



Item # 4

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: February 15, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for February 21, 2002.

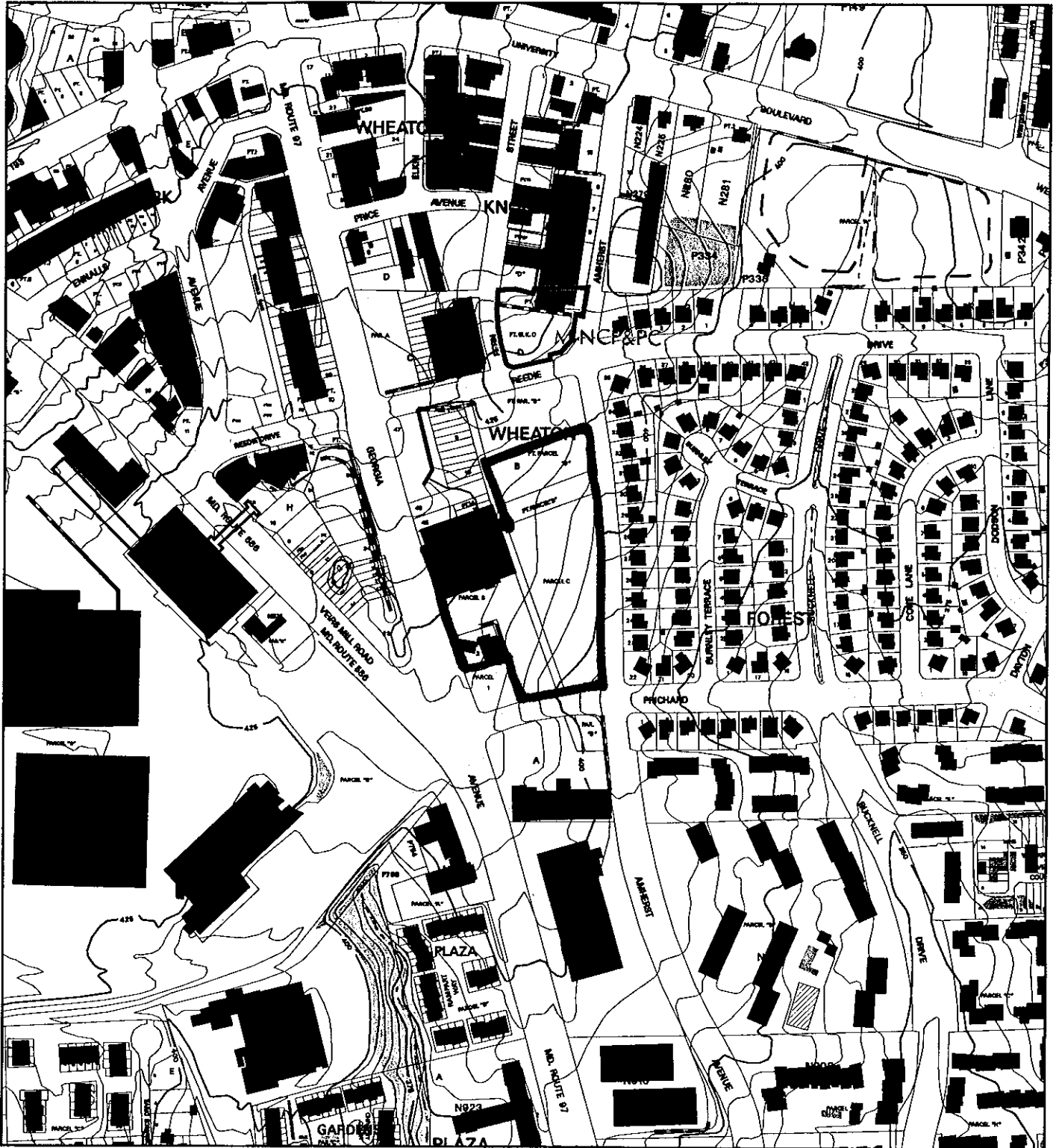
Attached are copies of plan drawings for Items #04, #05. These subdivision items are scheduled for Planning Board consideration on February 21, 2002. The items are further identified as follows:

