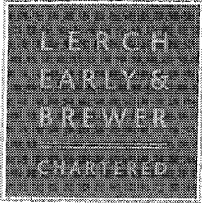


## APPENDIX C



ATTORNEYS

STEVEN A. ROBINS  
DIRECT 301.657.0747  
SAROBINS@LERCHEARLY.COM

February 28, 2006

***BY HAND DELIVERY***

Robert Kronenberg  
Development Review  
Kristin O'Connor  
Community Planning Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20850

MAR 1 2006

**Re: Bethesda Peace Palace/Site Plan No. 8-06006**

Dear Mr. Kronenberg and Ms. O'Connor:

On behalf of our client, Global Country of World Peace (the "Applicant"), we are submitting the revised site plan and related materials for review by Staff and the Planning Board for property located at 5500 Edson Lane (the "Property"). The revisions to the site plan are based on the various meetings and discussions the Applicant had with Staff as well as the comments that were raised at the Applicant's meeting with Captain John Feissner of the Montgomery County Department of Fire & Rescue Service (regarding life safety issues).

If you recall, the Applicant and Staff discussed the mix of uses for the proposed development. The uses under consideration included office/commercial, tourist home units and a small, private educational institution for school children that would incorporate the Transcendental Meditation<sup>R</sup> Program along with traditional school offerings. The school is anticipated to accommodate students from grades 7-12 and would be very small. At our meeting with Staff on January 4, 2006, we discussed setting forth a range of uses that would be presented to the Planning Board for approval.

We confirmed that any use scenario would be limited so that the uses, in its entirety, generate no greater than 29 peak hour trips. This would assure that the Applicant's transportation impact is consistent based on the

Robert Kronenberg  
Kristin O'Connor  
February 28, 2006  
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various scenarios. The other development constraint on the Property is parking. Parking varies depending upon the use(s) on the Property. Parking demand for the Peace Palace is in the range of 4 parking spaces up to 21 parking spaces for scenarios involving a school. Parking for the Peace Palace would be increased to 27 spaces on the Property under the scenario that does not include a school (certain drop off facilities would not be necessary and would be substituted with parking). As part of our revised site plan, the Applicant is including 22 parking spaces to satisfy the requirements of the Zoning Ordinance.<sup>1</sup>

Staff concluded that it would require the Applicant to select one use scenario for the site plan application approval. Staff indicated that, as part of the Staff Report to the Planning Board, Staff would include the use matrix set forth below, and articulate that the Applicant would be permitted to address changes in use as a minor administrative modification.

**As a result of this understanding, the Applicant is proposing the following use scenario as part of the site plan approval (as identified in the Project Data Table on the revised site plan):**

- 4,800 square feet of office/commercial.
- Private educational institution for 20 students.
- 4 tourist home units.

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<sup>1</sup> The adjoining neighbor located at 5504 Edson Lane will be granted an easement for one parking space on the Property. This parking space is in addition to the number of parking spaces reflected on the site plan for the uses on the Property.

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February 28, 2006  
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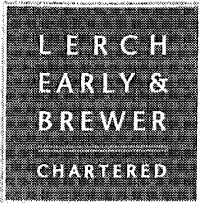
This use scenario can be summarized as follows:

| Type of Use       | Quantity of Use | Required Parking | Number of peak hour trips |
|-------------------|-----------------|------------------|---------------------------|
| School            | 20 students     | 4 spaces*        | 16 AM/3 PM                |
| Commercial/office | 4,800 s/f       | 13               | 7 AM/11 PM                |
| Guest rooms       | 4 units         | 4                | 2 AM/2 PM                 |
| <b>TOTAL</b>      |                 | <b>21 Spaces</b> | <b>25 AM/16 PM</b>        |

\*Students will not be permitted to drive to school. This applies to any development/use scenario described in the charts below.

