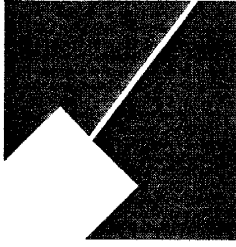


M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

February 6, 2006

**MEMORANDUM**

TO: Dan Janousek, Senior Planner  
Development Review

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning *[Signature]*

FROM: Scott James, Planner/Coordinator *[Signature]*  
Transportation Planning

SUBJECT: DPA – 06 – 02 / G – 842 Development Plan Amendment  
Hampden Lane / HOC Development  
Zone TS-R  
Bethesda Central Business District Policy Area

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This memorandum is Transportation Planning staff's review of the subject development plan amendment to replace a proposed HOC development (site plan #8-00023A) with 60 mid-rise residential units.

**RECOMMENDATION**

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

1. Limit the development to 60 mid-rise residential units.
2. Enter into a Traffic Mitigation Agreement to participate with the Bethesda Transportation Management District.
3. Provide one inverted –U bicycle rack and four bike lockers in the parking garage.
4. Dedicate required right-of-way for standard truncation at corner of Arlington Road and Hampden Lane.

## DISCUSSION

### Site Location, Access, Pedestrian Circulation, and Parking

The subject property is located at the corner of Hampden Lane and Arlington Road in Bethesda. The proposed development occupies the northeast corner of the intersection and is bounded by Arlington Road to the west and Hampden Lane to the south. Proposed access to the site will be from one full service driveway on Hampden Lane. An adjacent service driveway parallel to the garage entrance will provide access for refuse collection and delivery vehicles. The garage entrance and the service/delivery access points will be separated with an island to clearly show the use of each driveway. There will be no vehicular access from Arlington Road.

For pedestrian access, the project proposes to preserve the existing crosswalk across Hampden Lane and connections with the existing network of pedestrian facilities within the Bethesda Central Business District (CBD).

### Local Area Transportation Review

The proposed development of 60 mid-rise residential units is anticipated to generate 18 AM peak hour trips and 18 PM peak hour trips during a typical weekday. This number is below the threshold necessary to require an LATR study to determine the impact upon the adjacent transportation infrastructure. The hourly contribution to the peak hour traffic volumes is not considered significant or likely to cause additional congestion.

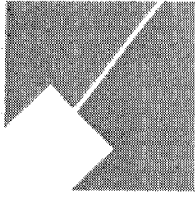
### Master Plan Roadways and Bikeways

Arlington Road is a four lane major arterial of 80 feet right-of-way. Accordingly, the applicant will dedicate up to 40 feet of right-of-way as measured from the centerline of Arlington Road. Hampden Lane is a Business Street of 60 feet right-of-way. The applicant will dedicate up to 30 feet as measured from the centerline along Hampden Lane to meet Bethesda CBD Sector Plan requirements.

SAJ:gw

mno to janousek re hampden lane DPA

M-NCPPC



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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MEMORANDUM**

DATE: February 13, 2006

TO: Dan Janousek, Development Review Division

VIA: Mary Dolan, Countywide Planning Division, Environmental *MD*

FROM: Marion Clark, Countywide Planning Division, Environmental *MC*

SUBJECT: Zoning Application No. G-842  
Hampden Lane

---

**Recommendation**

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

**Discussion**

**Zoning Ordinance**

Development Plans 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 is located in the highly urbanized area of the Bethesda CBD. The existing site consists of five lots developed separately as five single-family homes. The homes are surrounded by small yards. One 30" Black Locust tree in vigorous health is located on Lot 1 on the corner of Hampden Lane and Arlington Road. This is a specimen tree that adds considerably to air quality, by virtue of the full canopy. Since the tree is located on the edge of the southeast corner, the design of the site could emphasize and preserve the tree, by setting the building back, adding retaining walls, and using the green area around the tree as required open space. The development plan design instead removes the tree, uses the full Arlington Rd. street frontage for building footprint and provides required green space along Hampden Lane.

The Black Locust is a native species and well known to be short lived, even in a more park like setting. Staff believes the tree should be counted as an unavoidable loss and the development plan approved, given the stress of an urban environment, construction activities, and the probability that the tree is near the end of its life span. The application is exempt from the requirements of the Forest Conservation Act, Chapter 22A of the County Code.

### **Green Building**

The applicant will consult with staff in future on implementing "green" building elements into the Hampden Lane project.

