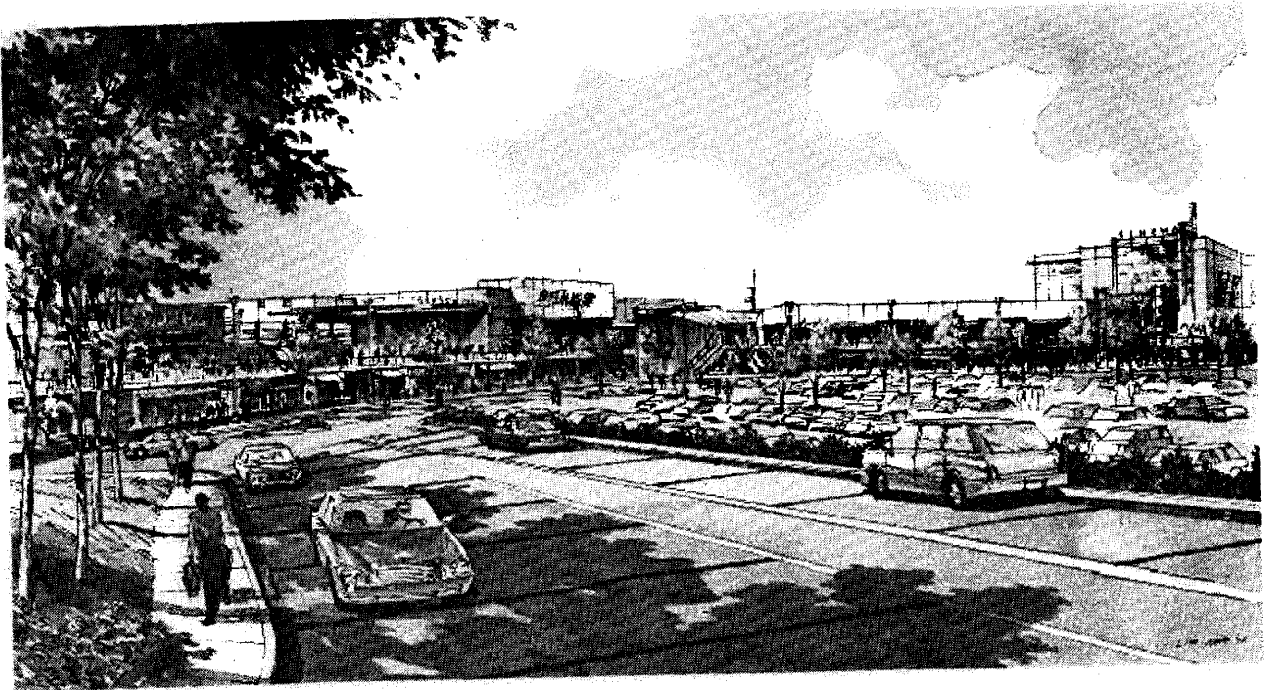


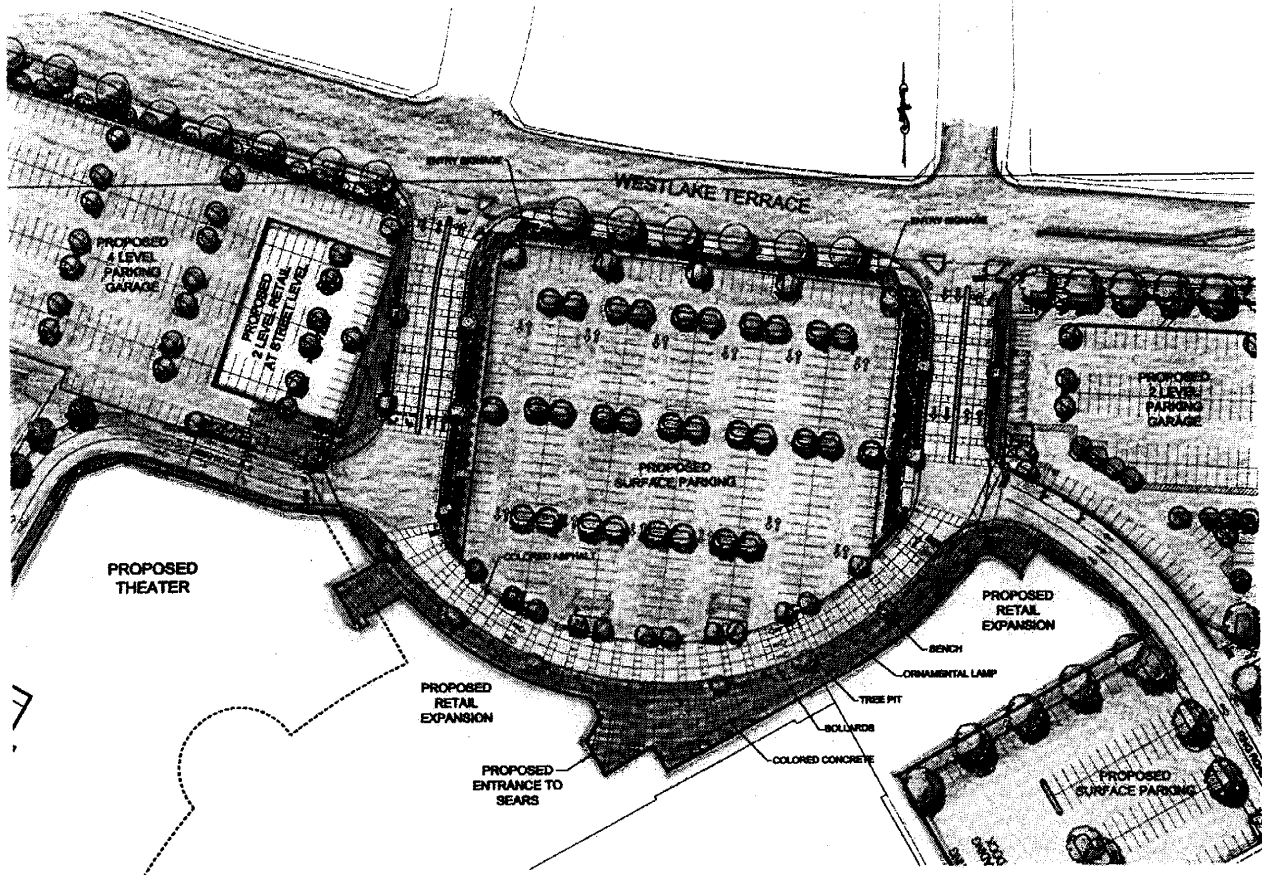
view from Westlake Terrace toward the new two-story storefront



Phasing

The project is expected to begin construction in the summer of 2005 and open in phases over a 36-month period:

- First phase- includes the relocation of the Hecht's Home Store, relocation of the Sears Automotive Center, construction of the I-270 garage and building of the new Transit Center base.
- Second phase- includes the re-demise of the existing space, relocation of the food court and starting construction of the Westlake Drive / Westlake Terrace garage.
- Third phase- includes the completion of the re-demising of space, opening of the Westlake Drive/ Westlake Terrace garage, building of the retail component attached to the garage and completion of the theater.



landscape design along the new storefront and mall entrance

**PROJECT DESCRIPTION:** Prior Approvals

Preliminary Plan 1-05018

Preliminary Plan 1-05018 for the development is being processed currently with the subject site plan application and will be heard by the Planning Board as companion cases on January 27, 2005.

