



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

November 4, 2004

MEMORANDUM

TO: Daniel Janousek, Coordinator
Development Review Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Shahriar Etemadi, Supervisor *DKH for*
Transportation Planning

SUBJECT: Board of Appeals Petition S-862-B
Federation of American Societies for Experimental Biology (FASEB)
Chevy Chase

This memorandum is Transportation Planning staff's adequate public facilities review of the subject application. The application was reviewed under the FY 2004 Annual Growth Policy (AGP) since it was filed prior to July 1, 2004

RECOMMENDATION

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this application.

1. Limit the development to an expansion of the existing office building to an additional 40,000 square feet of office use for a total of 207,312 square feet that includes the previously approved 50,000-square-foot office building currently under construction.
2. Install three additional bus shelters along northbound Rockville Pike (MD 355) in the vicinity of the campus or other locations in the Bethesda-Chevy Chase area for a total of four shelters. One of the shelters was conditioned for the 50,000-square-foot new office building proposed in petition S-862-A. Three new bus shelters are required to mitigate the additional one and two CLVs in the morning and evening peak hours, respectively, at the intersection of MD 355 and Cedar Lane resulting from the proposed new office

buildings on campus. The bus shelters on Rockville Pike and other nearby locations should conform to the requirements of the Montgomery County Department of Public Works and Transportation (DPWT).

Local Area Transportation Review

A traffic study was prepared to determine the impact of this development on the area transportation system. A total of eight intersections were evaluated and all intersections except one (MD 355 and Cedar Lane) are operating within their applicable congestion standards (1,650 Critical Lane Volume (CLV) established for the Bethesda-Chevy Chase policy area and 1,600 CLV established for the North Bethesda policy area).

The site trips were added to the existing and background traffic (trips that will be generated from approved but not built development) to form the total future traffic and assigned to the eight intersections along Rockville Pike, Old Georgetown Road, and the rear entrance to the site. All intersections operate within the congestion standard of 1650 CLV except one, the intersection of Rockville Pike (MD 355) and Cedar Lane. The total future traffic scenario at this intersection will have 1,730 and 1,726 CLVs for the AM and PM peak hours respectively. The proposed development adds 1 and 2 CLVs in the morning and the evening peak hours over the background traffic scenario. These one and two CLVs must be mitigated to meet the requirements of the LATR. That means the total future traffic must be mitigated to the same or below the background traffic in order to pass the LATR test.

In order to gain approval of this application, the applicant proposes to use Section VI of the Local Area Transportation Review Guidelines, Methods to Reduce Local Area Transportation Review Impact, to mitigate the impact of site trips at the intersection of Rockville Pike and Cedar Lane. The applicant has proposed to install one additional bus shelter (one bus shelter is already required of this applicant as a condition of petition S-862-A) at one of the bus stops in the Bethesda-Chevy Chase area to gain approval of APF requirements for transportation. Installation of a bus shelter is considered to mitigate ten peak-hour trips. However, the applicant must mitigate 30 trips at this intersection to reduce CLVs to the background traffic scenario levels. That is the reason for staff's condition to install three bus shelters, the equivalent of mitigating one and two CLVs. By mitigating 30 weekday morning and evening peak-hour trips, the CLVs at the subject intersection will be reduced to 1,724 and 1,729 CLV for the morning and evening peak hours respectively. These are the same CLVs as the background traffic scenario. Therefore, the APF approval is granted at the time of subdivision. The Montgomery County Transit Services will determine the location of the new bus shelter. However, the applicant wishes to install this new shelter at an unprotected bus stop along northbound MD 355 opposite the FASEB campus to benefit its employees. Staff supports the applicant's request.

The applicant was conditioned to take the following mitigation measures in the previous Special Exception petition S-826-A for 50,000 square feet of office expansion on campus.

- a. Provide a bus shelter along Rockville Pike within one-quarter mile of the site. This will mitigate ten of the site trips.

- b. Provide sidewalk along the east side of Alta Vista Terrace (approximately 300 linear feet) from the site entrance to Alta Vista Road if requested by the residents living on that street.

The bus shelter is installed but the sidewalk was conditioned upon approval by the residents living along Alta Vista Terrace. To this date, the residents have not approved construction of the sidewalk along their street. However, the applicant will continue to be obligated to construct the sidewalk if and when residents grant permission for the construction.