Agenda Item #04 - Preliminary Plan 1-02026
Wheaton Forest

Agenda Item #05 - Preliminary Plan 1-02064
Bon Air Heights (Resubdivision)

Attachment

VICINITY MAP FOR
WHEATON FOREST (1-02026)



Map compiled on February 15, 2002 at 9:31 AM | Site located on base sheet no - 214NW02

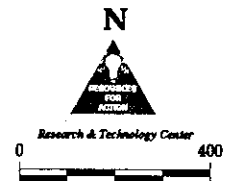
NOTICE

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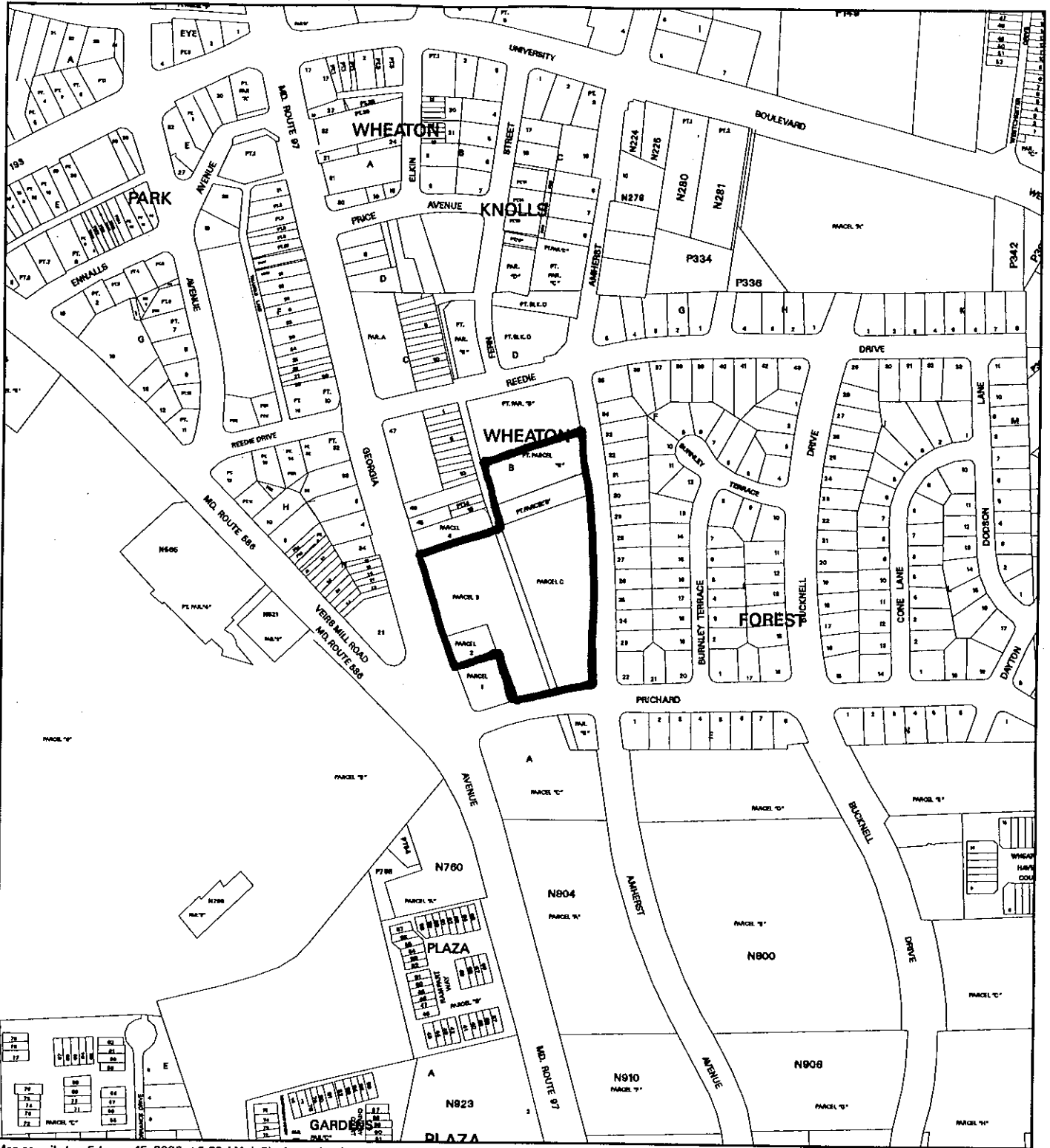
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