**ANALYSIS:** Conformance to Development Standards

**PROJECT DATA TABLE (C-2)**

Development Standard	Permitted/ Required	Proposed
Gross Tract Area (ac)		57.72
Net Lot Area (ac)		57.24
Gross Floor Area (GSF)	1,742,172 <sup>1</sup>	
Existing Mall		1,242,172
New addition:		
Hechts Home		73,696
Theatre		76,562
Sears Automotive Center		17,055
Sears Entry Expansion		2,170
Retail (lower level)		109,439
Retail (upper level)		120,025
Anchor 1 (one level)		28,520
Anchor 2 (two levels)		36,000
Food Court (upper level)		9,326
Total new floor area		477,817
Existing stores to be removed:		
Sears auto		(28,149)
Retail		(74,022)
Hecht's Home Store		(75,646)
Total floor area to be removed		(177,817)
Net Increase		300,000
Total Expanded Mall		1,542,172
Max. Floor Area Ratio (FAR)	1.5	0.62
Max. Building Height (ft.):	90 <sup>2</sup>	90
Min. Building Setbacks (ft.):		
Front	10	10
Green Space (% of net lot)	10	14.3

Parking:

Retail (regional shopping center)		
Number of spaces/1,000 gross leasable s.f.	5.5	4.5 <sup>3</sup>
Total number of spaces	8,482	6,940 <sup>3</sup>
Landscape strip along the street (ft.)	10	10
Internal green (%)	5	6.1
Bicycle	20	20
Motorcycle	10	10

1. Per Preliminary Plan limit
2. for a building that includes a theater complex and is located in a regional shopping center.
3. Parking waiver requested

**ANALYSIS:**

Conformance to Master Plan

Montgomery Mall is located on the eastern edge of the Potomac Subregion abutting the West Spur of I-270 and confronting the Rock Spring Corporate Office Park. It is connected to Rock Spring Park by Democracy Boulevard and by Westlake Terrace/Fernwood Road and is served by two freeway interchanges. The property is zoned C-2 (General Commercial) and confronts multi-family housing in the R-20, R-30 and RH zones on the west side of Westlake Drive, and C-2 development on the north side of Westlake Terrace.

The 2002 Approved and Adopted Potomac Subregion Master Plan confirmed the existing C-2 zoning for the Mall and supported existing recommendations for the North Bethesda Transitway, which is proposed to connect Montgomery Mall via Rock Spring Park to the Grosvenor-Strathmore Metrorail station. The Subregion Master Plan specifically recommends a multi-modal transit center at the western terminus of the planned North Bethesda Transitway near Montgomery Mall. The Montgomery Mall Site Plan comports with the Master Plan recommendation regarding the transit center location.

The Master Plan also recommended the expansion of the existing bikeway system within the Subregion to accommodate the greatest number of users, the building of Class I bikeways wherever possible, and the construction of a Class I bikeway on Democracy Boulevard. The Montgomery Mall Site Plan proposals for Democracy Boulevard, Westlake Drive and Westlake Terrace are in accord with the Master Plan recommendations in this regard.

The Community-Based Planning Division recommends approval of the subject site plan.

Forest Conservation

No forest exists on the subject property. The property, however, is not exempt from the forest conservation law. There is an 8.59-acre planting requirement for this property. The applicant is proposing to meet the planting requirements of the forest conservation law through a combination of on site landscape planting and utilization of a forest conservation bank offsite.

**FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

An approved development plan or a project plan is not required for the subject C-2 zoned development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The applicant requests a parking waiver to reduce the parking requirement from 5.5 spaces to 4.5 spaces for each 1,000 gross leasable square feet. Staff recommends approval of the waiver. If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the C-2 zone as demonstrated in the Project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings

The proposed mall expansion plan will add new retail space to the existing mall and increase the footprint of the existing building at the north, east, and west ends of the mall. A freestanding building will be constructed near the northeastern corner of the site to accommodate the relocated Sears Automotive store. Two parking structures are proposed on the Westlake Terrace frontage to provide spaces for the additional retail/theater uses.

