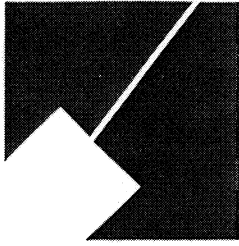


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

**MCPB**  
**Item # 6**  
**9/30/04**

**MEMORANDUM**



**DATE:** September 23, 2004

**TO:** Montgomery County Planning Board

**VIA:** Richard Hawthorne, Acting Chief Development Review Division *RCH*

**FROM:** Catherine Conlon, Acting Supervisor *CC*

**REVIEW TYPE:** Preliminary Plan Application

**PROJECT NAME:** North Bethesda Town Center (LCOR White Flint)

**CASE #:** 1-04049

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** TS-M and I-1

**LOCATION:** Located on the east side of Rockville Pike (MD 355) between Marinelli Road and Old Georgetown Road (MD 187)

**MASTER PLAN:** North Bethesda/Garrett Park

**APPLICANTS:** LCOR White Flint, LLC

**ATTORNEY:** Linowes & Blocher, Steve Elmendorf

**ENGINEER:** Loiederman Soltesz Associates, Inc.

**HEARING DATE:** September 30, 2004

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**STAFF RECOMMENDATION:** Approval, Subject to the Following Conditions:

- 1) Approval under this Preliminary Plan is limited to 9 lots, 2 parcels with 1,350 Multi-Family Residential Units including 169 MPDUs, 1,148,000 square feet of Commercial Office, 202,037 square feet of General Retail with a possible

supermarket, and an 80,000 square foot Theater with matinees and a 3,500-seating capacity.

- 2) Compliance with the specifications and requirements of the approved development plan for Zoning Application No. G-801, County Resolution No. 15-151.
- 3) No clearing, grading or recording of plats prior to site plan signature set.
- 4) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 5) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 6) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 7) Record plat to reflect a Category II easement over the tree save area which is part of the Urban Amenity Open Space.
- 8) Record plat to reflect all areas under Homeowners Association ownership and stormwater management areas.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated May 26, 2004.
- 10) Final access and improvements, as required to be approved by MDSHA prior to issuance of building permit.
- 11) All road right-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the North Bethesda/Garrett Park Master Plan, unless otherwise designated on the Preliminary Plan.
- 12) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Bethesda/Garrett Park Master Plan, and to the design standards imposed by all applicable road codes, unless otherwise amended. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 13) Compliance with the following transportation-related conditions:

Per the Planning Board's approval of Pre-Preliminary Plan No. 7-04001:

- A. The Applicant to enter into an agreement with the Planning Board and the County Department of Public Works and Transportation to:

1. meet trip reduction goals established by the Planning Board as a conditions of approving the LCOR Subdivision, which require the Applicant to reduce 50% of the number of weekly peak hour trips attributable to the LCOR Subdivision, either by reducing trips from the subdivision itself or from other occupants of the White Flint Metro Policy Area;
  2. participate in programs operated by, and take actions specified by the North Bethesda Transportation Management District ("TMD") established by County law fro the White Flint Metro Policy Area (or a group of policy areas including that policy area) in order to meet the TMD's mode share goals;
  3. pay an ongoing annual contribution or tax to fund the TMD's operation expenses, including minor capital items such as buses, as established by County law; and
  4. pay the applicable transportation development impact tax without claiming any credits for transportation improvements.
  5. Conduct a Local Area Transportation Review ("LATR") traffic study and specify for inclusion in the County's Capital Improvements Program ("CIP") any transportation improvements needed to support the subdivision.
- B. Preliminary plan application shall conform to all other requirements set forth in Chapter 59, Zoning Ordinance, Chapter 50, Subdivision Regulations and other applicable codes.
- C. Planning Board approval of the Pre-Preliminary Plan including the alternative review procedures under Section TA1 of the FY04 Annual Growth Policy does not preclude further consideration by the Board of other trip reduction measures associated with preliminary plan or site plan review, as appropriate, e.g. location of transit stops, provision/location of Kiss-and-Ride and bus circulation areas; on-site and off-site pedestrian and vehicular circulation; on-site parking requirements; phase-in of day care facilities, and other trip reduction measures as appropriate.

Per Transportation Planning review of the Preliminary Plan:

- D. Designate the following internal streets as public commercial/industrial roads with modified cross-sections:
1. The entire length of the north-south streets between Marinelli Road and Old Georgetown Road:
    - a) Station Street
      - i) To be the main bus loading/unloading area, in lieu on Rockville Pike (MD 355) and the current on-site location.
      - ii) To possibly be one-way southward between Main Street/Bridge Street to Marinelli Road that would be determined at site plan.
    - b) LCOR's (not the master-planned business district street) Chapman Avenue
    - c) Citadel Avenue

2. Bridge Street that is an east-west street between Rockville Pike and Station Street.
3. Main Street that is an east-west street between Station Street and Citadel Avenue.

The remaining internal streets east of Citadel Avenue within the residential area of the proposed development would be designated as private streets -- Main Street Circle and Park Avenue.