As mentioned above, the Applicant is requesting that the Staff Report include the following development use matrix so there is no confusion about the level and type of uses that may be located on the Property as part of a minor administrative amendment to the site plan:

| Type of Use                  | Quantity of Use | Required Parking | Number of peak hour trips |
|------------------------------|-----------------|------------------|---------------------------|
| <b>Alternate Scenario #1</b> |                 |                  |                           |
| School                       | No students     | 0                | 0                         |
| Commercial/Office            | 8,500 s/f       | 23               | 12 AM/19 PM               |
| Guest rooms                  | 4 units         | 4                | 2 AM/2 PM                 |
| <b>TOTAL</b>                 |                 | <b>27 Spaces</b> | <b>14 AM/21 PM</b>        |

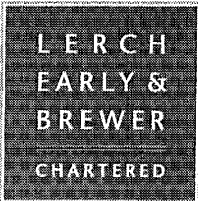


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 Kristin O'Connor  
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|                              |             |                  |                    |
|------------------------------|-------------|------------------|--------------------|
| <b>Alternate Scenario #2</b> |             |                  |                    |
| School                       | 30 students | 4                | 23 AM/4 PM         |
| Commercial/Office            | 3,200 s/f   | 9                | 4 AM/7 PM          |
| Guest rooms                  | 4 units     | 4                | 2AM/2PM            |
| <b>TOTAL</b>                 |             | <b>17 Spaces</b> | <b>29 AM/13 PM</b> |
| <b>Alternate Scenario #3</b> |             |                  |                    |
| School                       | 30 students | 4                | 23 AM/4PM          |
| Commercial/Office            | 3,900 s/f   | 11               | 5 AM/9 PM          |
| Guest rooms                  | 2 units     | 2                | 1 AM/1PM           |
| <b>TOTAL</b>                 |             | <b>17 Spaces</b> | <b>29 AM/14 PM</b> |
| <b>Alternate Scenario #4</b> |             |                  |                    |
| School                       | No students | 0                | 0                  |
| Commercial/Office            | 7,123       | 20               | 10 AM/16 PM        |
| Guest Rooms                  | 2 units     | 2                | 1 AM/1 PM          |
| <b>TOTAL</b>                 |             | <b>22 Spaces</b> | <b>11 AM/17 PM</b> |

Again, under any of the alternate scenarios, the amount of development will result in no more than 29 peak hour trips. Any of the use scenarios would be accommodated within the building, as shown on the site plan. The Applicant is seeking limited flexibility to accommodate minimal change in the uses on the Property sometime in the future. As part of the site plan approval, we also would suggest that the use matrix be referenced



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Kristin O'Connor  
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on the face of the approved site plan signature set so the signature set does not need to be revised as a result of a minor administrative modification (instead, a memorandum from Staff would be placed in the file referencing the minor amendment).

As part of this revised site plan, we also are reiterating the need to remove the brick wall located at the front of the Property. Our transportation consultant, Edward Papazian, studied this issue and concluded that for the safety of vehicle and pedestrian movements, the wall should be removed. A copy of Mr. Papazian's traffic memorandum that includes a discussion of this issue is part of the submission. We had an on-site meeting with Sarah Navid of DPS and she confirmed that the wall should be removed to improve turning movement visibility and site distance concerns. The Applicant strongly supports removing the wall as part of this site plan approval.

We look forward to presenting the site plan to the Planning Board. Please notify us of the proposed Board date and if there is any other information you need regarding this submission. Thank you in advance for your consideration regarding this matter.

Sincerely,

Steven A. Robins

Cc: Jeffrey Abramson  
Alfred Blumberg II  
Edward Papazian



Kimly-Horn  
and Associates, Inc.

MEMORANDUM

To: Steven A. Robins, Esq.  
Lerch, Early & Brewer

From: Edward Y. Papazian, PE *EYP*

Date: February 27, 2006

Subject: 5500 Edson Lane—Peace Palace  
Updated Traffic Statement

III  
Suite 400  
13221 Woodland Park Road  
Hesdon, Virginia  
20171

This memorandum serves as an updated traffic statement for the site plan submittal for the 5500 Edson Lane site in North Bethesda. The proposed development will consist of the Global Country of World Peace (Peace Palace). This updated statement reflects changes made to the previously submitted site plan including the presence of a school on the property.

The proposed development will contain a school for 20 students, 4,800 square feet of office space and 4 guest rooms. Trip generation rates for the different uses were utilized as follows.

*School*—The rates contained in the Local Area Transportation Review (LATR) Guideline (0.78 trips per student) was utilized for the AM peak hour. The trip generation rate contained in the ITE Trip Generation Report for Land Use Code 530 (high school, 0.14 trips per student) was utilized in the PM peak hour.

*Office*—The trip rates contained in the LATR Guidelines were utilized.