VICINITY MAP FOR
WHEATON FOREST (1-02026)



Map compiled on February 16, 2002 at 9:20 AM | Site located on base sheet no - 214NW02

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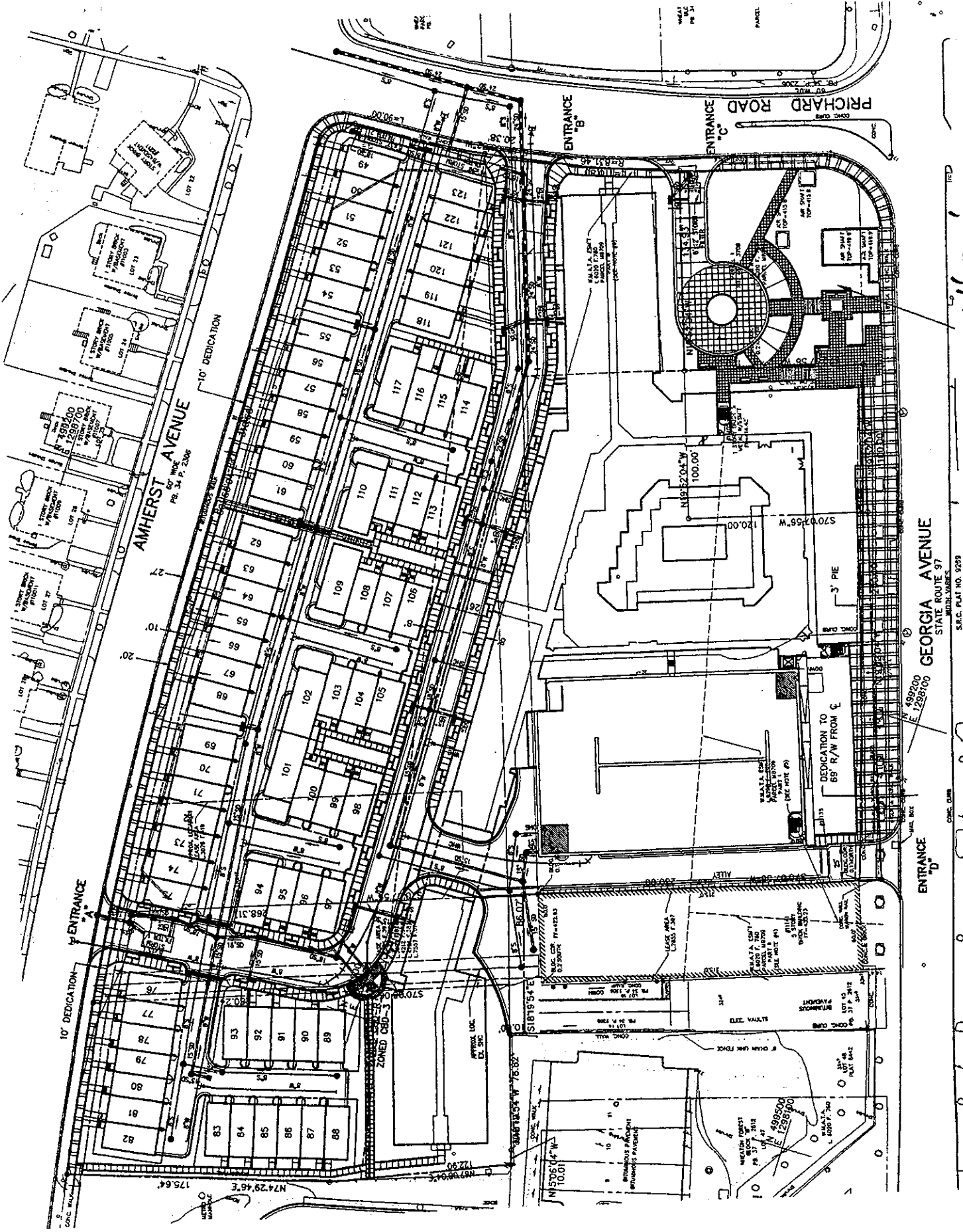
Key Map