### **Forest Conservation – Chapter 22A**

This application has an approved Natural Resource Inventory/Forest Stand Delineation (#4-06024E) and an exemption from providing a Forest Conservation Plan. A Tree Save Plan is not required, however two 30" Black Locust trees and one 25" White Oak will be removed as a result of construction.

### **Stormwater management- Chapter 19**

The previously proposed development at 4917 Hampden Lane has an approved Sediment and Erosion Control Plan. During a previous review, stormwater management requirements were waived in order to accommodate utilities.

New Stormwater Management and Sediment and Erosion Control plan approvals will be required for the new proposal. The Department of Permitting Services (DPS) has not approved a Stormwater Management Concept Plan for this project. An approved Stormwater Management Concept Plan is required at the time of Preliminary Plan approval. The Environmental staff believes use of innovative stormwater management techniques, such as a green roof, would be beneficial to the protection of natural resources and should be considered.

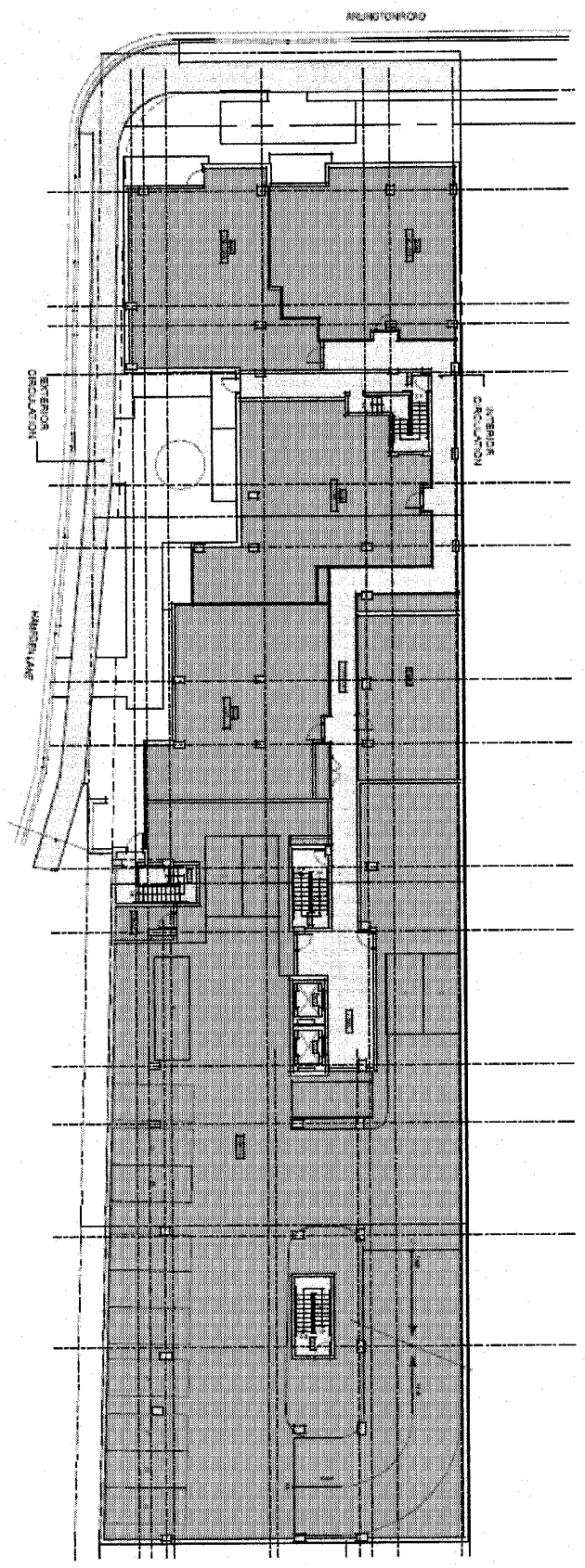
### **Environmental Guidelines**

This site is located in a highly urban area that was developed before the Environmental Guidelines were adopted. It is not located within a Special Protection Area or Primary Management Area. This site has no steep slopes, or erodible soils. There are no wetlands or streams.

### **Water Quality**

The site of this rezoning request is located in the Willett Branch subwatershed of the Little Falls watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses this tributary as having poor overall conditions. The subwatershed is designated an Urban Watershed Management Area where the CSPS recommends supporting cost-effective stormwater quality controls on redevelopment sites, such as the subject site.





