



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: March 20, 2003

TO: Greg Russ, Planner Coordinator

FROM: Bill Landfair, Planner Coordinator *WBL*  
Marilyn Clemens, Planner Coordinator *MC*

SUBJECT: Zoning Text Amendment No. 03-04

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This zoning text amendment has been introduced to amend the definition and certain development standards related to "telephone offices or communication centers" located in the CBD-1 Zone.

The Community-Based Planning Division has reviewed the text amendment in the context of its relationship to the 1994 Bethesda Central Business District Sector Plan. Based on information provided by Verizon Maryland, Inc., and verified by technical staff in the Research and Technology Division, there is only one telephone office or communication center operating in a CBD-1 Zone in the county. That facility is located at 4533 Stanford Street, Bethesda.

The land use plan for the Sector Plan is organized by district. The telephone office on Stanford Street is located within the Wisconsin South Corridor District, which is characterized by low- to moderate-height commercial buildings arrayed on either side of Wisconsin Avenue. This district is intended to have a lower profile and less dense development than the Metro Core, for which it provides the southern approach. The telephone office is also located in close proximity to the Chevy Chase Transition Area District which functions as a transition between the single-family residential Town of Chevy Chase and the Central Business District.

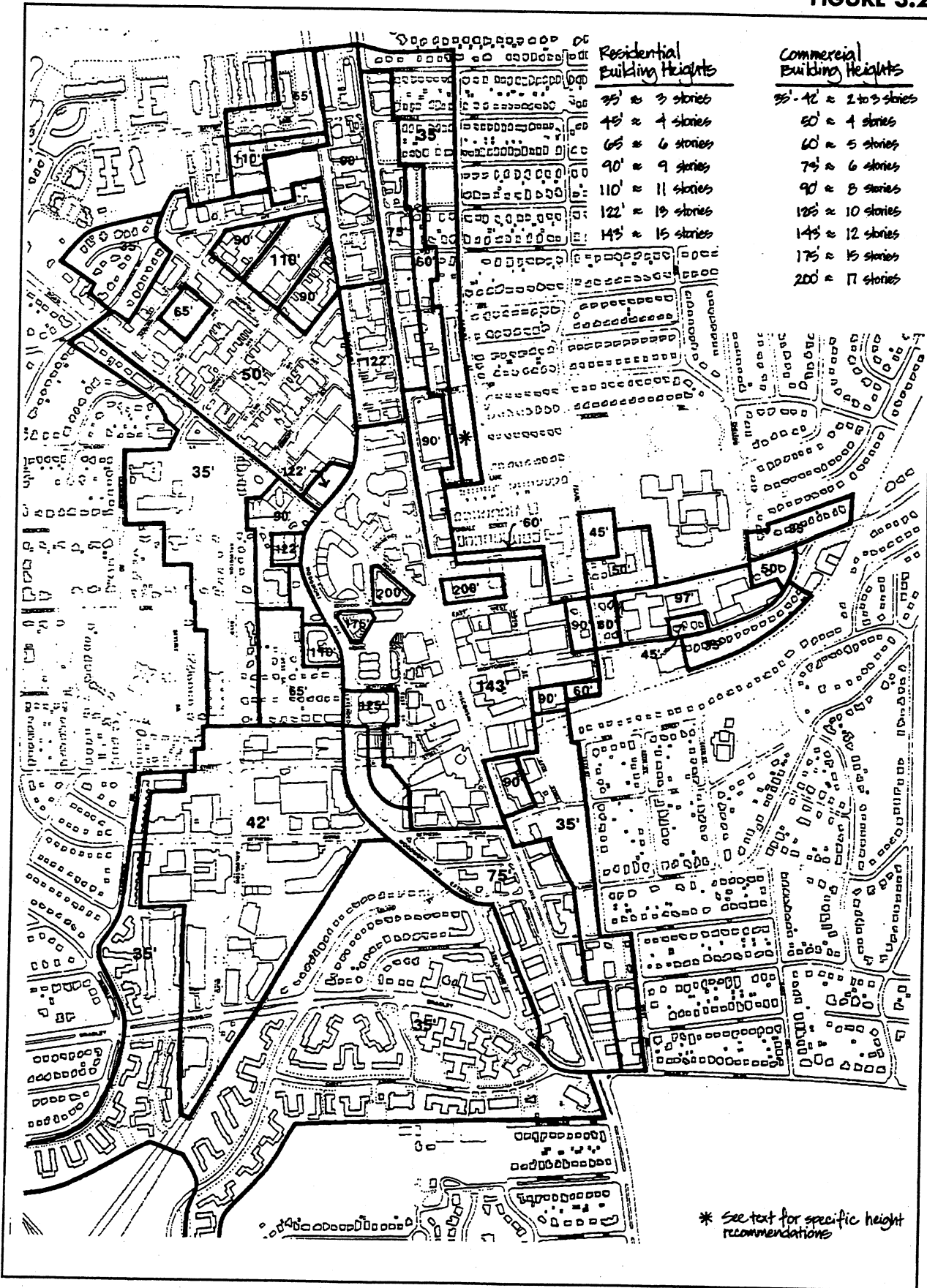
While there is no specific mention of the telephone office in the Sector Plan, there are recommendations for future land use, recommended zoning, and urban design guidelines for the Wisconsin South Corridor. These are found on pages 123 to 127 of the Sector Plan and illustrated in Figure's 4.34 and 4.35. As shown in these figures, the Sector Plan supports low-density office use for the telephone office property and a