N



1 : 4800



AMHERST AVENUE
PR. 34, P. 2306
10' DEDICATION

GEORGIA AVENUE
STATE ROUTE 97
MULTI-LANES
499,200
E 1238,100

S.R.C. PLAN NO. 9289

11130



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 15, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Janet E. Gregor, Planner/Coordinator
Transportation Planning

SUBJECT: Preliminary Plan 1-02026
Wheaton Forest, Block B
Wheaton CBD Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan:

1. Limit the preliminary plan to no more than 75 townhouses, 250 garden apartments, a health club, a 400 space parking garage and the existing retail/office building of approximately 87,800 square feet.
2. Dedicate sufficient right-of-way along the Georgia Avenue (MD 97) property frontage to provide 69 feet of right-of-way from the centerline as shown on the preliminary plan.
3. Dedicate ten feet of right-of-way along the property frontage on Amherst Avenue as shown on the preliminary plan to provide for a total of 70 feet of right-of-way.

4. Coordinate with the Maryland State Highway Administration (SHA) and the Montgomery County Department of Public Works and Transportation concerning modification of the traffic signal at Georgia Avenue (MD 97)/Prichard Road and Veirs Mill Road (MD 586) to eliminate the free-flow movement for northbound Georgia Avenue (MD 97) to provide a safe pedestrian crossing of Georgia Avenue in close proximity to the site.
5. Provide sidewalk around the perimeter of the site, along the internal access road, and connections into the site from Amherst Avenue, Prichard Road and Georgia Avenue as shown on the preliminary plan.

DISCUSSION

Site Location, Access and Circulation

The site is located on the east side of Georgia Avenue (MD97), west of Amherst Avenue, and north of Prichard Road. Access is provided via private road entrances from Amherst Avenue and Prichard Road. Pedestrian access is provided by sidewalk along Amherst Avenue, Prichard Road, and Georgia Avenue. Sidewalk connections join these perimeter sidewalks with the walkway provided along the internal private street, creating a pedestrian-friendly environment consistent with the goals of the Wheaton CBD Sector Plan. The site is located adjacent to the Wheaton Metro station facilitating the use of transit.

Master Plan Roadways and Bikeways

The Wheaton CBD Sector Plan classifies Amherst Avenue as a business district street with a recommended 80-foot right-of-way between Blueridge Avenue and Windham Lane. North of Blueridge Avenue, a 70-foot right-of-way is recommended. Georgia Avenue (MD 97) is classified as a major highway with a recommended 120-foot right-of-way except in the immediate vicinity of the site and the Metro Station where an additional 12-foot right-of-way is recommended for possible improvements in conjunction with the construction of the Wheaton Metro Station. Prichard Road is classified as a business street with a recommended 80-foot right-of-way. A Class III, on-road shared-use bikeway is recommended along Amherst Avenue in both the Wheaton CBD Sector Plan and the Master Plan of Bikeways.

The Wheaton CBD Sector Plan was adopted in 1990, over ten years ago, prior to the construction of the Wheaton Metro Station. Many right-of-way widths and numerous intersection improvement projects were recommended predicated on anticipated Metro Station traffic and an intense business district development that have not occurred. The recommended 80-foot right-of-way for Amherst Avenue is one such recommendation. The expectation at the time the Sector Plan was written was that Amherst Avenue would need to be reconstructed to the business district street cross section used at the time that dictated an 80-foot right-of-way with a 50-foot travel way. The Sector Plan

specified that all of the additional 20 feet of right-of-way would be dedicated when the subject site was redeveloped. If all 20 feet were dedicated off one side, instead of following the common practice used today of requiring equal dedication from each side of the street, a skewed roadway configuration would result that would be difficult to utilize.

