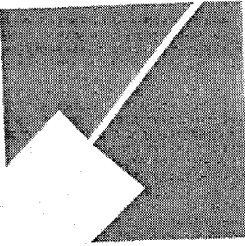


TABLE 11 (Cont'd)

MASTER PLAN OF HIGHWAYS	NAME	LIMITS	LANES**	MINIMUM RIGHT-OF-WAY
A-85	Fernwood Road	Democracy Boulevard to I-270 Spur	4	80 feet
A-90	Montrose Road	I-270 to Old Bridge Road	4	300 feet
	Randolph Road	Old Bridge Road to Rockville Pike	4	80 feet
	Montrose Parkway	Rockville Pike to Parklawn Drive	4	100 feet
A-270		Montrose Road to Parklawn Drive	4, divided	300 feet
		Parklawn Drive to Rock Creek Park	3 or 4, div ***	300 feet
		Rock Creek Park to Veirs Mill Road ****	3 or 4, div ***	80 feet
A-271	East Jefferson Street	Executive Boulevard to Rockville City Limits	4	80 feet
A-272	Strathmore Avenue (MD 547)	Rockville Pike to Beach Drive	2	80 feet
INDUSTRIAL & BUSINESS STREETS				
B-1	Fisher's Lane	Twinbrook Metrorail Station to Parklawn Cemetery	4	80 feet
B-2	Old Georgetown Road	Rockville Pike to Nebel Street	4	80 feet
B-3	Woodglen Drive Extended	Nicholson Lane to Edson Lane	2	80 feet
B-4	Chapman Avenue	Rockville City Limit to Marinelli Road	4	70 feet
	Huff Court	Marinelli Road to Nicholson Lane	4	60 feet
B-5	Nebel Street	Nicholson Lane to Executive Boulevard	4	80 feet
B-6	Marinelli Road	Nicholson Lane to Chapman Avenue	4	80 feet
B-7	Executive Boulevard	Executive Boulevard to Nebel Street	4	80 feet
B-8	Boiling Brook Parkway	Executive Boulevard to Old Georgetown Road	4, divided	120 feet
B-9	Wicomico Avenue Connector	Old Georgetown Road to Huff Court	4	80 feet
B-10*	White Flint Avenue	Schuykill Road to Nicholson Lane	4	80 feet
B-11*	New Street	Parklawn Drive to Wicomico Avenue	4	80 feet
		Nebel Street to B-11	2	80 feet
		Marinelli Road to Old Georgetown Road	2	70 feet

10
- 63
e



April 14, 2006

Memorandum

To: Linda Komes, RLA, AICP, 301-650-2860

From: Sharon K. Suarez, AICP, Housing Coordinator, 301-495-1312

Re: Summary of Housing Issues for 8-06017

BACKGROUND

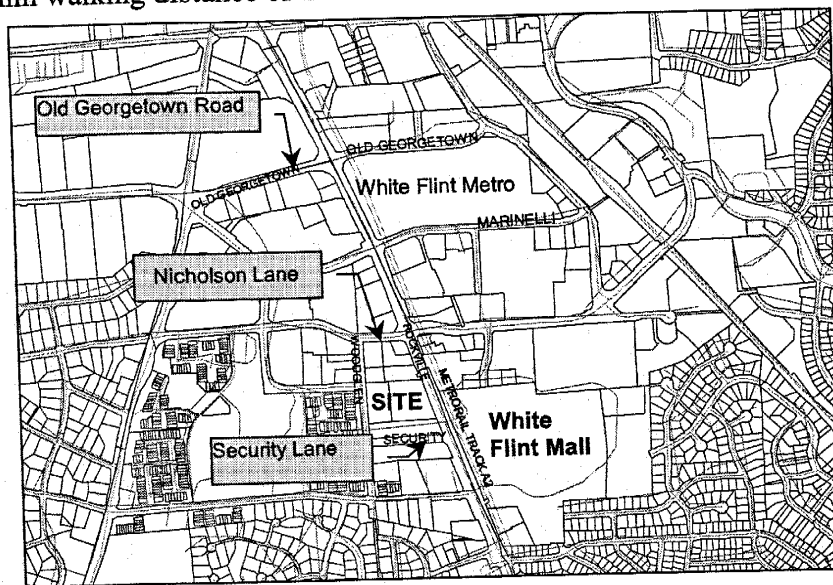
The applicant, White Flint Crossing LLC/The JBG Companies, proposes to construct two buildings across from White Flint Mall, between Security Lane and Nicholson Lane.

