

ITEM # 10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MCPB
ITEM #
1/19/06



MEMORANDUM

DATE: January 5, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Supervisor (301-495-4542) *CC*
Development Review Division

REVIEW TYPE: Pre-preliminary Plan of Subdivision

APPLYING FOR: Planning Board advice regarding a future plan submissions for residential and commercial development

PROJECT NAME: LOT 31

CASE NO. 720060150

REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance

ZONE: R-60 and CBD-1 pending rezoning request to TS-M

LOCATION: In the southeast and southwest quadrants of the intersection of Woodmont Avenue and Bethesda Avenue

MASTER PLAN: Bethesda Central Business District

APPLICANT: Lot 31 Associates LLC

OWNER: Montgomery County, Maryland

ENGINEER: Rodgers Consulting

ATTORNEY: Linowes and Blocher LLP

FILING DATE: November 28, 2005

HEARING DATE: January 19, 2006

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Staff Recommendation: No objection to the submittal of future plans with additional information that will allow for full staff review.

SITE DESCRIPTION

The subject property consists of 3.30 acres of land located on both sides of Woodmont Avenue on the south side of its intersection with Bethesda Avenue (Attachment A). The property is an assemblage of several parts of existing recorded lots. The property is split-zoned R-60 and CBD-1. The property contains existing public parking facilities and abuts the existing Capital Crescent Trail along the western property boundary. Other surrounding land use consists of one-family detached residential dwellings in the R-60 zone on the south and a mix of office, retail, service and high-density residential uses in the C-1, CBD-1 and CBD-2 zones on the west, north and east.

The site lies within the Little Falls Watershed which is classified as Use I-P. There are no environmental areas on this developed site.

PROJECT DESCRIPTION

The subject pre-preliminary plan is being presented to the Planning Board at the request of the applicant to obtain feedback on several issues related to the redevelopment of the property as a mixed-use residential and retail development with an underground public parking garage (Attachment B). The proposal requires rezoning of the property to the TS-M zone. The rezoning is anticipated in the Bethesda CBD Sector Plan for the portion of the site on the west side of Woodmont Avenue. Achieving TS-M zoning for the east side of Woodmont Avenue, where the Sector Plan anticipates retention of the CBD-1 zone, requires approval of a zoning text amendment currently undergoing Planning Board and County Council review.

The proposal consists of approximately 220 multi-family residential dwelling units, including work force and moderately priced dwelling units, and approximately 40,000 square feet of retail use. The proposed underground parking garage would provide approximately 1,270 public, and 300 private parking spaces. The redevelopment proposal requires relocation of existing Woodmont Avenue through the site, and redesign of the intersection with Bethesda Avenue. A bike drop-off and trail connection to the Capital Crescent Trail is also proposed.

RELATIONSHIP TO THE BETHESDA CBD SECTOR PLAN

The property lies within the designated Wisconsin South Corridor on the east side of Woodmont Avenue and the Arlington Road District on the west side. The Sector Plan recommends CBD-1 zoning for the Wisconsin South Corridor with optional method development only for mixed-use projects containing a residential component. The Plan allows continued small-scale, standard method infill commercial developments on sites that are too small for optional method development. The Plan does not specifically address the Wisconsin South Corridor portion of the subject site.

TS-M zoning is recommended in the Sector Plan for the portion of the site located in the Arlington Road District. The Plan includes specific recommendations for redevelopment of this

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portion of the site including exploration of creating an on-site staging area for users of the Capital Crescent Trail. The Plan recommends a combination of mixed-income housing and parking on the site, with ground floor retail along Bethesda Avenue to continue the “main street” concept. The Plan acknowledged the need for a decision on the part of County government to develop this site based on an analysis of economic feasibility and the impact development would have on meeting the parking demands of retail shoppers, and on the advisability of providing a staging area for the Capital Crescent Trail.

DISCUSSION

The applicant has submitted the subject pre-preliminary plan to obtain feedback from staff and the Planning Board regarding several issues related to the proposed development. The specific issues are described in the attached letter dated November 28, 2005 from Mr. Robert Dalrymple on behalf of the applicant (Attachment C). The application was reviewed by public agency and utility company representatives who presented their comments at a Development Review Committee meeting on December 19, 2005. Although general support for the project was expressed, the consensus among reviewers was that additional information and more review time is needed to provide specific feedback on the requested issues and details of the proposed development. Chief among the additional information needed is a detailed traffic study for the project. Other items include a stormwater management concept, a fire and rescue access plan, noise analysis, and additional justification/information regarding waiver requests for non-standard roadway design and dedication. Staff does not have specific feedback on the issues, but offer the following general comments based on review so far:

- Relocation of Woodmont Avenue and the Bethesda Avenue/Woodmont Avenue intersection – Pending submission of a traffic study and additional review, staff have concerns about the design of relocated Woodmont Avenue and the proposal to neck-down roadway cross-sections at the intersection.
- Subdivision – Pending further justification from the applicant, staff does not support creation of a single development lot with public right-of-way for Woodmont Avenue created by easement.
- MPDUs and Workforce Housing – The applicant’s calculations for moderately priced dwelling units (MPDUs), as shown on the plan drawing, were based on providing 12.5% of the total proposed units minus proposed work force housing units. Since there is currently no policy in place for excluding work force housing, staff believes the MPDU calculation should be a minimum of 12.5% of the total proposed units (28 rather than 24 MPDUs).

These issues, and the other seven included in the applicant’s letter, will be reviewed in detail as part of future plan submittals when additional information is available.

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Attachments

Attachment A – Site Vicinity Map

Attachment B – Pre- preliminary Plan

Attachment C – November 28, 2005 Applicant Letter