The following table shows the CLVs at eight intersections evaluated for this study.

Intersections	Existing		Background		Total Future	
	AM	PM	AM	PM	AM	PM
1. MD 355/Grosvenor Lane/Beach Drive	1392	1272	1395	1275	1397	1277
2. MD 355/Pooks Hill Road	1327	1514	1360	1534	1377	1547
3. MD 355/North Site Entrance	1345	888	1369	903	1383	913
4. MD 355/South Site Entrance	1305	928	1313	974	1314	1007
5. MD 355/Alta Vista Road	1240	1366	1247	1380	1247	1384
6. MD 355/Cedar Lane With mitigation improvements	1722	1717	1729	1724	1730 1729	1726 1724
7. Old Georgetown Road/Beach Drive	1366	1224	1375	1230	1375	1230
8. Alta Vista Terrace/Site Entrance	6	50	9	50	12	50

Site Access and Circulation

Members of the adjacent community expressed concern during the review of petition S-862-A about the amount of site traffic that uses the rear entrance onto Alta Vista Terrace. Morning and evening peak-period traffic counts conducted during the fall of 2000 indicated that a total of 25 vehicles used the rear entrance between 6 a.m. and 9 a.m. and a total of 149 vehicles used the rear entrance between 4 p.m. and 7 p.m. Residents on Alta Vista Terrace were concerned about the amount of traffic using the rear entrance as it related to pedestrian safety and quality of life.

Staff proposed three means to alleviate community concerns regarding the effects of the proposed site expansion on Alta Vista Terrace at the previous review of the special exception application. First, commercial vehicles, such as those making deliveries to the site, should be prohibited from using the rear entrance entirely. Second, use of the rear entrance by employees should be controlled by implementing an automatic access-card-controlled gate and limiting the number of access cards to 80 employees. The basis of the recommendation for 80 employees is the casework for the 1983 Special Exception Case S-862. The traffic study for S-862 estimated that 80 employees would use the rear entrance. Implementing the proposed limitation would both reduce the amount of traffic generated by the current site to the level originally presumed by the adjacent community, as well as offset adverse impacts of the expansion. Third, the sidewalk construction on Alta Vista Terrace, described as one of the methods to reduce local area transportation review impact, will improve pedestrian access and safety in response to community concerns. The Planning Board approved these recommendations during the review of petition S-862-A during 2001. The applicant is currently building the additional 50,000 square feet of office expansion on campus and those conditions are still in force. Therefore, the

residents concerns on Alta Vista Road had been addressed because the proposed expansion by this application will not alter the situation on Alta Vista Road.

Staff finds that the proposed action, in combination with the recommended conditions, will not have an adverse effect on area roadway conditions.

Pedestrian Facilities

There are sidewalks along the frontage of FASEB campus on Rockville Pike, Alta Vista Road and on the west side of Alta Vista Terrace. The sidewalks along Rockville Pike are approximately four feet wide and adjacent to the curb. There is a newly installed traffic signal at the intersection of Rockville Pike and Alta Vista Road with pedestrian signal and cross walks only on the west side of Rockville pike crossing Alta Vista Road. Pedestrians wanting to cross Rockville Pike must use Pooks Hill Road or Cedar Lane intersections where adequate pedestrian facilities exist. There are no bikeways existing or planned in the vicinity of the site. There are many bus routes along Rockville Pike and two bus stops that serve the campus.

Policy Area Review/Staging Ceiling Analysis

The subject site is located in the Bethesda-Chevy Chase policy area, which has a remaining capacity of 57 jobs and 4,986 housing units as of June 30,2004.