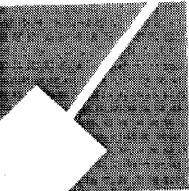
RECOMMENDATION

Approval.

DISCUSSION

Staff did not find any adverse housing issues associated with this application. The proposed site is located within walking distance of the White Flint Metro, retail shops, schools, and parks. Staff notes that the applicant is providing 15 percent MPDUs (66 MPDUs of the total 440 units), is committed to ensuring that the development is pedestrian friendly, and will include MPDUs in the same proportional mix of unit types as the market rate units. Staff believes this project should be approved.






THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Dolores Kinney and Linda Komes, Development Review

FROM: Stephen D. Federline, AICP, Supervisor, 
CountyWide Environmental Planning

DATE: March 16, 2006

SUBJECT: Preliminary Plan #120060310 and Site Plan #820060170:
White Flint Crossing

The Environmental Planning staff has reviewed the preliminary and site plan referenced above. Staff recommends approval of the plan with the following conditions:

- 1) The proposed development shall comply with the conditions of the forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
 - a) Submission of financial security to M-NCPPC for tree planting needed to meet afforestation requirement.
 - b) Approval of Maintenance and Management Agreement by M-NCPPC staff prior to first inspection of planted areas.
 - c) Required site inspections by M-NCPPC monitoring staff per Section 110 of the Forest Conservation Regulations, as applicable.

- 2) Prior to building permit release for Point Tower (Building "A"), compliance with all exterior/plaza and interior noise mitigation recommendations and detailed building shell analysis as specified in report entitled "**Phase I Traffic Noise Analysis - White Flint Crossing**" Report #5283 by Polysonics Corporation dated 01/26/2006:
 - a) Certification from an acoustical engineer that the building shell for residential dwelling units will, if constructed in accord with the specified acoustical criteria, attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
 - b) Commitment by the builder to construct in accordance with the acoustical design criteria as specified in the noise report. An acoustical engineer must approve any changes to the building shell construction that may affect acoustical performance in writing with copy to MNCPPC staff prior to implementation.

Discussion

Forest Conservation requirements of 0.89 acres of afforestation shall be met through use of credits for shade tree canopy onsite and within surrounding rights of way.

Noise Mitigation shall be implemented to reduce the effects of surrounding transportation noise on certain exterior (plaza) and interior residential spaces. Acoustical treatment shall be integrated into the building shell to attenuate projected exterior noise to an interior level not to exceed 45 dBA Ldn.

SDF:sdf:g/evelyndrc/ep106031-806017.doc



FIRE MARSHAL COMMENTS

DATE: 3-16-06

TO: PLANNING BOARD, MONTGOMERY COUNTY

VIA:

FROM: CAPTAIN JOHN FEISSNER 240.777.2436

RE: APPROVAL OF ~ *WHITE FLINT CROSSING SITE #8-06017/PP#1-06031*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 3-16-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Please note. If Private road is constructed above parking, it must be designed to support the load of Fire apparatus.

cc: Department of Permitting Services



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

March 15, 2006

Robert C. Hubbard
Director

Mr. Kevin J. Johnson, P.E.
Johnson Bernat Associates, Inc.
1395 Piccard Drive, Suite 350
Rockville, MD 20850

Re: Stormwater Management **CONCEPT**
RECONFIRMATION White Flint
Crossing/Higgins Estates
SWM Concept #: 209779

Dear Mr. Johnson:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated 7-5-2005 is hereby reconfirmed. Please adhere to all conditions required as part of that approval.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,

Richard R. Brush, Manager
Water Resources Planning Section
Division of Land Development Services

