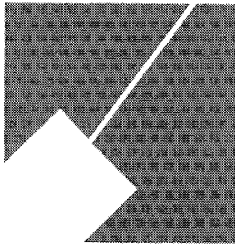


## **APPENDIX B**

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](http://www.mncppc.org)

March 6, 2006

**MEMORANDUM**

**TO:** Robert Kronenberg, Development Review Division

**FROM:** Kristin O'Connor, Planner, Bethesda-Chevy Chase/North Bethesda Team  
Community-Based Planning Division (301-495-2172) <sup>KO</sup>

**SUBJECT:** Comments for Site Plan Amendment 8-98010A: Vedic/Wellness Center

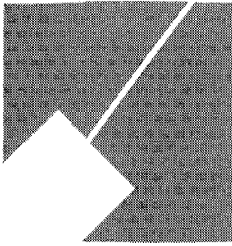
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The following amendment for 5504 Edson Lane, an existing Vedic Center or the Wellness Center, is located in the *North Bethesda/Garrett Park Master Plan* (1992). The site, located in the C-T (Commercial Transition) Zone, is known as Area 10 (Figure 24, p. 73) in the Master Plan. The site plan has been revised to reflect one internal driveway connection with 5500 Edson Lane (Peace Palace 8-06006). The following uses are still proposed for the Wellness Center and they include: 3,770 square feet of office/commercial, 1,800 square feet of clinic space, and one tourist home. The brick wall, along Edson Lane, will be removed as a part of the amendment. Vehicles exiting from the site will have greater site distance along Edson Lane with the wall removed. In addition, an improved sidewalk and landscaping will be provided to enhance the pedestrian experience along Edson Lane.

**Master Plan Compliance**

Although no specific recommendations are made for this property, the Master Plan confirms the C-T zone and supports the office/commercial use on the south side of Edson Lane. The site plan amendment is in compliance with the recommendations of the North Bethesda/Garrett Park Master Plan.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

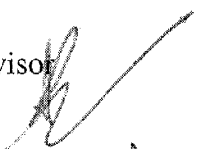
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION


8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

March 6, 2006

**MEMORANDUM**

TO: Robert Kronenberg, Acting Supervisor  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning 

FROM: Ed Axler, Coordinator/Planner   
Transportation Planning

SUBJECT: Adequate Public Facilities Review for the Future Building Permit and  
Site Plan No. 81998010A  
Wellness or Vedic Center at 5504 Edson Lane  
North Bethesda Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the future building permit as a non-residential development on a recorded lot at the time of the subject site plan review. The subject site plan is being amended to provide cross easements between the subject Lot 2 and adjacent Lot 3 both in the C-T zone. The APF review is based on the land uses on Lot 2 that is controlled by the board of directors for the non-profit "Maharishi Global Administration through Natural Law." In accordance with the *Local Area Transportation Review Guidelines (LATR)*, the adjacent Lot 3 is not considered to be in common ownership because a different board of directors to the non-profit "Global Country of World Peace" controls Lot 3.

The original Site Plan No. 81998010A was approved on January 22, 1998, for 7,920 square feet of general office and clinic uses. Lot 2 was recorded as Record Plat No. 153-54.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to this preliminary plan amendment:

1. Limit the site plan to amend the uses within the existing building for a maximum of 3,770 square feet of general office use, up to 1,800 square feet of clinic use, and one tourist suite/guest room.
2. Enter into a Traffic Mitigation Agreement to reflect the revised land uses above. Enter into the Traffic Mitigation Agreement with the Montgomery County Department of Public Works and Transportation (DPWT) and the Planning Board to participate in the North Bethesda Transportation Management Organization. The Traffic Mitigation Agreement must be fully executed prior to release of the building permit.
3. Update the Parking Reduction Agreement signed in 1988 to reflect the revised land uses above. Enter into this updated Parking Reduction Agreement with the DPWT and the Planning Board to participate in the North Bethesda Transportation Management Organization. The Parking Reduction Agreement must be fully executed prior to release of the building permit.
4. Enter into an access easement agreement for a cross easement between the applicant of the subject Lot 2 and the adjacent Lot 3 prior to release of the building permit.
5. Provide 2 inverted U-bike racks within 50 feet of the main entrance given the sites proximity to the North Bethesda Trail prior to release of the use and occupancy permit.

## **DISCUSSION**

### Site Location, Vehicular Site Access Points, and Internal Circulation

The subject site is located on the south side of Edson Lane between Rockville Pike (MD 355) and Woodglen Drive. Vehicular access points are three one-way curb cuts from Edson Lane serving the subject Lot 2 and adjacent Lot 3 with a cross easement described in Recommendation No. 4. For Lot 2, the ingress point is located in the northwestern corner and the common egress point for Lots 2 and 3 are located in the northeastern corner of the adjacent Lot 2.