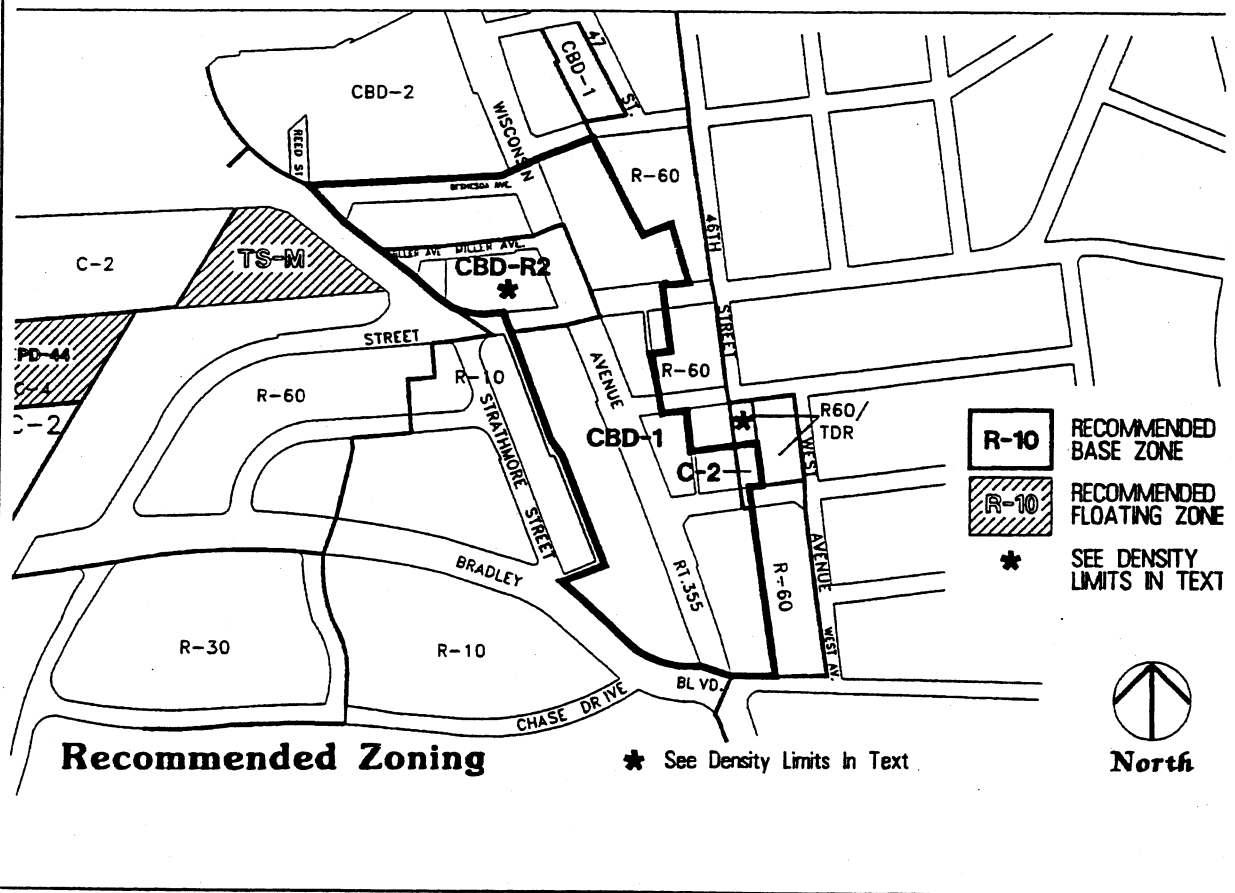
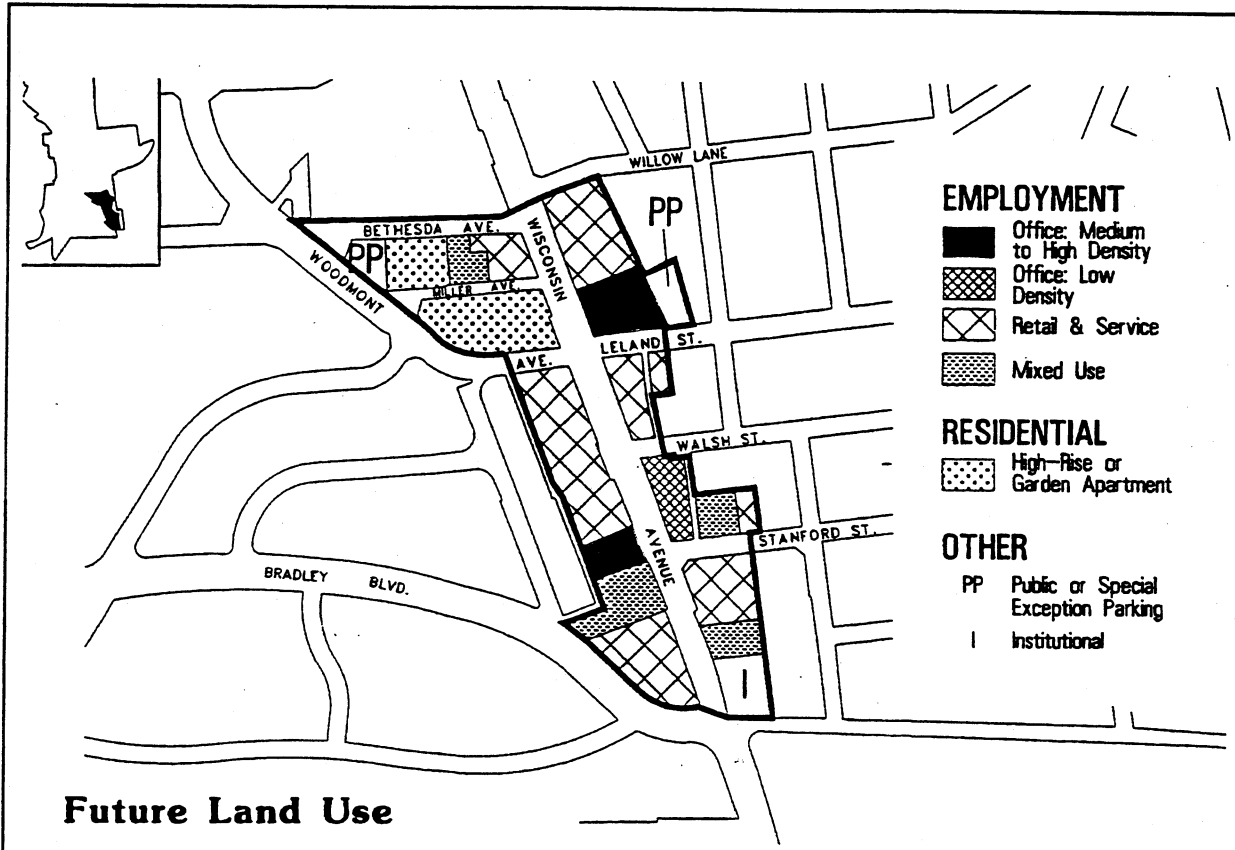
confirmation of the existing CBD-1 Zone. Many of the objectives, recommendations, or guidelines in the Sector Plan are not applicable to the telephone office. The text amendment will facilitate expansion of the telephone office but not redevelopment in a manner inconsistent with the recommendations of the Sector Plan. The most applicable urban design guideline is a recommendation to limit building heights to 75 feet to step down heights from the Metro Core and to ensure compatibility with nearby residential streets (see Figure 3.2 on page 39). Based on information provided by Verizon, the height of the telephone office building as measured from the street grade along Wisconsin Avenue and Stanford Street will not exceed 75 feet (not including any roof structures).