**STUDIOS**  
 5407 Eastern Ave., Washington, DC 20015  
 202.556.7500  
 www.studiosdc.com



**NOT TO SCALE**

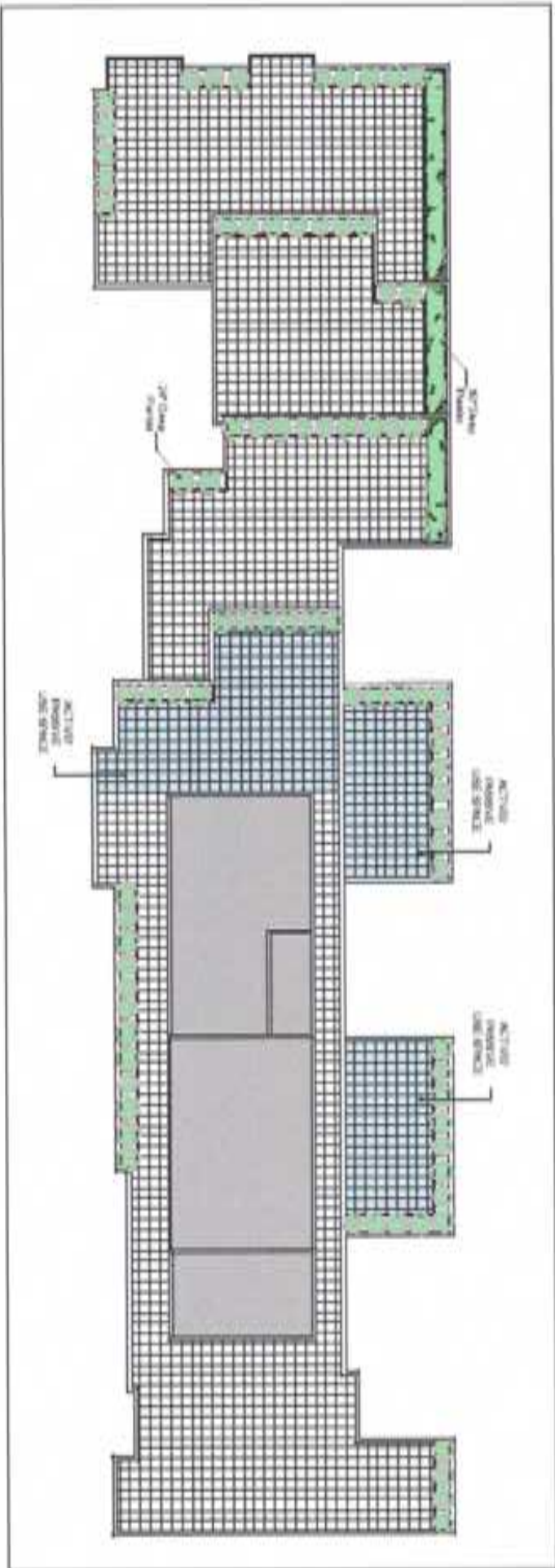
GARDEN LEVEL PLAN  
 CIRCULATION DIAGRAM