- b. Open Spaces

The existing shopping mall and associated parking facilities occupy almost the entire site. The proposed mall expansion will use some surface parking areas for additional retail space and accommodate the parking need through structured parking. The site plan provides 14.3 percent of the site, or 8.2 acres, as green area, which includes sidewalks, landscaped islands in the parking areas, and landscaped space between buildings and along the street frontages.

The proposed stormwater management concept consists of (1) on-site channel protection measures via an existing off-site retention pond; (2) on-site water quality control via stormfilters or MCDPS approved equivalent structures. Drainage to these facilities will be delivered through flow splitter structures.

- c. Landscaping and Lighting

The proposed landscaping on the site consists of landscaped islands in the parking areas, and landscaping between buildings and along the street frontages. Shade trees and shrubs will be provided between the proposed parking facilities and the street to minimize the visual impact of the facilities. Street trees will be planted along the street frontages, between the relocated sidewalks and curbs. A landscaped strip, at least 2 to 3 feet in width, between the ring road and the proposed parking structures, should be added to the proposed plan to provide necessary buffer and visual relief.

The lighting plan shows the outdoor lighting design for all the parking areas in 10 zones. The height of the light poles varies from 24 to 36 feet. The height of the light poles along the new entrance drive is 12 feet. The average illuminance level for each zone varies from 1.13 to 3.04 footcandles.

The height of the light pole on the top deck of the parking garage, 24 feet, should be lowered to minimize the impact of glare or excess light on adjacent residential communities. Deflectors should be installed on all fixtures causing potential glare or excess illumination.

d. Recreation

Recreation facilities are not required for the proposed commercial development.

e. Vehicular and Pedestrian Circulation

There are two vehicular access points on the Democracy Boulevard and Westlake Terrace frontages and three on Westlake Drive. The proposed plan will eliminate one access point on Westlake Drive to address the adjacent shopping center's concern. A ring road links the entrance drives with all the parking facilities.

A bus transit center is located in the northwestern portion of the site near the entrance drive off Westlake Terrace. A new transit center will be built in the northeastern corner of site by the applicant with six bus bays to accommodate current and future transit needs. To facilitate bus circulation, the plan proposes an exclusive bus exit ramp to Westlake Terrace.

There are existing sidewalks along the Democracy Boulevard, Westlake Drive, and Westlake Terrace frontages. The applicant proposes to upgrade the sidewalks as follows:

- Remove the existing sidewalk on the east side of Westlake Drive and construct an eight-foot-wide, shared use path with a landscaped strip for street trees.
- Construct a ten-foot-wide, shared use path along Democracy Boulevard, extending from Westlake Drive to edge of previous SHA path improvements near I-270 West Spur.

- Construct seven-foot-wide concrete sidewalks along Westlake Terrace, with street tree grass strip, from Westlake Drive to the east side of the Mall access point/Motor City Drive.

In addition, the plan also proposes lead sidewalks connecting the surrounding streets with the building entrances to facilitate pedestrian circulation within and around the mall. The plan needs, however, to provide a safe and convenient pedestrian path from the proposed new transit center to the building entrances.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The proposed plan will expand the existing shopping mall to add new retail stores, a multi-screen movie theater, and structured parking. The use remains the same as the current development on the site. It is compatible with the commercial development located to the north and east of the site. Street trees and landscaping buffer will be added along the street frontages on Democracy Boulevard and Westlake Drive to minimize the impact of the development on adjacent residential communities.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

No forest exists on the subject property. The property, however, is not exempt from the forest conservation law. There is an 8.59-acre planting requirement for this property. The applicant is proposing to meet the planting requirements of the forest conservation law through a combination of on site landscape planting and utilization of a forest conservation bank offsite.

## APPENDIX

- A. Letter dated January 18, 2005 from Elsie Reid to Michael Ma regarding parking waiver request.
- B. Program of Requirements for Montgomery Mall Transit Center, dated 1/18/05.