As the text amendment makes clear, the expansion of the telephone office will be under the optional method of development procedures for the central business district zones. The procedures for approval under optional method include the submittal of a project plan and site plan. As noted under Section 59-C-6.215 of the Zoning Ordinance, the optional method requires that "certain public facilities and amenities must be provided by the developer. The presence of these facilities and amenities is intended to make possible the creation of an environment capable of supporting the greater densities and intensities of development permitted". The text amendment will allow telephone offices or communication centers in the CBD-1 Zone to increase their density up to a maximum of 2.3 FAR.

# BUILDING HEIGHT LIMITS



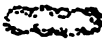




## FIGURE 3.2

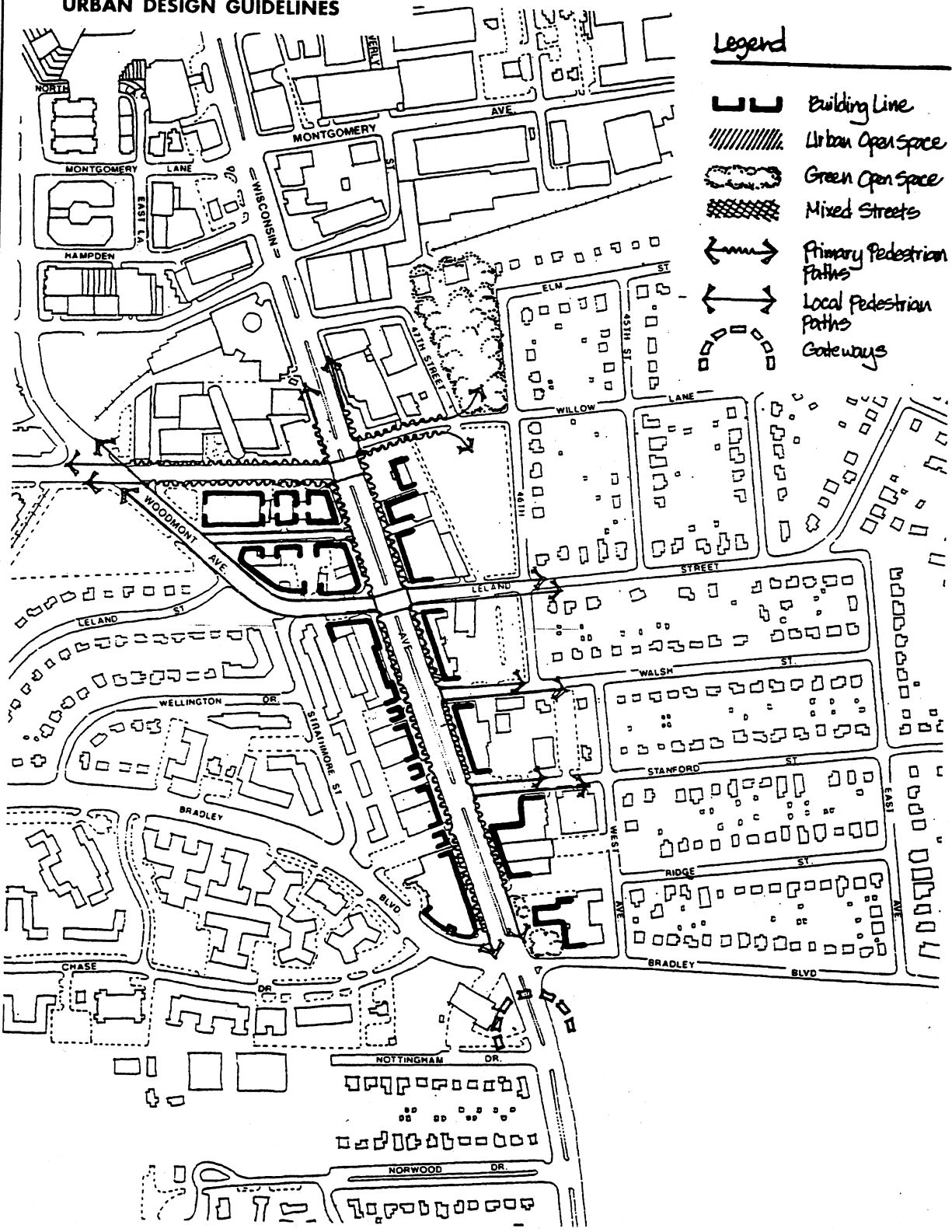




URBAN DESIGN GUIDELINES

Legend

-  Building Line
-  Urban Open Space
-  Green Open Space
-  Mixed Streets
-  Primary Pedestrian Paths
-  Local Pedestrian Paths
-  Gateways





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 24, 2003

The Honorable Marilyn Praisner  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

EXHIBIT 5  
January 24, 2003 M-NCPPC  
Technical Staff Letter  
No Other Central Office is  
Located in the County's CBD-1 Zone  
Verizon Maryland, Inc.  
Bethesda Central Office  
CBD-1 Zone

SUBJECT: Zoning Text Amendment CBD-1 Zone

Dear Ms. Praisner:

Our staff understands that Verizon Maryland, Inc. is planning to initiate a zoning text amendment that would affect one of their central telephone switching offices located in Montgomery County. This particular office is located at 4533 Stanford Street, Bethesda, in the CBD-1 Zone. We believe that Council members would find it relevant in their consideration of the text amendment to know that the Stanford Street central office is the only central office located in the CBD-1 Zone.

