**MEMORANDUM**

DATE: July 15, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*  
Michael Ma, Supervisor  
Development Review Division

FROM: Robert A. Kronenberg *RAK*  
Development Review Division  
(301) 495-2187

REVIEW TYPE: **Site Plan Review**

CASE #: **8-05034**

PROJECT NAME: Bethesda Center North, Lot E

APPLYING FOR: Approval of 312 multi-family dwelling units, including 39 MPDUs and 61,246 square feet of retail on 3.83 acres

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: TS-M (Transit Center-Mixed Use), I-1 (Light Industrial)

LOCATION: Southwest quadrant of the intersection with Old Georgetown Road and Nebel Street

MASTER PLAN: North Bethesda/Garrett Park Master Plan

APPLICANT: LCOR White Flint, LLC

FILING DATE: April 21, 2005

HEARING DATE: July 21, 2005



**STAFF RECOMMENDATION:** Approval of 312 multi-family dwelling units, including 39 MPDUs and 61,246 square feet of retail, on 3.83 acres, and approval of a parking waiver for 36 parking spaces for the retail use, with the following conditions:

1. Development Plan Conformance  
The proposed development shall comply with the certified Development Plan G-801, dated May 19, 2003, and associated binding elements [Appendix A].
2. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-04049 as listed in the Planning Board opinion dated March 22, 2005 [Appendix B].
3. Site Design
  - a. Provide directional signs posting 'Do Not Enter' for the one-way drive aisle from the surface parking lot to Old Georgetown Road.

- b. Extend the median break on Citadel Avenue to the Old Georgetown Road right-of-way and by approximately 20 feet south on Citadel Avenue, consistent to recommendations from Montgomery County Department of Permitting Services.
  - c. The garage entrance drive shall be perpendicular to Park Avenue.
4. Landscaping
- a. Provide streetscape improvements on Citadel Avenue, Park Avenue and Main Street Circle consistent with the Bethesda Streetscape Standards, unless otherwise amended by staff to provide a unique environment for this site.
  - b. Provide minimum dimensions on the site plan for the sidewalk widths adjacent to the proposed curb and the building. Pedestrian sidewalks adjacent to Citadel Avenue, Park Avenue and Main Street Circle shall be a minimum of 15-foot-wide, inclusive of the 5-foot-wide tree pit.
  - c. Spacing of street trees shall be a minimum of 30 feet on-center.
  - d. Street trees along Citadel Avenue, Park Avenue and Main Street shall be 4-inch caliper.
5. Lighting
- a. The lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development for the surface parking lot.
  - b. All light fixtures in the surface parking lot shall be full cut-off fixtures or equipped with refractors, reflectors or deflectors causing potential glare or excess illumination, especially on the perimeter fixtures abutting the county roads.
  - c. The height of the light poles shall not exceed 20 feet including the mounting base for the surface parking lot facility and 16 feet for the streets, as shown on the site plan.
  - d. The light fixtures (Washington Globe, approximately 60 feet on-center) on Citadel Avenue and Park Avenue shall be in accordance with MC Department of Public Works and Transportation standards and consistent with the Bethesda Streetscape standards.
6. Pedestrian Circulation
- a. Provide a 5-foot-wide sidewalk connection from the southern terminus of proposed Citadel Avenue for Lot 'E', through Lot 'D' to the northern portion of Citadel Avenue being constructed as part of the WMATA parking garage.
  - b. Provide 12-foot-wide crosswalks connecting all four corners of the intersection, consistent to approvals from Montgomery County Department of Permitting Services.
7. Recreation Facilities
- Provide a tot-lot, (6) picnic/sitting areas, an open play area, swimming pool on the roof top, an indoor swimming pool, and indoor community space and community garden.
8. Open Space
- a. Provide a 3,850-square-foot outdoor public plaza (public use space) at the southwestern boundary of the site between the building footprint and Main Street Circle.
  - b. The proposed public use space shall be easily and readily accessible to the general public and used for public enjoyment.
9. Stormwater Management
- The proposed development is subject to Stormwater Management Concept approval conditions dated May 26, 2004 [Appendix C].
10. Moderately Priced Dwelling Units
- The Applicant shall provide 39 Moderately Priced Dwelling Units (12.5% of the total number of units) within the building, consistent with Chapter 25A.
11. Maintenance of Common Areas

Prior to signature set approval of site plan, the Applicant shall execute and record among the Land Records of Montgomery County an agreement with the Planning Board requiring the Applicants to provide maintenance of all areas intended to be used for recreational or other common or quasi-public purposes and all public amenity space, including the Urban Amenity-Open Space adjacent to Building Block 'D' and the Open Space at the eastern end of the site, as shown on the Development Plan/Land Use Plan.

