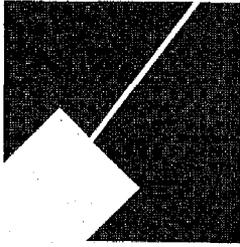


M-NCPPC


**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

January 17, 2006

## MEMORANDUM

TO: Dan Janousek, Zoning Analyst  
 Development Review Division

FROM: Marilyn Clemens, Planner Coordinator, Bethesda-Chevy Chase Team  
 Community-Based Planning Division *MC*

SUBJECT: Woodmont View, DPA-06-01

The Community-Based Planning Division finds the PD-75 Zone and the Development Plan are consistent with the 1994 Sector Plan for the Bethesda CBD and the pending Woodmont Triangle Amendment.

**Compliance with the 1994 Sector Plan for the Bethesda Central Business District.**

The site was described as the Trunnel property in the 1994 Sector Plan and was zoned C-T. In a previous application, the developer obtained PD-75 zoning for the site. The current proposal meets several of the objections and recommendations of the 1994 Sector Plan in that it increases the amount of housing near Metro and helps provide a northern gateway to the Woodmont Triangle. Together with the proposed development across Woodmont Avenue, the 8400 Wisconsin project, two high-rise residential developments would frame the northern entrance to Bethesda along Woodmont Avenue. The proposal provides eight moderately priced dwelling units on site, adding to the 25 proffered by the 8400 Wisconsin Avenue project, and furthering one of the main goals of the Woodmont Triangle Amendment to the 1994 Sector Plan.

**Urban Design Guidelines**

The 1994 Sector Plan limited the height on the site to 65 feet. Under 25A MPDU provisions, the height may be increased proportionally with the amount of MPDUs provided on site. The applicant is providing 22 percent MPDUs and is entitled to the proposed 79 feet of height.

The 1994 Plan, on page 92, also called for maintaining consistent building setbacks along Battery Lane in line with the lushly landscaped garden character perceived at the time. Most of the nearby apartment buildings are set back 40 feet from Battery Lane. This is not consistent with the urban character developing in the Woodmont Triangle or

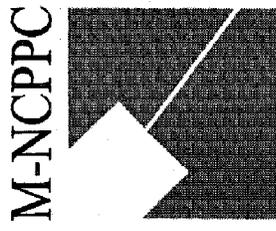
the PD-75 zoning of this small site. The applicant will provide landscaping on the site but cannot set the proposed building back 40 feet. The building will be arranged to provide a gateway along Woodmont Avenue. The north entrance to the Woodmont Triangle begins with the sweep of the National Institutes of Health's green space along Woodmont Avenue and will be framed by the two new residential projects and new streetscape. This will be a significant improvement over the current entrance marked by an old parking structure, one large single-family home and a three-story office building with head-in parking. The sidewalks on both sides of Woodmont Avenue will be developed with the Bethesda streetscape.

In the review of the Woodmont Triangle Amendment, the County Council voted to delay recommendations on the Battery Lane District of the Triangle. This decision does not have a negative bearing on this property. The County Council's main concern was the retention of affordable housing in the area and planning for additional affordable housing for the future. This project does not remove affordable housing and is in accord with that intent.

One adverse impact to be noted is the loss of sunlight to the applicant's own single-family home which he may sell one day. This is balanced by the fact that the new building would partially block vehicle noise from Battery Lane and provide an improvement to the visual character of the site.

Additional traffic and circulation impacts on the neighborhood are discussed in the memorandum from Transportation Planning.

MC:ha: j:\cbp1\Clemens\dpa-06-01



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**MEMORANDUM**

DATE: January 10, 2006

TO: Dan Janousek, Development Review Division

VIA: Mary Dolan, Countywide Planning Division, Environmental Planning 

FROM: Marion Clark, Countywide Planning Division, Environmental Planning 

SUBJECT: Development Plan Amendment 06-1  
Woodmont View

**Recommendation**

Environmental Planning staff recommends **approval** of this application.

**Discussion**

This Development Plan Amendment must meet specific findings of Section 59-D-1.61 of the Zoning Ordinance. The required finding for environmental issues states,

*"That by its design, by minimizing grading, and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 must also be satisfied. The District Council may require more detailed findings on these matters by the Planning Board at the time of site plan approval as provided in division 59-D-3."*

This site was previously severely graded to construct the existing building and gravel lot. Moving north from the intersection of Battery Lane and Woodmont Avenue, the long narrow site gradually lowers from street level grade to approximately eight feet below street level, creating a rectangular bowl. This plan proposes to fill the site with a condominium building, making use of the change in grade to create garages underneath the residential units. The site will be almost entirely impervious after construction of the structure. Stormwater management will likely consist of water quality control measures. There are no forests, specimen trees or natural features existing on the site.