*Guest Rooms*—Trip generation rates contained in the ITE Trip Generation Report for Land Use Code 311 (suite hotel) were utilized.

The resulting number of trips and parking demand are shown below.

| 5500 Edson Lane<br>Trip Generation and Parking Demand |              |          |           |              |           |           |                |
|---|--------------|----------|-----------|--------------|-----------|-----------|----------------|
|   | AM Peak Hour |          |           | PM Peak Hour |           |           | Parking Demand |
|   | In           | Out      | Two-way   | In           | Out       | Two-way   |                |
| Office<br>4,800 SF                                    | 6            | 1        | 7         | 2            | 9         | 11        | 13             |
| School<br>20 students                                 | 9            | 7        | 16        | 1            | 2         | 3         | 4              |
| Guest Rooms<br>4 Units                                | 1            | 1        | 2         | 1            | 1         | 2         | 4              |
| <b>Total</b>  | <b>16</b>    | <b>9</b> | <b>25</b> | <b>4</b>     | <b>12</b> | <b>16</b> | <b>21</b>      |



Kimley-Horn

Steven A Robias, Esq., February 27, 2006, Page 2

and Associates, Inc.

The resulting AM and PM peak hour figures of 25 and 16 trips respectively are less than the 30 trips needed for an LATR review. Accordingly, as noted in the LATR Guidelines, the proposed 5500 Edson Lane site will have no measurable traffic impact on the local area and a traffic study is not needed.

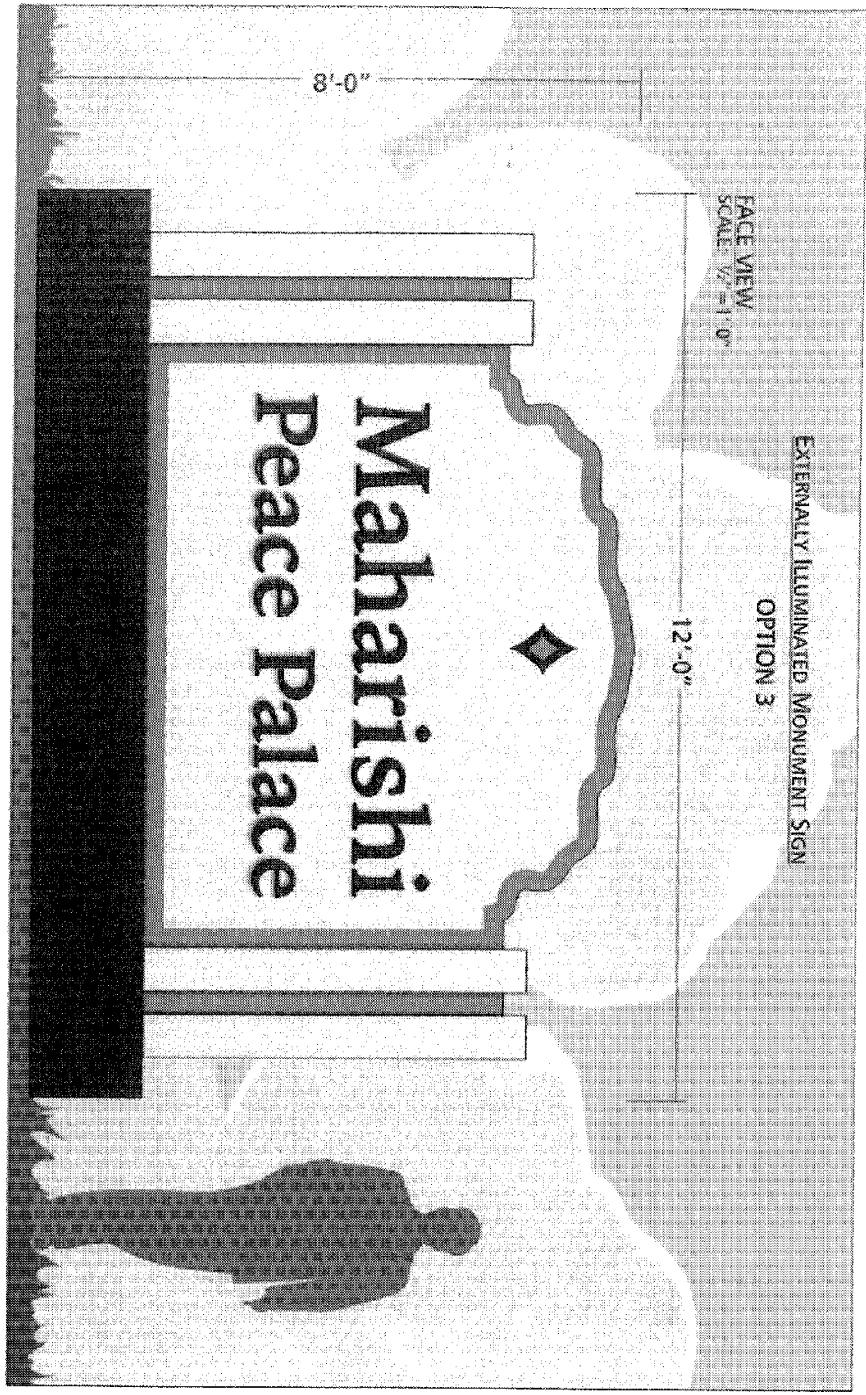
The number of parking spaces needed to accommodate this development program is 21, which is the number of spaces that will be provided on the property for use by the Peace Palace. One additional parking space will be provided on the property for use by the Vedic Center—5504 Edson Lane.