12. Forest Conservation

The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

13. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 1st building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

14. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the building.
- b. Community-wide pedestrian pathways, including the 5-foot-wide connector along Citadel Avenue shall be completed upon completion of the building and roads, but prior to occupancy of the building.
- c. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
- d. The public use space, including the seating areas associated with plaza shall be completed as construction of the building and roads are completed.
- e. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- f. Provide each section of the development with necessary roads.
- g. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
- h. Recreation facilities shall be completed and operational upon completion of the building, but prior to occupancy of the building.

15. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

16. Signature Set

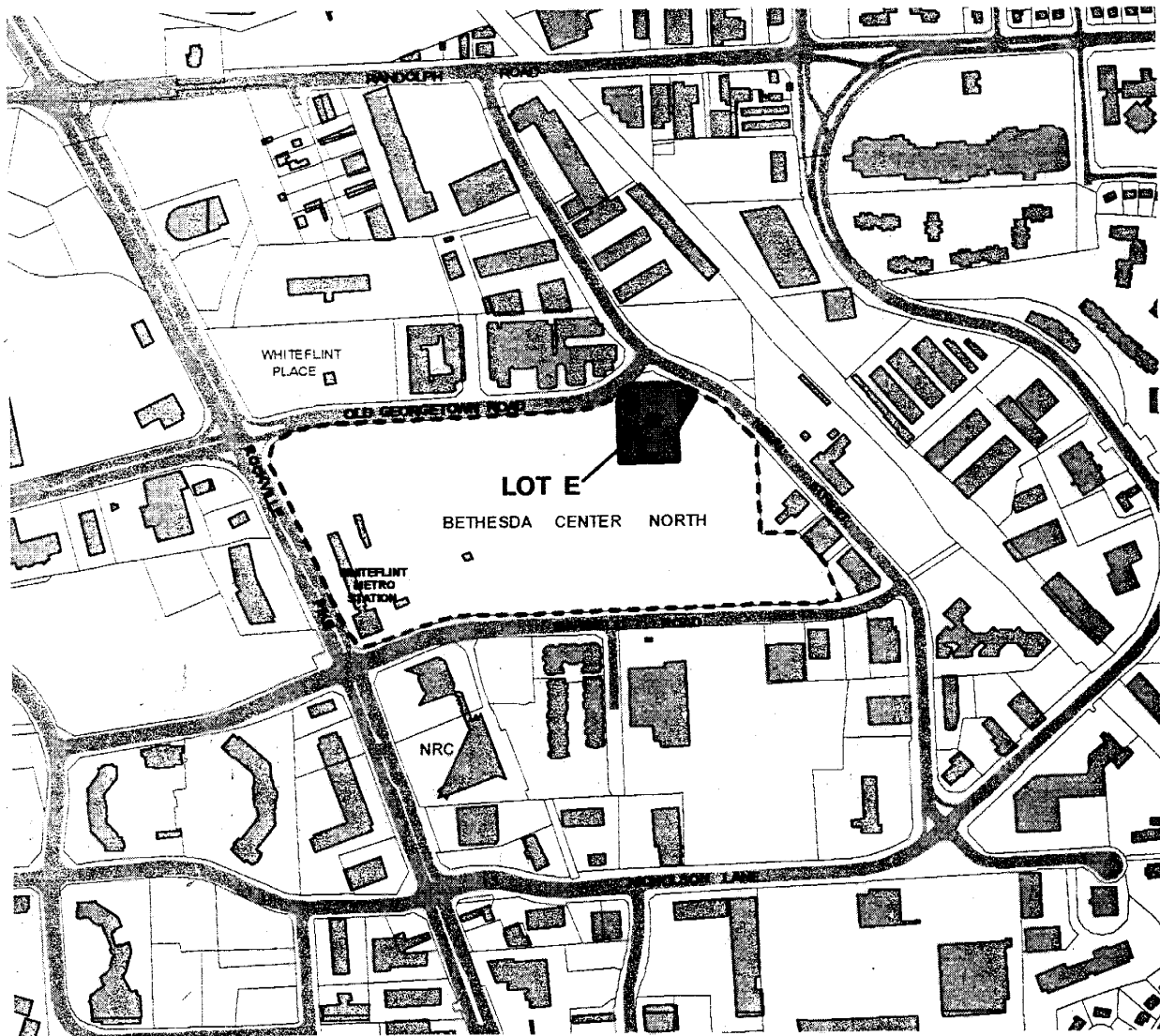
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.