Verizon has provided staff with a list of all Montgomery County central offices (enclosed). A total of 13 central offices are located in the County (not including the cities of Rockville or Gaithersburg). Of these, four have addresses in Damascus, Germantown, Olney, and Rockville. Staff immediately discounted these offices since the only areas in the County with CBD zoning are located in the Friendship Heights CBD, Bethesda CBD, Silver Spring CBD, and Wheaton CBD. The remaining offices with addresses in Bethesda, Silver Spring, and Wheaton were checked against the Tax Assessor's records on their website and the 200 scale Zoning Books in our Development Review Division. Two central offices have CBD zoning, 4533 Stanford Street in the CBD-1 Zone and 8670 Georgia Avenue in the CBD-3 Zone.

I hope this information is helpful to you and the other Council members in your consideration of the zoning text amendment. If you have any questions about staff's findings, please contact Bill Landfair at (301) 495-4588.

Sincerely,

Charles R. Loehr  
Director

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Enclosure

cc: Timothy Dugan, Esq.

LIST OF CENTRAL OFFICES  
IN MONTGOMERY COUNTY  
(NOT CITIES OF GAITHERSBURG OR ROCKVILLE)  
VERIZON

	NAME OF CENTRAL OFFICE	ADDRESS	CITY	STATE	ZIP
6	BETHESDA	4533 STANFORD ST.	BETHESDA	MD	20815-5205
	BRADLEY	7887 BRADLEY BLVD.	BETHESDA	MD	20817-1948
	COLESVILLE	13508 NEW HAMPSHIRE AVENUE	SILVER SPRING	MD	20904-6213
	DAMASCUS	LEWIS DRIVE	DAMASCUS	MD	20872
5	GERMANTOWN	19420 WALTER JOHNSON ROAD	GERMANTOWN	MD	20874-2602
6	MONTROSE	6015 MONTROSE ROAD	ROCKVILLE	MD	20852-4801
7	NORBECK	3716 BEL PRE ROAD	SILVER SPRING	MD	20906-2696
8	NORTHWOOD	518 UNIVERSITY BLVD	WHEATON	MD	20901-3778
9	OAKDALE	16900 GEORGIA AVENUE	OLNEY	MD	20832-2424
0	SILVER SPRING	8670 GEORGIA AVENUE	SILVER SPRING	MD	20910-3493
1	WHEATON	11909 VEIRS MILL ROAD	WHEATON	MD	20906-4517
2	WILDWOOD	5704 GROSVENOR LANE	BETHESDA	MD	20814-1834
3	WOODACRES	6200 GOLDSBORO RD.	BETHESDA	MD	20817-5910

EXHIBIT 5  
Enclosure  
January 24, 2003 M-NCPPC  
Technical Staff Letter  
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Bethesda Central Office  
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