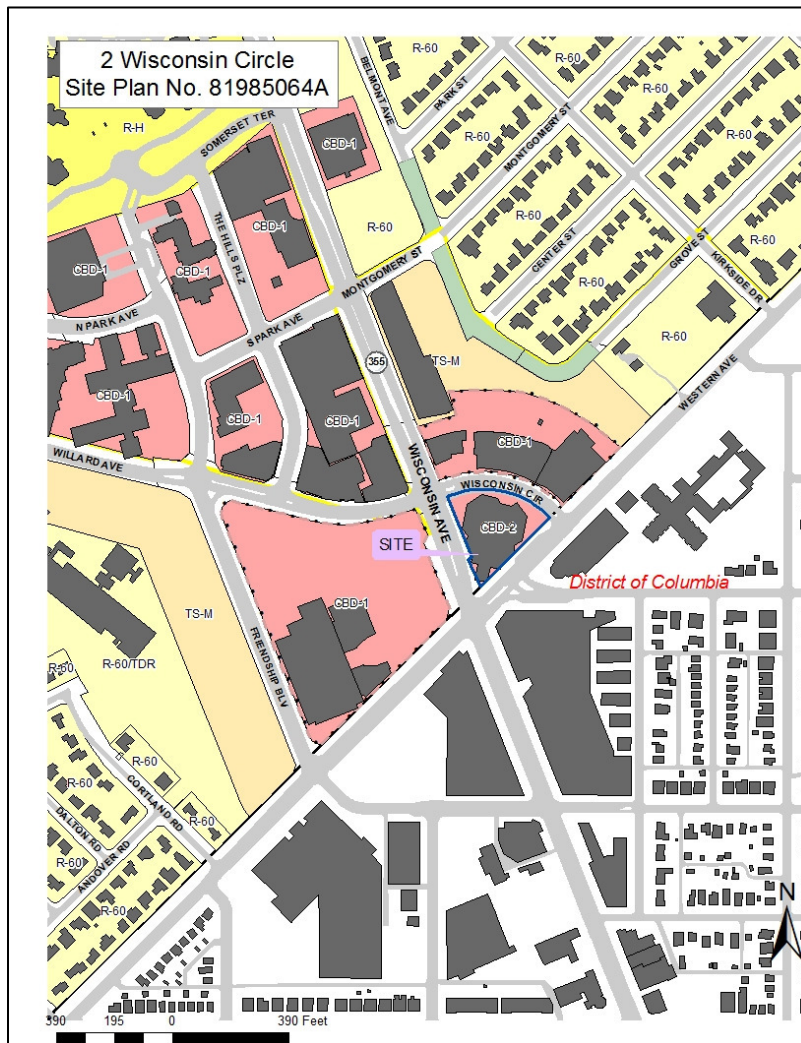
Vicinity

The subject property consists of 1.37 acres of land located in the northeast quadrant of the intersection of Wisconsin Avenue and Western Avenue in the Friendship Heights Sector Plan area. The property is zoned CBD-2. Surrounding land uses consist of commercial buildings in the CBD-1 zone on the north, northwest, and east property boundaries; and commercial development within the jurisdiction of the District of Columbia to the south and east.

Site Analysis

The property is a recorded parcel and the building currently contains 225,479 square feet of office space and 12,802 square feet of retail space. Pedestrian access points are located along Wisconsin Circle and at the intersection of Western Avenue and Wisconsin Avenue. A Metrobus transit facility is located at street level, below the building's retail and office floors with vehicular ingress/egress to the transit facility from Wisconsin Circle. A Metrorail entrance to the Friendship Heights metro station is also located at the corner of Wisconsin Circle and Western Avenue, adjacent to the transit facility.

The site has been graded, and there are no significant environmental features on the site. The existing building is served by public water and sewer connections.



Vicinity Map

PROJECT DESCRIPTION

Previous Approvals

Project Plan No. CBD-79-2 for this site was approved on June 4, 1981, and allowed development of up to 222,281 square feet of office uses and up to 16,000 square feet of retail uses. On January 13, 1982 (incorrectly dated 1981 on the Opinion) the Planning Board approved Site Plan No. 819810430 for development of up to 222,281 square feet of office uses and up to 16,000 square feet of retail uses, and on July 12, 1985 the Planning Board approved Site Plan No. 819850640 to amend Site Plan No. 819810430 which deleted the condition previously imposed that required concrete crosswalks at the intersection of Wisconsin Avenue and Western Avenue.

On June 8, 1998 the Planning Board approved Site Plan Amendment No. 81985064A to allow 3,198 square feet of retail space to be converted to office space.

Proposal

The applicant requests that the remaining 12,802 square feet of retail space, located on the second floor of the building, be re-designated to commercial, non-residential space. Such a change will allow the applicant greater flexibility to market and lease the space. Significant portions of this retail square footage has remained vacant for extended periods of time. As a result of the construction of the Chevy Chase Center directly west of the property, retail space that surrounds the subject site with convenient street level access, as well as the current economic downturn, this second floor retail space has become increasingly difficult to find suitable tenants for.