- d. Note stating the M-NCPPC staff must inspect protection devices prior to clearing and grading.
- e. Details of the private recreational facilities and their locations within the structure of the building.
- f. Provide a final streetscape plan to include all streetscape elements (such as bollards, benches, trash receptacles) to establish a streetscape concept for the White Flint Town Center.

**PROJECT DESCRIPTION:** Site Vicinity

The subject 3.83-acre property is located at the southeast quadrant of the intersection with Old Georgetown Road and Nebel Street in Rockville, Maryland. The site is part of an overall nine-lot subdivision located east of Rockville Pike (MD 355) and bounded by the aforementioned roads and Marinelli Road to the south. Lot 'D' is situated in the center of the 30.99-acre tract and is currently under construction by WMATA for a multi-level Metro-parking garage. The Metro tracks for the redline parallel Rockville Pike and consist of the White Flint Metro Station entrance at the southwest quadrant of the overall site adjacent to Marinelli Road and Rockville Pike. The CSX Railroad tracks are approximately 300 feet east of Nebel Street in between various industrial buildings and land. Existing residential towers for Windsor Villa and White Flint Place, which is currently under construction is zoned R-90. The Nuclear Regulatory Center (NRC) building and site is south of the subject site at the intersection of Marinelli Road and Rockville Pike. To the east of NRC are Strathmore Condominiums, a five-story residential building, the WMATA bus garage and facility various industrial buildings.



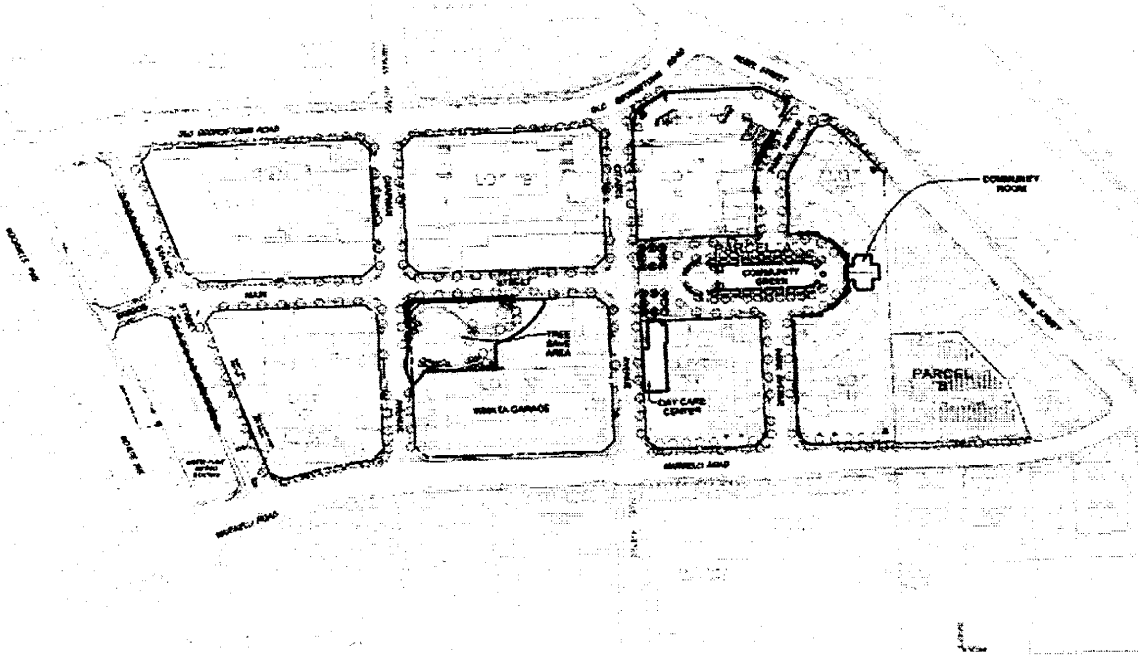
**PROJECT DESCRIPTION:** Site Description

Lot E is a 3.83-acre site situated in the northeast quadrant of the Bethesda Center North subdivision (#1-04049) and bounded by Old Georgetown Road and Nebel Street. The site contains one of the few forested areas; however, the area, as noted in the NRI/FSD is shown as a low retention area due to the invasive material in the stand. The remainder of this site contains the northern portion of the existing WMATA surface parking lot that currently has access from Marinelli Road. The site drops in elevation from the northwestern edge of the parking lot to Nebel Street by approximately sixteen feet. The frontage of Old Georgetown Road and Nebel Street is improved with light fixtures, street trees, and sidewalks. The small segment of property at the intersection of the two roads is under different ownership and not part of this application.