**Environmental Guidelines**

This site is not located within a Special Protection Area or inside a 100-year floodplain boundary. There are no streams or stream valley buffers required.

**Forest Conservation**

A Natural Resource Inventory Forest Stand Delineation (NRI/FSD) is approved for the subject site (#4-02206E). A Forest Conservation Plan (FCP) exemption has been granted because this is a small property with an activity occurring on a tract less than or equal to 1.5 acres in

size where there is no existing forest. Afforestation requirements will be less than 10,000 square feet, and no specimen or champion trees will be disturbed. A Tree Save Plan is not required.

### **Stormwater Management**

The Department of Permitting Services has approved a Stormwater Management Concept for the previously approved development plan, however since the development plan is changing, a revised stormwater management concept is required. The revised concept must conform with the new stormwater management law and Executive Regulation No. 7-02AM.

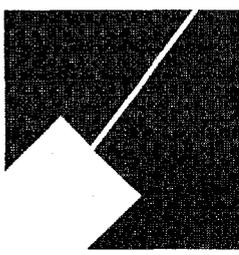
### **Water Quality**

This site is located in the Little Mainstem Bethesda subwatershed of the Rock Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses the Little Mainstem Bethesda subwatershed as having poor stream conditions and fair habitat conditions, labeling it as a Watershed Restoration Area. The Department of Environmental Protection has a plan approved and is in the process of obtaining permits for a new regional stormwater management pond on the south campus of the National Institutes of Health, a short distance downstream of this site.

### **Noise**

This application is unaffected by standards set forth in the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development*. Furthermore, it poses no concerns for compliance with Montgomery County Code Chapter 31B Noise Control.

M-NCPPC



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THE MARYLAND-NATIONAL CAPITAL  
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January 19, 2006

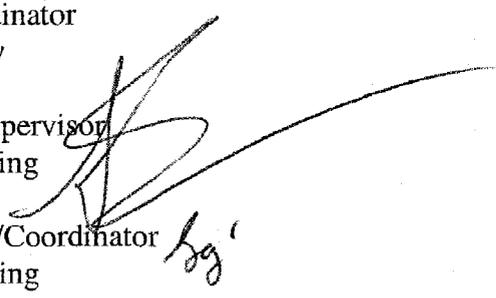
**MEMORANDUM**

TO: Dan Janousek, Coordinator  
Development Review

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Scott James, Planner/Coordinator  
Transportation Planning

SUBJECT: DPA - 06 - 01  
Development Plan Amendment  
Woodmont View Development  
Zone R-90  
Bethesda Policy Area



sgj

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This memorandum is Transportation Planning staff's review of the subject development plan amendment to replace a proposed townhome development with high-rise residential condominiums.

**RECOMMENDATION**

Transportation staff supports approval of this application with the following conditions:

1. Limit the development to 47 high-rise residential units.
2. Address all relevant transportation related comments received from MNCPPC, DPW&T and SHA in anticipation of the subsequent preliminary plan application.

The Transportation Planning staff finds that the proposed development plan amendment will facilitate future review of the Local Area Transportation Review test for the proposed 47 high-rise residential units.

SAJ:gw



850 Hungerford Drive \* Rockville, Maryland \* 20850-1747  
Telephone (301)

279-3333

September 29, 2005

Mr. Dan Janousek  
Community-Based Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Mr. Janousek:

This letter is sent in response to Development Plan Amendment DPA-06-01, known as "Woodmont View," located at the northwest corner of Woodmont Avenue and Battery Lane, in Bethesda, Maryland. This plan amendment would result in a mixed-use project that would include 46 multi-family units. Based on average yield factors derived from the Maryland National Capital Park and Planning Commission 2003 Census Update Survey, the impact of this project is estimated to be approximately four (4) elementary, one (1) middle school and one (1) high school students.

This property is located within the Bethesda Elementary School, Westland Middle School and Bethesda-Chevy Chase High School service areas. Enrollment at Bethesda Elementary School currently is within capacity but is projected to slightly exceed capacity in the future. Enrollment at Westland Middle School is currently within capacity and is projected to stay within capacity, factoring in a six-room addition that is scheduled to open in August 2008. Enrollment at Bethesda-Chevy Chase High School currently exceeds capacity and is projected to continue to exceed capacity, even factoring in a five-room addition that is scheduled to open in August 2009. See enclosed pages from the FY2006 Educational Facilities Master Plan and the Amended FY 2005-2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Bethesda-Chevy Chase cluster.

Sincerely,

A handwritten signature in black ink that reads "Bruce Crispell".

Bruce H. Crispell, Director  
Division of Long-range Planning

BHC:llw

Enclosures

Copy to:

Mr. Bowers  
Mr. Hawes  
Ms. Turpin