A one-way vehicle circulation system will be provided. Drivers will enter along the east edge of the property and will be directed along the east and north sides of the building. Drivers will exit by using a connector drive to reach the Vedic Center at 5504 Edson Lane and will use a one-way drive aisle along the east edge of the Vedic Center to reach Edson Lane.

Pick up and drop off for school students will occur along the east edge of the Peace Palace building. A one-way drive aisle will permit drivers who are entering the property to reach the parking area to bypass vehicles that are involved with the pick up and drop off of students.

As part of this site plan submittal, the wall along Edson Lane at the edge of the property will be removed. The wall would be removed mainly due to the existing sight distance deficiencies. There would be inadequate sight distance for drivers exiting the property. The existing wall would serve as a barrier that prevents exiting drivers from seeing vehicle traffic along Edson Lane and pedestrians along the sidewalk along the south side of the street. The wall was erected at the time the properties along Edson Lane were single family residential units. With the changes in the uses on these properties, the trips resulting from these changes are increased resulting in a greater sensitivity to the sight distance issue. Of secondary importance, the wall needs to be removed to assure visibility of signage that identifies the use on the property for people walking or driving along Edson Lane.








FACE VIEW  
SCALE 1/8" = 1'-0"

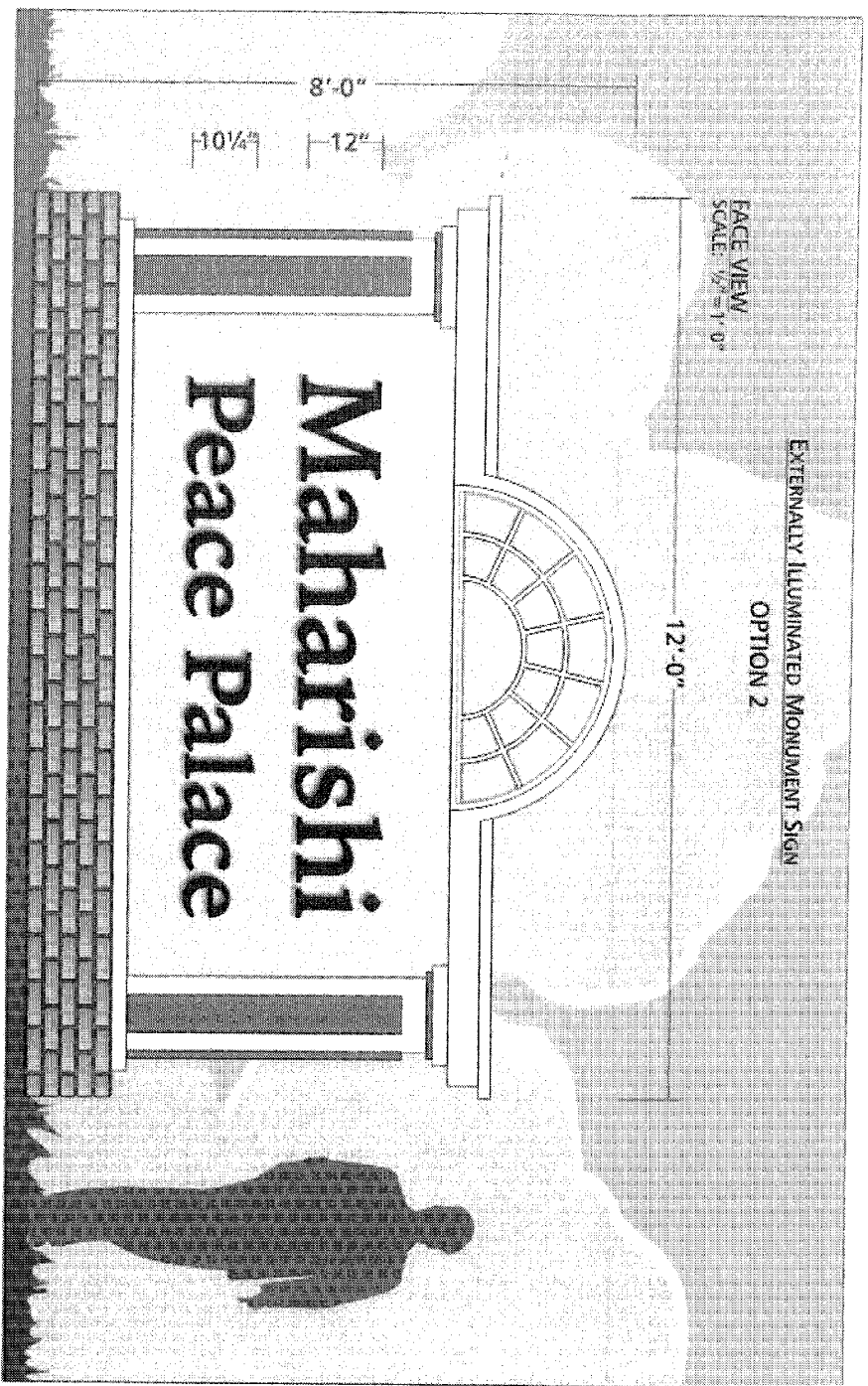
EXTERNALLY ILLUMINATED MONUMENT SIGN  
OPTION 3

12'-0"

8'-0"

**Maharishi**  
**Peace Palace**

-  Black Letters & Base
-  PMS 730C
-  PMS 726C



FACE VIEW  
SCALE: 1/4" = 1'-0"

EXTERNALLY ILLUMINATED MONUMENT SIGN  
OPTION 2

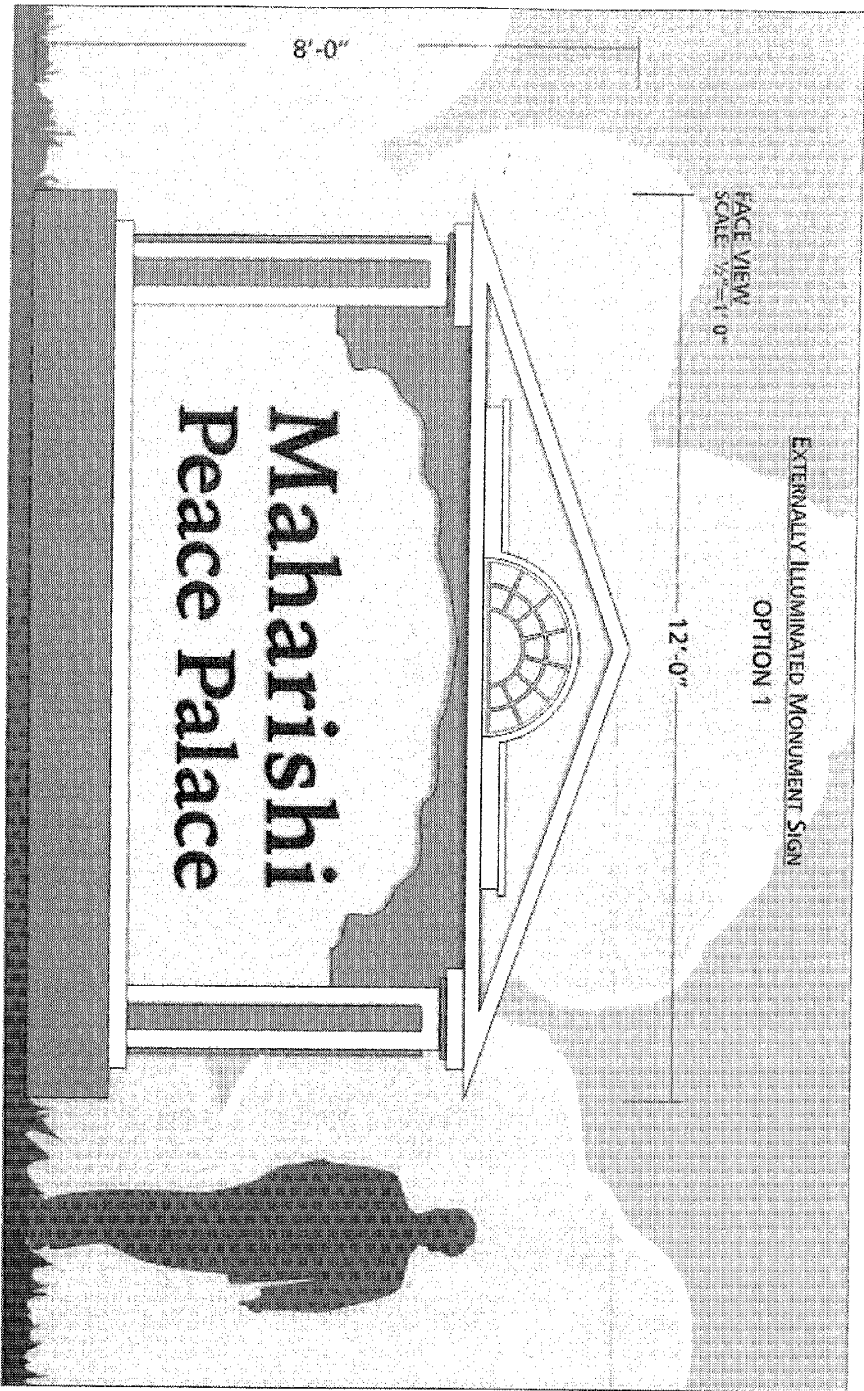
12'-0"