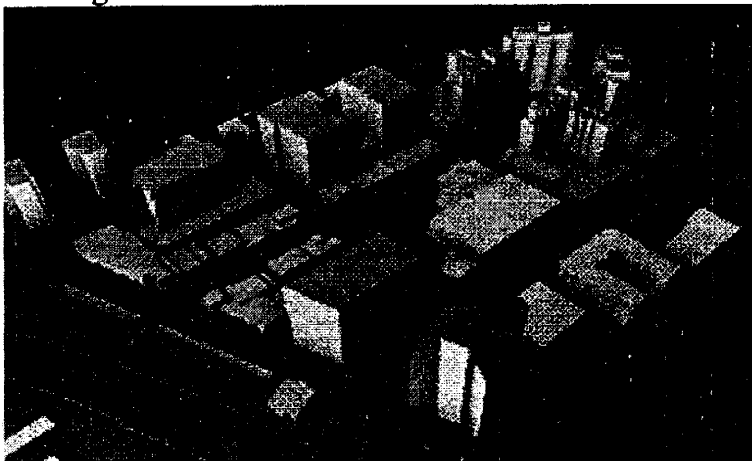
**PROJECT DESCRIPTION:** Proposal

The development proposal for Lot 'E' is comprised of 312 multi-family dwellings units, including 39 MPDUs within an approximate 186-foot building and 61,246 square feet of retail space on 3.83 acres. The MPDUs are calculated at 12.5 percent of the total number of units. The overall development for Bethesda Center North is approved for 1,350 residential dwelling units, including 169 MPDUs, 1,148,000 square feet of commercial/office, 202,037 square feet of general retail and a possible 80,000 square foot theatre with a 3,500 seating capacity.

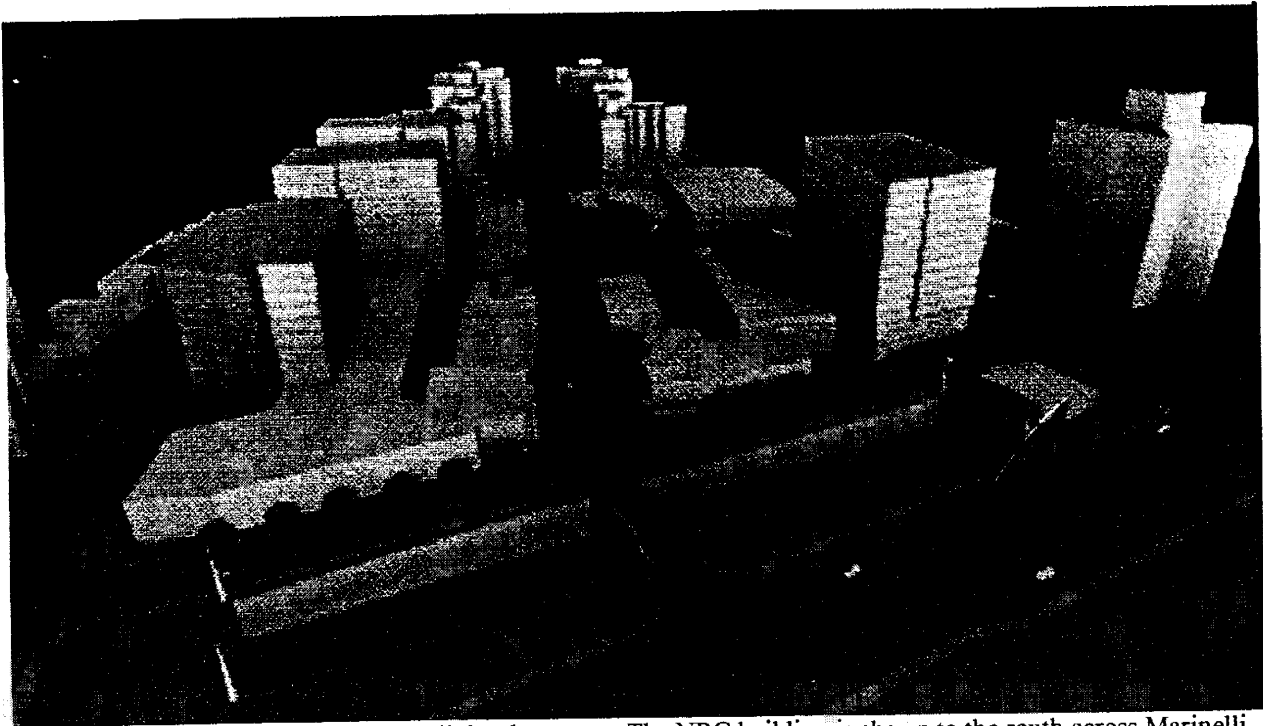


Plan view of the overall site plan with Lot E in the northeast corner. The plan is oriented in a northern direction.