DATE: 08/14/14  
 SCALE: 3/8" = 1'-0"  
 SHEET: SP1.03-C  
 PROJECT: 14-001

**Harden Lane  
 Condominium**  
 1501 Hesse Property Group  
 Harden Lane  
 Bethesda, MD 20814

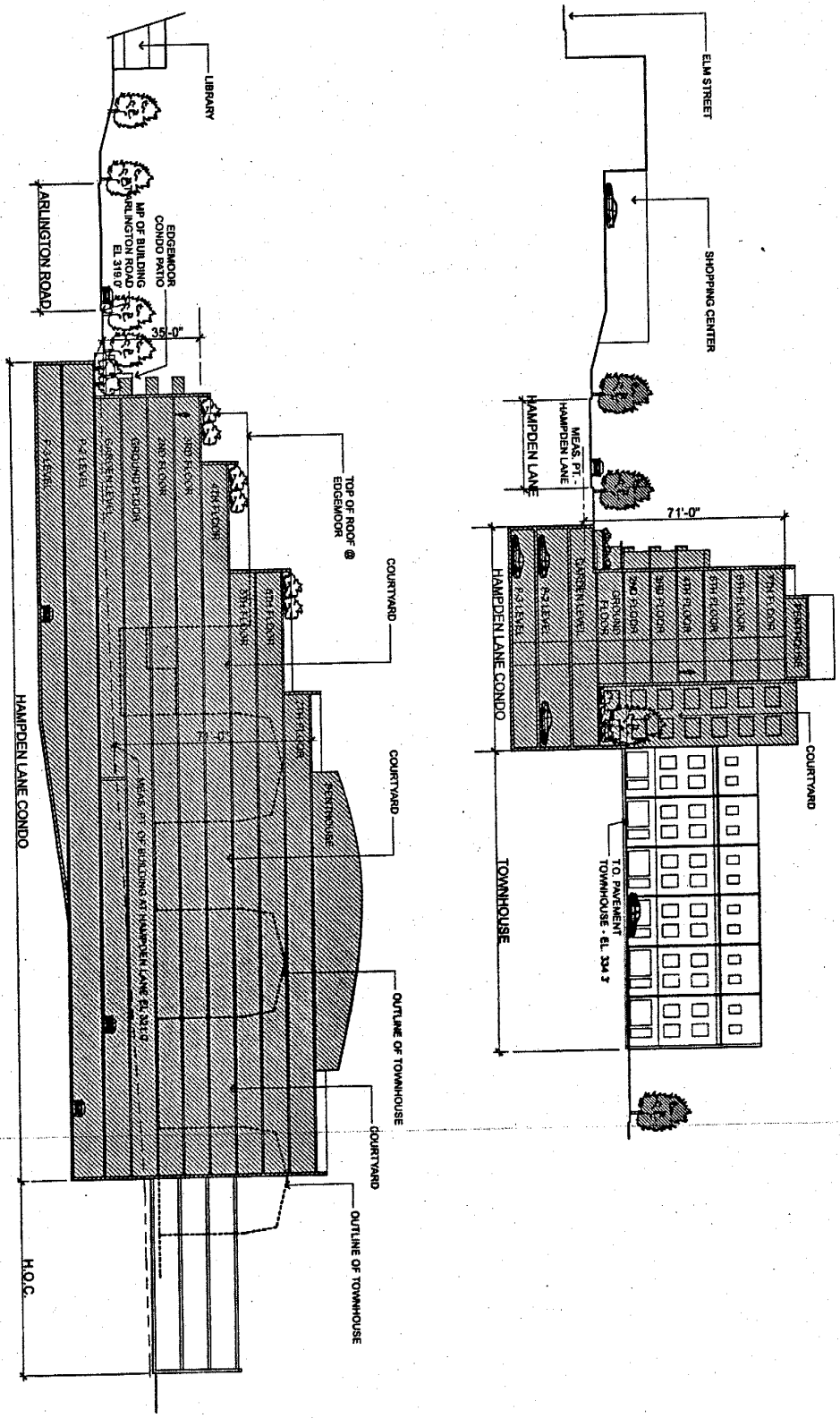
Attachment 3











**Hampden Lane Condominium**  
 Van Ness Property Group

**STUDIOS**  
 Architecture

1403 N. Street, NW, Washington, DC 20005  
 TEL: (202) 778-8811  
 FAX: (202) 778-8850

Hampden Lane  
 Bethesda, MD 20814

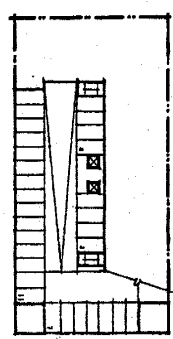
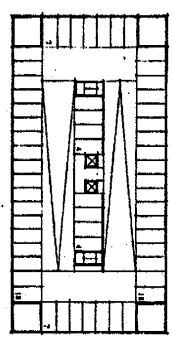
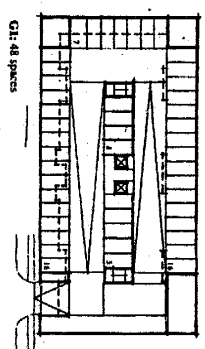
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 BY: \_\_\_\_\_