SE:kcw

mno to janousek re S-862-B.DOC

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

Updated 4/23/04

Tax Account No.	Name	Address	Lot/Parcel	Block
Subject Property				
7-03382328	Federation of American Societies for Experimental Biology	9650 Wisconsin Ave. Bethesda, MD 20814	P710	
HP22 (212 NW 05)				
7-00423811	David S. Konecki & Uta Lichter-Konecki	9613 Alta Vista Terrace Bethesda, MD 20814	P700	
7-00421082	Frederick L & G C Klinger	5013 Alta Vista Ct. Bethesda, MD 20814	P802	
7-01726380	WMATA	950 S. Lenfant Plaza SW Washington, DC 20024	N603 Pt. Par. A	
7-00596803	Elsa M. Freidman	4909 Asbury Ln. Bethesda, MD 20814	10	9
7-00596860	Suzanne Barone & Ronald Lee Medford	9710 Bellevue Dr. Bethesda, MD 20814	1	9
7-00597135	Jeffry & Kristin Davis	9701 Bellevue Dr. Bethesda, MD 20814	11	7
7-00643415	Oscar Nunez-Sandoval & Maria M. Zelaya De Nunez	5011 Alta Vista Ct. Bethesda, MD 20814	7	A
7-00643450	Dallas L. Bersack Trust	9604 Alta Vista Terr. Bethesda, MD 20814	8	D
7-00643461	Edward & S. Della Torre	9603 Alta Vista Terr. Bethesda, MD 20814	4	C
7-00643506	Richard E. Mantovani & Joyce C. Welsh	9604 Wisconsin Ave. Bethesda, MD 20814	1	A
7-00643574	Frederick L. & G. C. Klinger	5013 Alta Vista Ct. Bethesda, MD 20814	8	A
700643608	Martin R. Cohen	5019 Alta Vista Rd. Bethesda, MD 20814	11	A
7-00643780	Lester J & E Gottlieb	9608 Alta Vista Terr. Bethesda, MD 20814	7	D
7-00643836	Richard N. Krents	5033 Alta Vista Rd. Bethesda, MD 20814	2	C
7-00643847	Ke-Jian Lei & Ren Q. Hu	5021 Alta Vista Rd. Bethesda, MD 20814	12	A
HP22 (212 NW 05) (continued)				
7-00643905	Brian T. & R.J. Filler	5023 Alta Vista Rd. Bethesda, MD 20814	13	A
7-00643916	Peter & Rebecca Umhofer	5031 Alta Vista Rd. Bethesda, MD 20814	1	C
7-00643984	Irwin & E G Kaplan	9601 Alta Vista Terr. Bethesda, MD 20814	3	C
7-00644090	George McKenna	5015 Alta Vista Ct. Bethesda, MD 20814	9	A

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

Updated 11/5/03

Tax Account No.	Name	Address	Lot/Parcel	Block
7-00644146	Angie J. Chon-Lee & Sang-Sub Lee	9612 Alta Vista Terr. Bethesda, MD 20814	6	D
7-00644157	Dan & J. Schweitzer	5009 Alta Vista Ct. Bethesda, MD 20814	6	A
7-00644181	Domenic & C D T Cicalese	9605 Alta Vista Terr. Bethesda, MD 20814	5	C
7-00596610	Gil & Nancy Taboada	4906 Asbury Ln. Bethesda, MD 20814	1	8
7-00596621	David Kalai c/o United Revenue Services	3101 West Coast Hwy. #210 Newport Beach, CA 92663	9	8
7-00598015	Margarita T. Rivero	9603 Wisconsin Ave. Bethesda, MD 20814	10	8
7-00598185	Alexander K. Ommaya & Kristinia M. Cady-Ommaya	9605 Wisconsin Ave. Bethesda, MD 20814	11	8
7-00643803	David S. Konecki & Uta Lichter-Konecki	9613 Alta Vista Terr. Bethesda, MD 20814	10	E
Bethesda Hill Condo	WRIT Limited Partnership	Judith E. Glassie 6110 Executive Blvd. Suite 800 Rockville, MD 20852	301-255-0852	
	Bethesda Hill Apartments	Manager 5114 Dudley Ln., #102 Bethesda, MD 20814	301-897-9544	
			301-530-0200	
Homeowners and Civic Associations				
264	Pooks Hill Condo. HOA	Henry Jacob 7605 Arlington Rd., #100 Bethesda, MD 20814	301-656-8600	
287	Overlook HOA	Douglas Jeppe 4419 Chalfont Pl. Bethesda, MD 20816	301-263-0298	
1250	Bethesda Overlook HOA	Jason Schamberger 3210 N Street, N.W. Washington, D.C. 20007	202-965-4800	
1250	Bethesda Overlook HOA	Stefan Grewe 5325 Pooks Hill Road Bethesda, MD 20814	---	
783	Bradley Hills Civic Assn.	Nelsen Rosenbaum 5310 Bradley Blvd. Bethesda, MD 20814	301-654-0431	
682	North Bethesda Congress of Citizens	Richard Zierdt, President 4707 Coochway Dr. North Bethesda, MD 20852		

with nearby land uses. The Plan also endorses expanding choices of housing types by provision of accessory apartments.