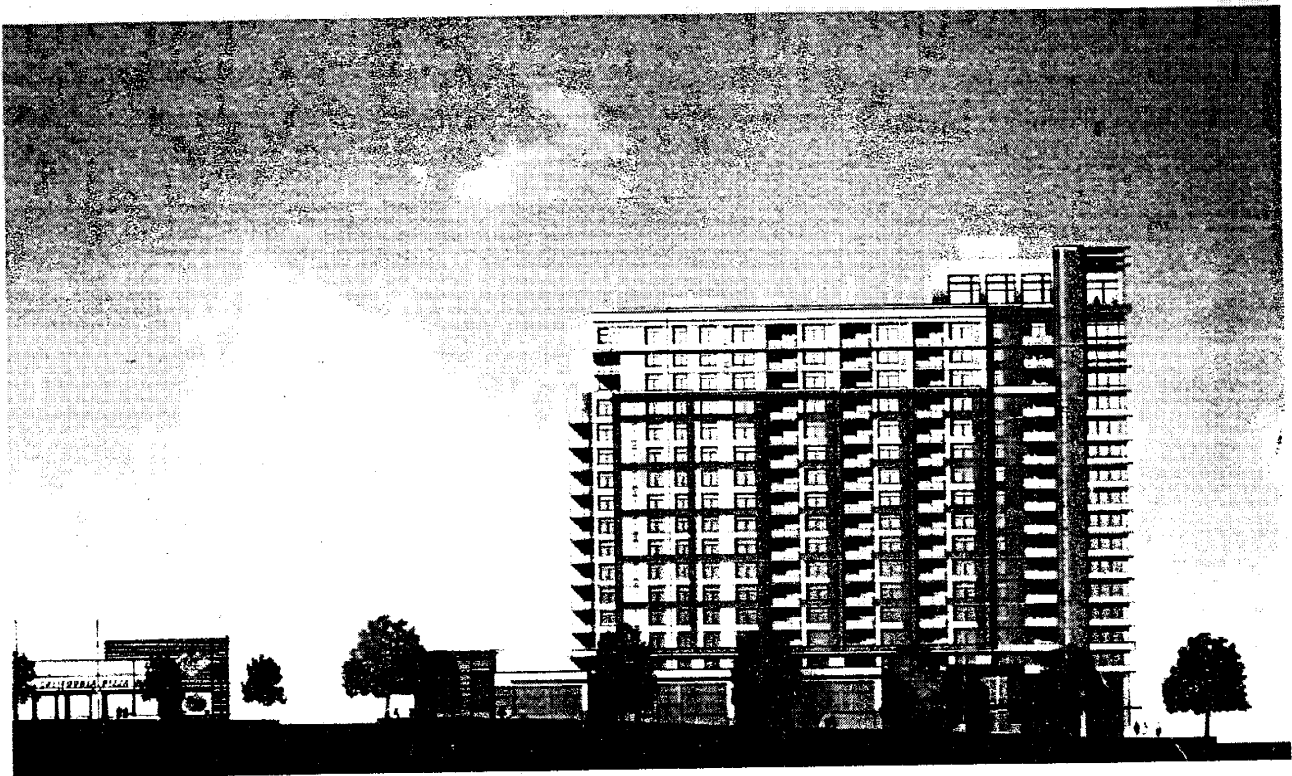
The square-shaped building faces future Main Street Circle, which is the central terminus of the overall development from Rockville Pike. The building frontage contains a public plaza at the southwest corner and the primary residential entrance to the building. The retail space is located on the ground floor and mezzanine levels with the residential units up to the 18<sup>th</sup> story.



Aerial view of the overall site showing Main Street from Rockville Pike and Station Street running parallel to the Metro tracks.



Easterly view of the massing and overall development . The NRC building is shown to the south across Marinelli Road.



South Elevation of the Proposed Building