The 70-foot right-of-way provided with the 10-foot dedication from the subject site could provide a 50-foot travel way compatible with the segments of Amherst Avenue north and south of the site if this is ever desired. Transportation staff has concerns that this pavement width would not be compatible with what is developing as a residential block along Amherst Avenue. Therefore, Transportation staff concurs with and supports this deviation from the Sector Plan right-of-way recommendation.

Local Area Transportation Review (LATR)

A traffic study was prepared for the subject mixed-use development and accepted by Transportation Planning staff in October 2001. The study estimated that the change in land use from commercial, office and parking lot to commercial/office and residential as well as use of the adjacent Metro station by new residents would result in a reduction of 29 site-generated trips during the peak hour of the weekday morning peak period (7:00 to 9:00 a.m.) and no new trips during the peak hour of the weekday evening peak period (4:00 to 6:00 p.m.) The proposed development has minimal impacts on local area intersections.

These decreases are not reflected in some intersection CLV volumes because of the change in the distribution of traffic for residential as compared to commercial development, new access points and a greater use of Metrorail for commuting rather than shopping trip purposes. The elimination of the Colonial Parking commercial parking lot is a significant contributor to the change in distribution in the immediate vicinity. None of the intersections are projected to exceed the Wheaton CBD critical lane volume (CLV) standard of 1800. Table 1 provided below provides CLVs for the study area intersections.

| Table 1: Critical Lane Volume Analysis | | | | | | |
|---|-------------------------|------|---------------------------|------|-----------------------------|------|
| Intersection | Existing Traffic | | Background Traffic | | Total Future Traffic | |
| | AM | PM | AM | PM | AM | PM |
| Georgia Avenue and Windham Lane | 1260 | 1203 | 1289 | 1319 | 1311 | 1351 |
| Georgia Avenue and Veirs Mill Road/ Prichard Road | 1351 | 1170 | 1407 | 1378 | 1407 | 1378 |
| Veirs Mill Road and Grandview Avenue/Westfield Mall | 647 | 768 | 924 | 1264 | 929 | 1264 |
| Georgia Avenue and Reedie Drive | 1098 | 1233 | 1155 | 1384 | 1168 | 1413 |
| University Boulevard and Amherst Avenue | 926 | 1247 | 963 | 1248 | 963 | 1354 |
| Reedie Drive and Amherst Avenue | 802 | 709 | 815 | 780 | 827 | 785 |

Policy Area Review /Staging Ceiling Analysis

The subject project is located in the Wheaton CBD Policy Area. As of January 31, 2002 the Wheaton CBD Policy Area had a remaining capacity of 1,391 housing units.

JG:kcw

cc: Khalid Afzal
 Greg Cooke
 Mary Goodman
 Karl Moritz
 Jeff Riese

mno to shaneman re PP 1-02026 .doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 15, 2002

MEMORANDUM

TO: Richard Weaver, Senior Planner
Development Review Division

FROM: Khalid Afzal, Team Leader, Georgia Avenue Team *KA*
Community-Based Planning Division

Marilyn Clemens, Urban Designer *MC*
Community-Based Planning Division

SUBJECT: Wheaton Forest, Preliminary Plan # 1-02026

The Community-Based Planning Division has reviewed the subject application for conformance with the 1990 Wheaton Central Business District Sector Plan. We find that the proposal conforms to the goals and objectives of the Sector Plan. We recommend approval of the project subject to the following conditions:

1. The project will provide a minimum of 15 feet behind the curb to include a 6-foot tree panel and a minimum six-foot sidewalk along the Amherst Avenue frontage of the project.
2. The building height along Amherst Avenue will be as presented on a cross section of the site in a meeting between the applicant and the staff on February 7, 2002.
3. The project will provide adequate pedestrian-scale lighting for the mid-block sidewalk from Georgia Avenue towards Amherst Avenue along the existing office building on the site.
4. The project will provide a minimum of 10-foot ROW dedication along Amherst Avenue for a full ROW of 70 feet.
5. The project will provide the Wheaton Streetscape around the periphery of the site in consultation with the Montgomery County Department of Housing and Community Affairs.

