



Washington Science Center, Limited Site Plan Amendment No. 81973005B

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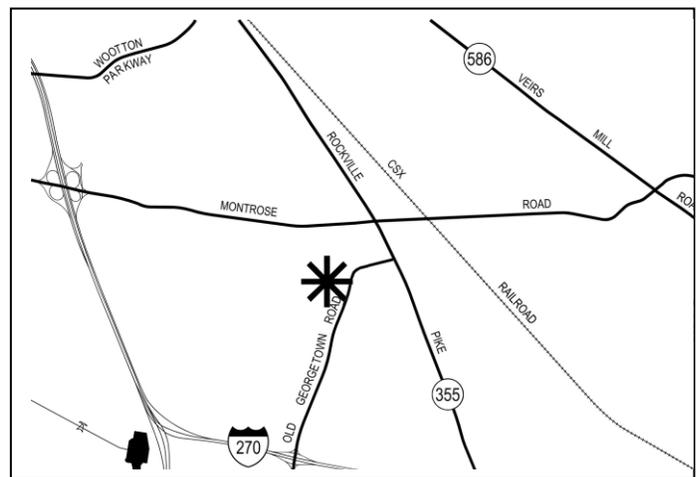
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Completed: 5/15/2015

Description

- Request to add 12,857 square feet on the top floor of an existing building; and a minor amendment to modify the minimum parking requirements.
- Current use: office building;
- Located at 6000 Executive Boulevard;
- 6.78-acre site zoned Employment Office (EOF) in the *North Bethesda-Garrett Park Master Plan* area;
- Applicant: CPH 2000 LLC;
- Application Acceptance Date: April 22, 2015.



Staff Recommendation: Approval of Site Plan Amendment with the following conditions:

1. The expansion is limited to 12,857 square feet for a total of 141,429 square feet of general office.
2. Prior to the release of any building permit, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and Montgomery County Department of Transportation to participate in the North Bethesda Transportation Management District.
3. Prior to the release of any building permit, the Applicant must satisfy the Transportation Policy Area Review (TPAR) test by making TPAR payment to the Montgomery County Department of Permitting Services equal to 25% of the development impact tax for 12,857 square feet of general office.
4. The Applicant must provide a minimum of 3 short-term and 11 long-term bicycle parking spaces as approved by Staff and must be shown on the Certified Site Plan.

Project Overview

This Application proposes to expand the floor area on the 7th floor of the existing office building, which is setback approximately 24 feet from the 6th floor. The amendment will extend the 7th floor to the outer façade adding 12,857 square feet. The traffic generated by the additional floor area will be under 30 additional trips per day. There are 387 vehicular parking spaces existing on the site. The amendment proposes replacing two parking spaces with lockers for long-term bicycle parking.

In addition to the proposed increase in floor area, the Applicant has also requested a minor site plan amendment, pursuant to Section 7.7.1.B.3.b. of the current Zoning Ordinance, to satisfy the minimum parking requirements of Section 6.2.3 and Section 6.2.4.

Site Plan Findings

Pursuant to Section 7.7.1.B.1. of the current Zoning Ordinance, this Application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Section 59-D-3.7 of that code outlines the procedures for amending an approved site plan for the I-3 Zone existing when the original site plan was approved.

Section 59-D-3.7(d)(1)(B) requires Planning Board approval of any increase in the floor area of a non-residential building approved pursuant to Section 59-D-3. Staff has reviewed the proposed modifications and found that they do not alter the intent of the original Site Plan approved by the Planning Board. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. The proposed 0.4 FAR will not exceed maximum allowable 0.5 FAR as required in the I-3 Zone.

Pursuant to Section 7.7.1.B.3.b. of the Zoning Ordinance, this application satisfies the parking requirements of Section 6.2.3. and Section 6.2.4. as follows: A minimum of 291 parking spaces (2.0 per 1,000 square feet), and the maximum is 437 spaces (at 3.0 per 1,000 square feet). The amendment meets the requirement by providing 387 spaces. A minimum of 14 bicycle parking spaces is required, of which at least 11 must be long-term parking. The proposed amendment provides a total of 18 spaces for bicycle parking, of which 14 will be long-term parking.

The Applicant provided a trip generation comparison for 17,000 square feet of additional floor area. As shown in the table below, the proposed increase will result in an increase of 28 AM peak hour trips and 25 PM peak hour trips. This proposal is limited to 12,857 square feet; therefore the addition will not result in more than 30 peak hour vehicle trips and not more than a three (3) hour vehicle trips increase over the existing trip generation. Based on this, the proposal qualifies for an exemption from LATR as outlined in the LATR/TPAR Guidelines. The project is subject to TPAR and must make payment equal to 25% of the development impact tax at building permit. The payment will be calculated for the 12,857 square feet addition.

Trip Generation Table			
Type of Facility	Size	Weekday Trips *	
		AM Peak	PM Peak
General Office (Existing)	128,572 SF	211	205
General Office (Proposed)	145,572 SF**	239	230
Net Change (Approved vs Proposed)		+28	+25
* Source of trip generation rates: LATR & TPAR Guidelines. **17,000 SF addition was tested although the actual proposal is limited to 12,857 SF.			

In 1986, this site entered into Traffic Mitigation Agreement (TMAg) with 8 other buildings as part of the Washington Science Center Site Plan 8-85035. This agreement required the operation of a share-a-ride program to achieve a trip reduction goal for ten years. The TMAg did not include participation in the North Bethesda Transportation Management District (TMD) because it was not established at that time. A new TMAg for participation in the TMD is recommended.

This application received an exemption from preparing a Forest Conservation Plan (FCP Exemption No. 42015185E) on April 14, 2015 under Section 22A-5(t) of the Forest Conservation Law.

Community Outreach

The Applicant sent a notice regarding the subject amendment to all parties of record. The notice gave interested parties 15 days to review and comment on the amended site plan. Staff has not received any correspondence on the application.

Conclusion

The proposed amendment is consistent with Section 59-D-3.7 for Plan Amendments and it satisfies the parking requirement of Section 6.2.3. and Section 6.2.4. The proposed amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in its review of the originally approved site plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the originally approved site plan and subsequent amendments, remain in full force and effect. Staff recommends approval of the Site Plan Amendment No. 81973005B.

ATTACHMENT

1. Site Plan with Proposed Improvements