8'-0"

10 1/4"

**Maharishi**  
**Peace Palace**

- Black Letters
- PMS 4715C
- PMS 4685C
- White Trim & Columns



EXTERNALLY ILLUMINATED MONUMENT SIGN

OPTION 1

12'-0"

FACE VIEW  
SCALE 1/8"=1'-0"

8'-0"

**Maharishi  
Peace Palace**

- Black Letters
- PMS 479C
- PMS 482C
- White Trim & Columns



**CHECKLIST Site Plan / Project Plan Review**

Plan # **B20060060** Name: **5500 Edson Lane / Peace Palace**  
 Zone: **C-T** Tract Area: **0.59 AC.** Proposed Use: **OFFICE, 4 TOURIST HOMES, PRIVATE SCHOOL**  
 Number of Units: **4 TOURIST H.** Square Footage: **12,694 SF**  
 Development Method: **STANDARD** Other: \_\_\_\_\_

**Referral Comments:**

**M-NCPPC**

|                    | Staff      | Date            |
|--------------------|------------|-----------------|
| Transportation     | <b>EA</b>  | <b>3/6/06</b>   |
| Environmental      | <b>AL</b>  | <b>10/24/05</b> |
| Community Planning | <b>KO</b>  | <b>3/6/06</b>   |
| Historic Planning  | <b>N/A</b> | _____           |
| Park Planning      | <b>N/A</b> | _____           |
| Research/Housing   | <b>N/A</b> | _____           |

**Other Agencies**

|               | Staff      | Date           |
|---------------|------------|----------------|
| SHA           | <b>N/A</b> | _____          |
| DPS (SWM)     | <b>RB</b>  | <b>6/29/05</b> |
| DPS (Traffic) | <b>SN</b>  | <b>4/6/06</b>  |
| Public School | <b>N/A</b> | _____          |
| Utility       | <b>RB</b>  | <b>8/29/05</b> |
| Fire & Rescue | <b>JF</b>  | <b>2/15/06</b> |
| DPW & T       | <b>N/A</b> | _____          |

**Development Standards / Requirements**

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

**Prior Approvals**

- Development Plan
- Record Plat
- Preliminary Plan
- Prior Site Plan Approvals

**Community Input**

- Civic Association
- Individuals **Early, Cassidy and Schilling, Rolanda Berry**

Supervisor Review \_\_\_\_\_

Chief Review \_\_\_\_\_