The proposal is the first major redevelopment project in the Wheaton CBD and an important step towards its revitalization. Staff believes that it will provide needed housing, streetscape, and image improvements at the entrance to the Central Business District. It is a joint project providing 250 apartments in a four-story, approximately 75-foot high building along Georgia Avenue by Bozzuto Development Company, and 75 townhouses along Amherst Avenue by Eakin Youngentob Associates.

SECTOR PLAN

This site and the rest of the block was zoned CBD-3 and CBD-R by the 1990 Sector Plan. The Sector Plan placed great importance on development at this location, and recommended an optional method development proposal. The Sector Plan limited the height along Amherst Avenue to 35 feet for a depth of 75 feet from the property line westward into the site. It called for an 80-foot right-of-way along Amherst Avenue (currently 60 feet) indicating that all of the additional ROW was to be dedicated from this side of the street. It called for a 120-foot ROW for Georgia Avenue.

Conformance with the 1990 Wheaton Sector Plan

The proposal is generally compatible with the existing residential communities to the east and south of the site per the Sector Plan design guidelines. The proposed townhouses exceed the height limit recommended in the Sector Plan by a few feet. This departure from the height limit varies over the length of the project from north to south along Amherst Avenue and is due in part to a steep rise in grade from Amherst Avenue through the site to Georgia Avenue. Staff believes that this slight variation from the recommended height limit is within the intent of the Sector Plan design guidelines for height and setback. The additional height will not be discernable and will not have a negative visual impact on the surrounding single-family houses. The benefit of better interior spaces and larger units with higher housing values outweighs the minor variation from the strict application of the height limit of the Sector Plan.

The proposed plan dedicates 10 feet rather than 20 feet of right-of-way for a total of 70 feet. The Sector Plan states that the "proposed amendments [to road ROWs] may not be necessary if the roadway improvements are not implemented ..." The proposed project is not required to do any road widening and there are no plans for road widening at this location in the near future. The current pavement (40 feet) adequately accommodates two rows of parking and two generous travel lanes. The proposed 70-foot ROW will accommodate an additional pavement width of 8 to 10 feet without negatively impacting the pedestrian circulation space, if need be. Staff believes that the current pavement width and the proposed 70-foot ROW is consistent with the Sector Plan and appropriate given the site topography, the proposed sidewalk/tree panel for pedestrian circulation, and the staff's and the community's preference for narrower pavements in urban settings.

Along Georgia Avenue, the apartment building will have several access points to the Georgia Avenue frontage and will provide large windows to the sports club and leasing office of the apartment building. The applicant will augment the existing Wheaton streetscape by providing street trees, and lights that will be continued into the plaza entrance at the corner.

The proposed ROW along Georgia Avenue varies from the full 60 feet (from the centerline) along the northern part of the site to slightly less than 60 feet in the south because of utility constraints and the desire to maintain the front building wall line of the adjacent existing office building on the site.

The Sector Plan calls for improvements to the pedestrian circulation. The applicant is improving pedestrian circulation by providing sidewalks around and through the site. The proposal provides for a potential connection to the future housing on top of the Metro Kiss and Ride to the north. East-west pedestrian access through the site is provided although it is minimal. The constraint to more generous access is the existing office building and the need for access to the proposed parking garage.

The Sector Plan recommended an attractive, open space on this block, either at the kiss and ride site or in the current plan. The applicant has instead agreed to make significant improvements to the WMATA parcel that forms the Georgia Avenue/Pritchard Road corner of the site and which acts as a gateway to the Wheaton Central Business District. While the developer will only hold an easement on this parcel, he will fund and maintain the improvements. Within the townhouse area, there will be several small passive use open spaces with benches that will complement the pedestrian sidewalk system.

MC:ha: N:\divcp\Clemens\wheatonforestdraft 2.doc