Aerial Photo

PROJECT ANALYSIS

Master Plan

On page 30 of the approved and adopted 1998 Friendship Heights Sector Plan, one of the primary planning and urban design principles is identified: “create a vital, diverse urban center with a balanced mix of land uses, including places where one can live and work”. The applicant believes the current retail mix in Friendship Heights, beyond the subject site, is thriving, and thus the retail balance in the area has shifted to where customers favor the new retail opportunities at street level rather than the second floor of an existing office building that has limited visibility and less convenient accessibility from the street. The applicant’s proposal seeks to provide greater flexibility for the existing retail square footage so that it can be more aptly used by tenants who are less dependent on street level visibility and accessibility. The proposed amendment maintains conformance with the Friendship Heights Sector Plan vision and recommendations because it attempts to designate suitable uses within the building in response to current land uses in the overall sector plan area.

Transportation and Circulation

The number of vehicular trips generated by the previously approved retail square footage is greater than that which will be generated by the proposed non-residential use designation. As a result, LATR and PAMR tests were not conducted as part of this application. The proposed amendment does not affect vehicular or pedestrian traffic.

Environment

As aforementioned, there are no significant environmental features on the site. On-site stormwater management will not change.

Development Standards

The proposed amendment does not alter any development standards approved with the original site plan.

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on April 12, 2012. Staff received a request from a citizen to present the applicant’s request to the Board as a Limited Site Plan amendment rather than a Consent amendment. As a result, this item is being presented in accordance with this request.

CONCLUSION

Staff recommends approval of the Limited Site Plan Amendment with conditions. The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval and the structure remains compatible with existing and proposed development adjacent to the site. The location of building, vehicular and pedestrian circulation, open space, landscaping and lighting remain adequate, safe and efficient. The Site Plan Amendment is in

conformance with the Friendship Heights Sector Plan and the development standards in the CBD-2 Zone.

APPENDICES

A. Prior Resolutions



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



Montgomery County
JUN 10 1998

JUN 21 1998

Planning Department

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: June 8, 1998
SITE PLAN REVIEW: #8-85064A
PROJECT: Chevy Chase Metro Building

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 4-0, Commissioners Bryant, Holmes, Hussmann and Perdue voting for. Commissioner Richardson was absent.

The date of this written opinion is June 8, 1998, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before July 8, 1998, (which is thirty days from the date of this written opinion).

On June 4, 1998, Site Plan Review #8-85064A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-85064A which allows vacant retail space (3,198 square feet) on the second floor to be leased for office use subject to the following condition:

1. Approval conditions of Site Plan applications 8-81043 and 8-85064.

DATE MAILED: JULY 12, 1985

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-85064 (Amends 8-81043)

Project Chevy Chase Metro Building

On December 11, 1984, Chevy Chase Land Company submitted an application for the approval of a site plan for property in the CBD-2 zone. The application was designated Site Plan Review #8-85064.

On July 11, 1985, Site Plan Review #8-85064 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves the request to delete the condition previously imposed which requires concrete crosswalks at the intersection of Wisconsin Avenue and Western Avenue.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 588-1480

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Date: January 13, 1981

On August 26, 1981, Chevy Chase Land Company submitted an application for the approval of a site plan for property in the CRU-2 zone. The application was designated:

Site Plan Review #8-81143, Chevy Chase Metro Building, hereinafter referred to as the Site Plan.

On January 6, 1982, the Site Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff in the staff report hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the location of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves the Site Plan subject to the following conditions:

1. Streetscaping and Landscaping

- (a) Pedestrian Crosswalks. The applicant will install pedestrian crosswalks across Wisconsin Avenue and across Western Avenue at the southwest corner of the site, and will install crosswalks across Wisconsin Circle at both Western Avenue and Wisconsin Avenue. The crosswalks will be constructed of reinforced standard concrete.
- (b) Granite Curbs. The District requires the use of granite curbs along Western Avenue and the staff recommends that granite curbs be used along Wisconsin Avenue to terminate at the entrance to the bus area along Wisconsin Circle. This requirement will be waived if Montgomery County does not agree to accept maintenance on the Wisconsin Avenue curb.

(c) Lighting. The applicant will provide the lighting system to include street lighting, pedestrian lighting, special lighting, and bus area lighting. Montgomery County agrees to assume energy and maintenance costs for lighting as shown. Details of lighting standards, attachments and light source specifications will be made part of maintenance agreements with MCDOT and DCDOT.

(d) Sidewalk Vaults. Sidewalk Vaults will be coordinated with landscape elements.

(e) Planter Construction. Planters at the ground level will have brick facing to match in color range the brick paving material.

2. Submission of Approved Maintenance Agreements

Maintenance agreements with MCDOT and DCDOT are required to provide for care and liability of improvements in the public right-of-way, and final maintenance agreements will be submitted for Board Approval prior to issuance of building permit. (Proposed Agreement is attachment # .)

3. Wind Chime/Sculpture

The applicant will present to the Planning Board for information the final design selected for this feature.

4. Brick Paving on Sidewalks

The applicant will install brick paving of red or brown color in 4" x 8" size in lieu of quarry tile paving shown on Site Plan.