The internal circulation consists of four drive aisles on each side of the existing building. On the west side, a one-way southbound drive aisle along the eastern property line connects the one-way Edson Lane ingress point to the parking area located on the south side of the building. On the south side, an eastbound drive aisle is through the middle of the parking area on the south side of the building. On the east side, a one-way northbound drive aisle is proposed to serve as a shared egress route to the egress point to Edson Lane. The existing wall on the north side of the site along the Edson lane frontage is to be removed to provide better sight distance from this egress point. On the north side, a drive aisle serves as a drop-off at the building's main entrance and a connection between the ingress and egress points from Edson Lane.

Pedestrian and Bicycle Facilities

Pedestrian facilities would not be adversely impacted by the proposed redevelopment. A five-foot-wide sidewalk exists along Edson Lane, while the applicant plan shows a lead-in sidewalk from Edson Lane to the main entrance. Bicycle racks are required as described in Recommendation No. 5.

Public Transit Availability

Although no bus service operates along Edson Lane, Ride-On routes 5 and 46, and Metrobus route J-5 provide public transit service along nearby Rockville Pike.

Master-Planned Roadway and Bikeway

In accordance with the *Bethesda/Garrett Park Master Plan*, Edson Lane is designated as a primary residential street, P-6 with a 70-foot right-of-way and a Class III or on-road bikeway.

Adequate Public Facilities/Local Area Transportation Review

Based on the submitted traffic statement, the proposed general office and clinic uses, and one tourist suite/guest room is projected to generate the following number of peak-hour trips:

Proposed Land Use	Square Feet or Units	Site-Generated Peak-Hour Trips within the Weekday Peak Hours	
		Morning (6:30 a.m. to 9:30 a.m.)	Evening (4:00 p.m. to 7:00 p.m.)
General Office	3,770	5	8
Clinic	1,800	9	9
Tourist suites/Guest Rooms	1	1	1
All 3 Land Uses		15	18

A traffic study was not required to satisfy LATR because this proposed land use generates less than 30 peak-hour trips during the weekday morning and evening peak hours.

EA:gw

cc: Wayne Cornelius  
Chuck Kines  
Ivy Leung  
Ed Papazian  
Steve Robins – Lerch Early & Brewer

mno to Kronenberg re 5504 Edson Lane 898010A

WSSC Comments on Items for October 24, 2005  
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
8-1998010A	WELLNESS CENTER	<p><u>OBTAIN PLUMBING PERMIT</u></p> <p>Submit plumbing application form to WSSC's One-Stop-Shop and settle all fee requirements for any new fixtures proposed with modified interior use.</p> <p>For plumbing permit information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p>Before abandoning existing fixtures, have the Permit Services Unit perform an existing fixture count that will be considered as fixture credits.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required if the sum of the new fixtures is greater than the sum of the existing fixtures that were abandoned. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RELOCATIONS REVIEW REQUIRED</u></p> <p>The proposed sidewalk conflicts with an existing fire hydrant. Accordingly, review and approval of a fire hydrant relocation plan is required from the WSSC Relocations Unit. Contact Mr. Ahmad Kararni at 301-206-8672.</p>

EPD Recommendation to Dev Rev Div: \_\_\_\_\_ Approve w/conditions as noted below  
XXX Hold for revision/additional information \_\_\_\_\_ Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Mary Beth O'Quinn  
Development Review Division

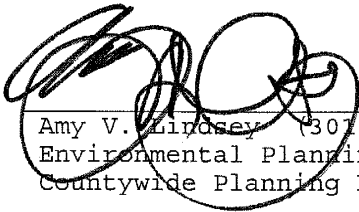
SUBJECT: Plan # 8-98010A, Name Wellness Center  
DRC date: Monday, October 24, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

XXX Plan is incomplete. The following items must be submitted:

1. Previous site plan was exempt from Forest Conservation as per 4-98078E. However, this has expired. Please apply for a new Forest Conservation exemption.

SIGNATURE: 

Amy V. Lindsey (301) 495-2189  
Environmental Planning  
Countywide Planning Division

DATE: 10/24/2005

cc: Al Blumberg /Maharishi Global Admin Through Natural Law

**Reminder:** Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: October 21, 2005

MEMO TO: Michael Ma, Supervisor  
Development Review Committee, MNCPPC

FROM: David Kuykendall  
Senior Permitting Services Specialist  
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review  
Site Plan # 8-1998010A, Wellness Center  
Project Plan #  
Preliminary Plan # , DPS File # NS98017  
Subdivision Review Meeting of October 24, 2005

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 On-site/Joint Use  Central (Regional): waived to  
 Existing  Concept Approved October 30, 1997  
 Waiver:  CPv  WQv  Both  
 Approved on October 30, 1997  
 Other

**Type Proposed:**

- Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100 Year Floodplain On-Site  Yes  No  Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.  
 Dam Breach Analysis:  Approved  Under Review:  
 100-Year Floodplain study:  Approved  Under Review:

**SUBMISSION ADEQUACY COMMENTS:**

- Provide verification of Downstream notification.

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter)  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for additional information. See below  
 Comments/Recommendations: Must provide drainage area map to verify that there is no increase to the existing stormwater management structure.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01