



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: June 27, 2003
TO: Montgomery County Planning Board
VIA: Michael Ma, Supervisor
Joseph R. Davis, Chief *JRD*
Development Review Division
FROM: Mary Beth O'Quinn, Planner *mbog*
Development Review Division
(301) 495-4595



REVIEW TYPE: **Project Plan**
CASE NUMBER: **9-03002**
PROJECT NAME: **Woodmont Corner**
APPLYING FOR: Extension of Time Period for Public Hearing
for:
16,669 sf Retail Space
253 Residential Units of which 44 are MPDUs (17%)
250 Parking Spaces
REVIEW BASIS: Montgomery County Zoning Ordinance
§ 59-D-2.2
ZONE: CBD-R2
LOCATION: Northeast quadrant of Old Georgetown Road (MD187) and Woodmont Avenue
MASTER PLAN: Bethesda CBD
APPLICANT: Woodmont Triangle Limited Partnership, c/o Lowe Enterprises Mid-Atlantic, Inc.
FILING DATE: April 6, 2003
HEARING DATE: **July 3, 2003**

STAFF RECOMMENDATION: Approval of extension of time period for holding a public hearing on Project Plan 9-03002 to September 11, 2003.

Summary

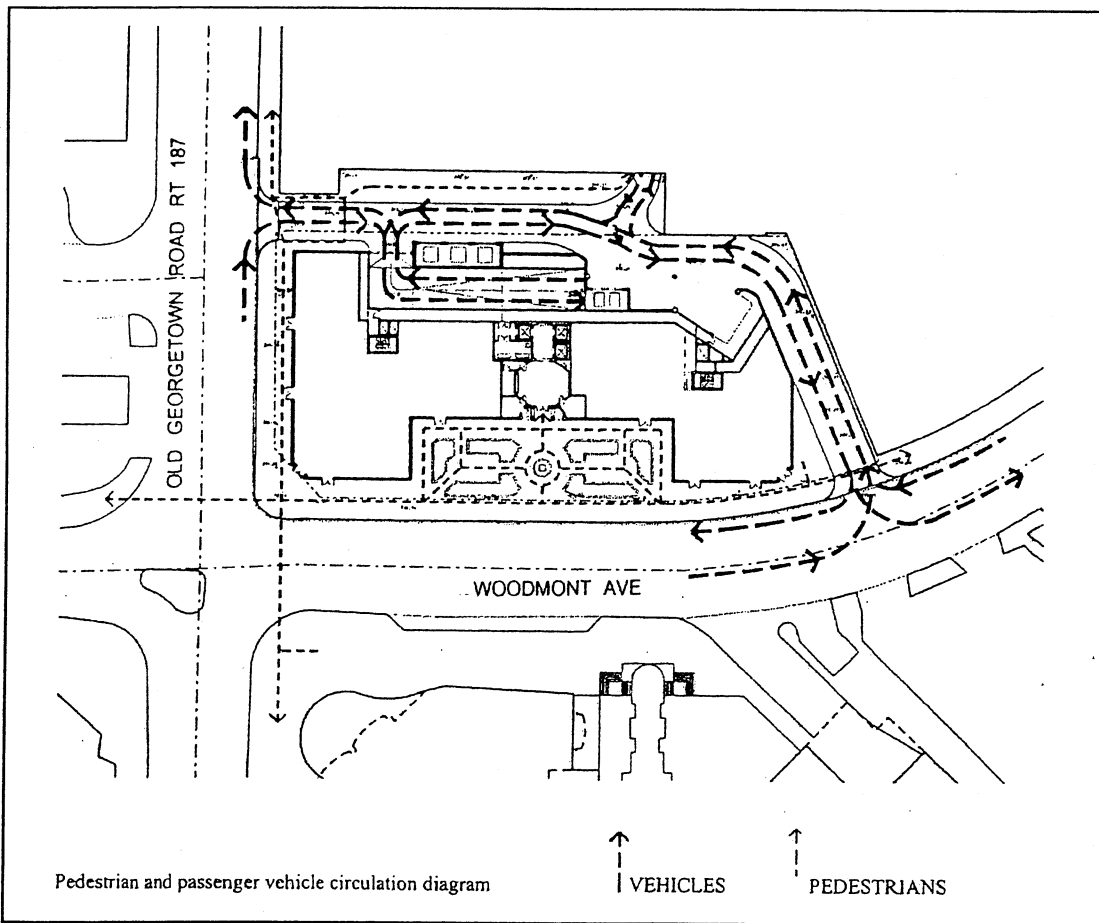
Staff recommends approval of an extension of the time period for holding a public hearing on the above-referenced application to September 11, 2003, in order to allow the applicant sufficient time to secure Montgomery County Department of Public Works and Transportation Traffic and Parking Services Division approval for execution of a reciprocal access easement agreement for vehicular use of its publicly owned alley.

Pursuant to Montgomery County Zoning Ordinance § 59-D-2.2 (Public Hearing-Notification), the Planning Board must hold a public hearing on a project plan application "no earlier than 60 days or later than 90 days after the filing of an optional method of development application" The Zoning Ordinance, however, provides the Planning Board with the

discretion to approve an extension of such time period, if requested by interested parties or by Planning Board staff, upon a finding that such extension request is “reasonable and [does] not constitute prejudice or undue hardship to any interested party.” Zoning Ordinance § 59-D-2.2. Staff presents this request with the applicant’s concurrence.

The project plan proposed features a design for a high-rise apartment building with underground parking located within the Bethesda CBD at the corner of Woodmont Avenue and Old Georgetown Road. The dense urban context requires a high level of coordination between the numerous design specialties involved, specifically traffic engineering, structural engineering, storm water management, and pedestrian safety. The applicant’s proposal features vehicular access from Old Georgetown Road to the building’s underground garage via shared use of an alley that services County Public Garage #11, which is owned by the Traffic and Parking Services Division. The site design features a supplemental alley connection located within the applicant’s property, which would wrap the building on its north side, with an entry point from Woodmont Avenue. The applicant has proposed a reciprocal easement agreement that would grant to both parties vehicular use of both alley sections. This circulation pattern would provide greater vehicular and pedestrian efficiency and safety to the parties involved and to the public in general. [See attached graphics.] The Planning Board is not being asked to review the merits of the proposal at this point in time.

At the time of this extension request, the Traffic and Parking Services Division has indicated its verbal approval, subject to forthcoming documentation by DPWT. The extended review period will allow time for the agreement to be formally approved and for design dimensions to be incorporated into the drawings required for Planning Board approval.



Plan showing DPWT alley entrance on MD 187 (with proposed connection to private alley with access from Woodmont Avenue). MC Public Parking Garage #11 is shown surrounding the north and west boundaries of the site.