5. Support special exception uses that contribute to the service and health objectives of the Master Plan. The needs and objectives related to child day care and the elderly are discussed in Section 6.2. In general, the Plan endorses provision of child day care, group homes, elder day care, and nursing homes. It is important to meet health needs through hospital services and hospice centers that are appropriately sized to be compatible with surrounding neighborhoods.

3.13 Large Land Users

This Master Plan recommends the continued use, within existing zoning, of country clubs, private schools, and other institutions throughout the Planning Area.

Country clubs in the area include Burring Tree Country Club, Columbia Country Club, Chevy Chase Club, and Kenwood Country Club. It is assumed that the country club uses will continue and therefore, the existing zoning designations of these properties are appropriate. These properties are recognized as an important private open space resource, particularly in an area which is as largely developed as Bethesda-Chevy Chase. Some protection of country club open space might be achieved through a tax incentive program.

If a change in use occurs in the future, this Plan recommends that the use of the country club properties be primarily for housing. Further analysis at the time would determine the appropriate zoning, scale, and form of development. These parcels would be considered for mixed residential use with the possibility of public active or passive recreational space, affordable housing, and increased density through the use of Transferable Development Rights (TDRs), as explained in the Appendix. Each of these alternatives must be weighed against other considerations, such as adequacy of highway facilities and compatibility with nearby development. Such changes

in land use would require another amendment to the Master Plan.

This Master Plan makes specific land use and zoning recommendations for several properties. (See Table 1.) These include:

- Audubon Naturalist Society
- Stone Ridge School
- F.A.E.S. and the Knights of Columbus
- American College of Cardiology
- Landon School
- Holton Arms School

In general, existing zoning is reconfirmed. Existing zoning and the option for using TDR's is recommended for portions of Stone Ridge School, F.A.E.S, Knights of Columbus, and Landon School. Protection of a historic resource and its environmental setting is recommended for Audubon Naturalist Society and Landon School.

Residential zoning and continuation of the existing use is recommended for the National 4-H Center, the YMCA on Old Georgetown Road, Federation of American Societies for Experimental Biology, the French School, St. Jane de Chantal Church and School, and the Sidwell Friends School. These are long-term, stable uses which are viewed as community resources. In some cases, new development on these sites will also require an amendment to existing special exception conditions to protect the setting of the use and to maintain compatibility with nearby properties. }

This Plan recommends that new, large-scale special exception uses are generally not appropriate for these sites. Such uses would generally change the residential character of adjacent areas. Occasionally, a school or club will construct new facilities or additions which require special exception approval. These should be reviewed on a case-by-case basis to ensure compatibility with area residences and conformance with other Plan objectives.

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

Updated 11/5/03

Tax Account No.	Name	Address	Lot/Parcel	Block
717	Spanish Speaking People of Bethesda	Pedro A. Porro, President 5729 Bradley Blvd. Bethesda, MD 20814	301-320-3761	202-622-1918
68	Maplewood Citizens Association	Allen L. Myer 9319 Fresno Avenue Bethesda, MD 20814	301-530-0435	
1026	Maplewood Park Place Community	Dorothy Bloomfield 9707 Old Georgetown Rd. #1418 Bethesda, MD 20814	301-571-4660	
1142	Bristol Square Condominium	Thomas Carlson 9865 Bristol Square Lane Bethesda, MD 20814	703-256-9899	
67	Locust Hills Citizens Association	Eleanor Rice 9320 West Parkhill Drive Bethesda, MD 20814		
1152	Promende Towers Mutual Hsg. Corp.	Edward Herbert 5225 Pooks Hill Rd. #1318S Bethesda, MD 20814	301-735-0515	
	Promende Towers Mutual Hsg. Corp.	William Kington 5225 Pooks Hill Road Bethesda, MD 20814	301-493-4700	
993	Pooks Hill Condo.	Jane Linehan 5268 Pooks Hill Road Bethesda, MD 20184	301-530-9330	
1142	Bristol Square Condo.	Steve Holt CCH Associates P.O. Box 15540 Chevy Chase, MD 20835	703-256-9899	
68	Maplewood CA	9406 Kingsley Avenue Bethesda, MD 20814	301-564-0618	
		Anne C. Martin, Esq. Linowes and Blocher LLP 7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814	301-961-5127	