NOT TO SCALE

BLOCK SECTIONS

PROJECT	DATE
SCALE	DATE
DESIGNER	DATE
CHECKER	DATE
DATE	DATE

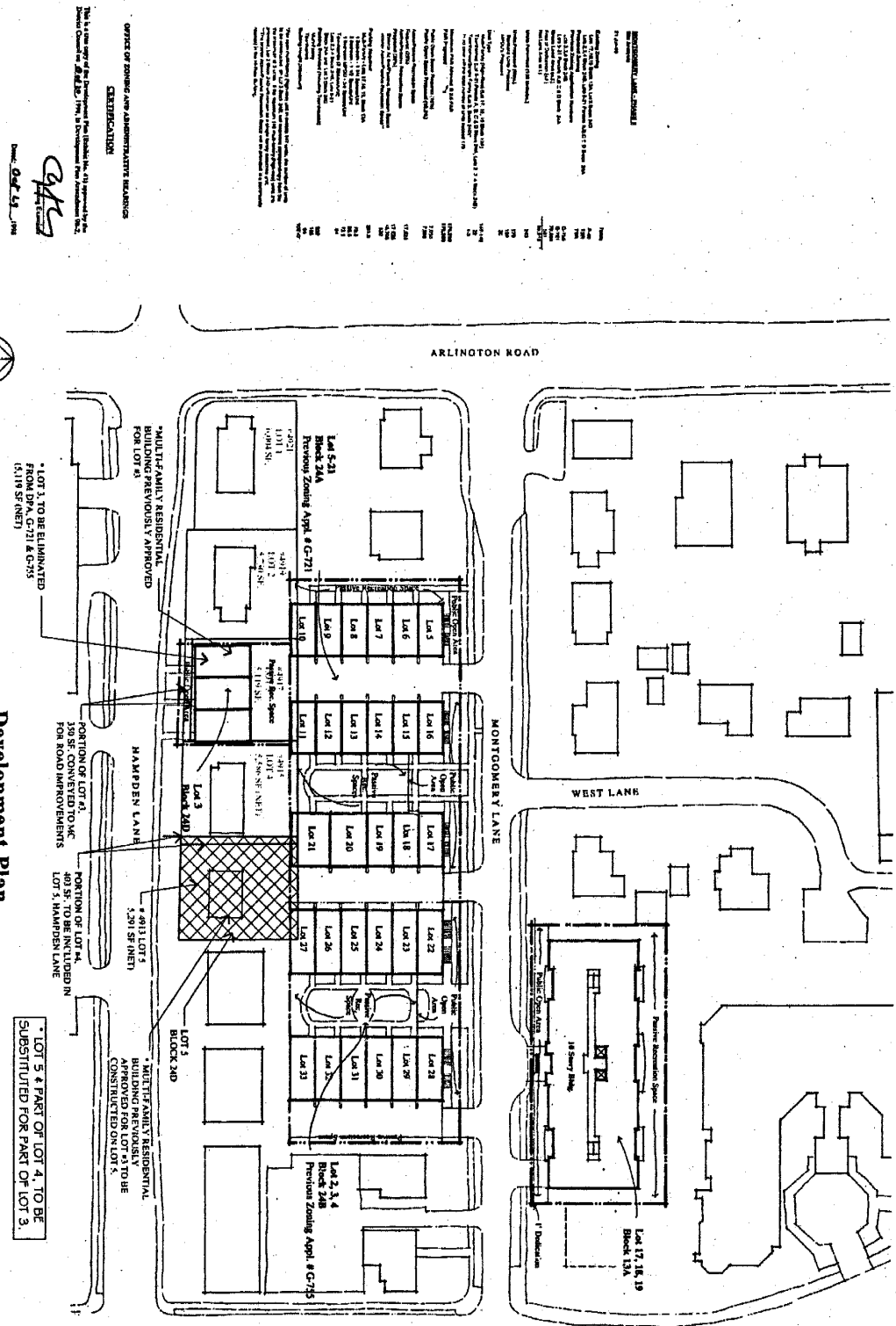
SP2.20



**Conceptual Parking Layout**  
For lot 17, 18, 19 Block 13A  
Scale: 1" = 30'-0"

PROPOSED DEVELOPMENT PLAN AMENDMENT  
PREPARED BY  
OCTOBER 20, 2005  
WILSON BERTY, PWS  
June 25, 1998

CHK Architects & Planners



**PROPOSED DEVELOPMENT PLAN AMENDMENT**

1. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

2. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

3. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

4. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

5. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

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7. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

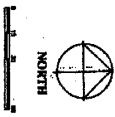
8. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

9. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

10. The proposed development plan amendment is for the development of a multi-family residential building on Lot 5, Block 240, of the subject property.

OFFICE OF ZONING AND ADMINISTRATIVE SERVICES  
CANTONMENT

DATE: Oct 15, 2005



24 West, Inc.

Montgomery Lane III  
Bethesda, Maryland