- E. Dedicate 70 feet of right-of-way for the five public commercial/industrial roads with modified cross-sections with PUEs outside the public right-of-way.
- F. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) regarding the unique cross-section design details of the five public streets and the other private streets (i.e., Main Street Circle and Park Avenue) to optimize the vehicular circulation while providing for pedestrians, bicycles, and environmental considerations.
- G. At the site plan review for safe and efficient traffic circulation to, on, and from Bridge Street between Rockville Pike (MD 355) and Station Street and as an alternative access point via the intersections with Marinelli Road and Old Georgetown Road, coordinate the design and resolve the following:
  1. Coordinate with the Maryland State Highway Administration (SHA) regarding the their review and approval of the proposed (i.e., right-turn-in and right-turn-out only) with the appropriate traffic control measures) access point from Rockville Pike to Bridge Street;
  2. Prohibit lefts-in and lefts-out at the intersections of Station Street with Marinelli Road and with Old Georgetown Road and only permit rights-in and rights-out; and
  3. Coordinate with DPWT regarding the installation of adequate traffic control at the intersection of Bridge Street/Main Street and Station Street to prevent excessive queuing along Bridge Street between Rockville Pike and Station Street.
- H. Coordinate with DPWT regarding their Capital Improvements Program (CIP) project for the extension of Citadel Avenue south of Marinelli Road and their Facility Planning Study for Chapman Avenue north of Old Georgetown Road.
- I. Coordinate with WMATA and DPWT to relocate the surface kiss & ride, handicapped, bus bays, taxi stands, and other parking facilities for the White Flint Metrorail Station on the subject site.
- J. At site plan review, provide the specific details regarding pedestrian and bicycle connections to all residential and non-residential development including the following amenities:
  1. Provide 160 bicycle spaces based on 20 spaces per garage for 8 garages with a mixture of bike lockers and bike racks. Coordinate with

Transportation Planning staff on appropriate locations and types of bike parking facilities throughout the site.

2. Provide an 8-foot bikeway along Rockville Pike (MD 355).

- 14) Compliance with the conditions of the MCDPWT letter dated July 15, 2004 as amended September 21, 2004, and as may be further amended.
- 15) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to that date a final record plat must be recorded for all the property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 16) Other necessary easements.

### **Site Description**

The subject property consists of approximately 32 acres and is located on the east side of Rockville Pike (MD 355) approximately 2,000 feet south of its intersection with Montrose Road (see Attachment A). The property is bounded on four sides by roads: Rockville Pike on the west, Old Georgetown Road on the north, Nebel Street on the east and Marinelli Road on the south. The site is currently developed with the White Flint Metro Rail Station, a surface parking lot for Metro patrons, a golf driving range and miniature golf course, and stormwater management facilities. The majority of the property is zoned Transit Station Mixed with a small area of I-1 Light Industrial.

### **Prior Plan Approvals**

The TS-M zoned portion of the property was rezoned from the R-90 zone in April, 2003 per County Council Resolution No. 15-151 (see Attachment B). The specifications and requirements of this rezoning have been incorporated into the approval of the Preliminary Plan per proposed condition #2.

A Pre-application Submission Application, including a Concept Plan, was submitted for Planning Board approval, pursuant to the provisions of Section 50-33A of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) in September, 2003 (Pre-Preliminary Plan No. 7-04001). The application requested a decision by the Planning Board on the adequacy of school facilities for the proposed subdivision under the Ceiling Element for the FY 2004 Annual Growth Policy (July 2003), and the adequacy of road and public transportation facilities of the proposed subdivision under the Alternative Review Procedures for Metro Station Policy Areas in the FY 2002 Annual Growth Policy – Policy Element (November 2001). The Pre-Preliminary Plan was approved by the Planning Board, with conditions on October 16, 2003 (see Attachment C). The approval conditions have been incorporated into the approval of the Preliminary Plan per proposed condition #13.

In July, 2004 the Planning Board reviewed a Mandatory Referral for the Washington Metropolitan Area Transit Authority's (WMATA) Metro parking garage at White Flint, which is located on proposed Lot "D" of the subject Preliminary Plan. The

Board approved the mandatory referral and transmitted comments to WMATA (see Attachment D).

### **Project Description**

The preliminary plan consists of nine lots and 2 parcels. Each lot may contain up to a 20-story building with structured parking. The two parcels contain community open space and stormwater management facilities. The proposed development will contain mixed uses including: approximately 1,350 apartment units, twelve and one-half percent of these units, or 169 units will be Moderately Priced Dwelling Units; 1,148,000 square feet of Commercial Office; 202,037 square feet of General Retail; and up to an 80,000 square foot Theater. The plan preserves approximately one acre of trees which are part of the original 4.7-acre forest and rock outcroppings of the "White Flint" in the Urban Amenity Open Space area (see Attachment E). Site plan review pursuant to §59-D-3 is required for this project.

### **Transportation** (see Attachments F and G)

Details and conditions related to the Transportation review are included in the attached memo from Transportation Planning Division staff and the MCDPWT letter. Staff concludes that the subject preliminary plan will provide safe and adequate access for vehicles and pedestrians, and satisfies the APF requirements.

### **Conclusion**

Staff finds the plan to be in accordance with the purposes and requirements of Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance and recommends approval.

### **Attachments**

- Attachment A – Site Vicinity Map
- Attachment B – County Council Resolution No. 15-151 for Zoning Application G-801
- Attachment C – Planning Board Opinion - Pre-Preliminary Plan 7-04001
- Attachment D – Planning Board Recommendations Mandatory Referral No. 04202-WMATA-1
- Attachment E – Preliminary Plan
- Attachment F – Transportation Planning Division Memo
- Attachment G – MCDPWT Approval Letter
- Attachment H – Correspondence

# NORTH BETHESDA TOWN CENTER (1-04049)



Map compiled on January 28, 2004 at 12:46 PM | Site located on base sheet no - 215NW05

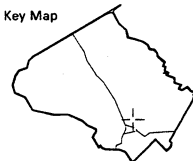
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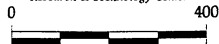
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