RRB:dm

cc: SM File #: 209779



APPENDIX C

February 13, 2006

White Flint Crossing, LLC
c/o The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

Attention: Jason Young
Re: White Flint Crossing

Dear Mr. Young:

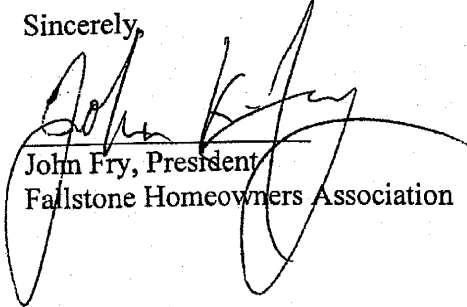
On behalf of the Fallstone Community, we appreciate you taking the time to keep our community informed and to seek any input we may have to offer regarding the White Flint Crossing development. It is our understanding that one of the purposes of our most recent meeting On February 8 was to present to us the revised design depicted in both the Preliminary and Site Plans that modifies the parking facility to be located above the store space fronting Woodglen Drive. We think the revision that was included in your plans and is depicted in the working model is very well thought out and goes to great lengths to address the comments we raised as part of the zoning case before Hearing Examiner Philip Tierney.

As you know, our community expressed concern regarding the height and visibility of the multiple levels, above grade garage that was part of the initial plans for White Flint Crossing during the zoning case. In fact, Mr. Tierney picked up on this point in his report dated July 21, 2005 in which he wrote, "At the Site Plan stage, the project will be reviewed to eliminate any visibility of the garage or parked cars from the street or nearby residential uses" (page 16 of the Tierney Hearing Examiner's Report). We believe the current plan to conceal the parking within the building on a single level as shown on the Preliminary and Site plans is a far superior arrangement, and is totally consistent with the direction agreed upon when we appeared before Mr. Tierney in support of the proposal. The garage is now within the building, thus eliminating any impact on our community that was at the heart of our concern.

We understand that you will be forwarding this letter to Staff so they understand that our community, that is most directly affected by the White Flint Crossing development, is aware of the modification and continues to support the White Flint Crossing plan.

Please feel free to contact me with any questions.

Sincerely,



John Fry, President
Fallstone Homeowners Association

APPENDIX D

February 17, 2006

BY HAND DELIVERY

Mr. Robert Kronenberg
Ms. Linda Komes
Maryland-National Capital Park & Planning Commission
Development Review
8787 Georgia Avenue
Silver Spring, Maryland 20850

Re: White Flint Crossing Site Plan No. 8-20060170

Dear Mr. Kronenberg and Ms. Komes:

Our firm represents White Flint Crossing, L.L.C., the Applicant for Site Plan No. 8-20060170. The property that is the subject of the Site Plan currently houses the Park Inn hotel and a surface parking lot and is bounded by Rockville Pike to the east, Executive Boulevard extended to the north, the Rockwall I and II office development to the south and Woodglen Drive to the west (the "Property"). As part of the site plan review process, you indicated that we needed to submit a letter indicating that the Applicant is proposing to incorporate certain parking reductions contained in the Montgomery County Zoning Ordinance (the "Zoning Ordinance") given the Property's proximity to the White Flint Metro Station.

The purpose of this letter is to formally request that the Applicant be afforded the opportunity to avail itself of the following parking reductions contained in the Zoning Ordinance:

1. Section 59-E-3.32(a) – This section of the Zoning Ordinance permits a 15% reduction in the parking requirements for commercial type uses, including but not limited to retail, if the entrance of the proposed use is located within 1,600 feet of a Metrorail station.
2. Section 59-E-3.33(a) – This section of the Zoning Ordinance allows for a 10% reduction in the parking requirement for residential units if the units are located either in a central business district or transit station

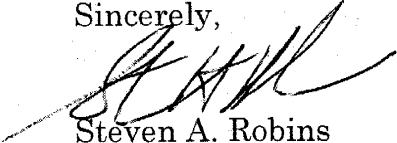
Robert Kronenberg
Linda Komes
February 17, 2006
Page 2

development area. A 5% reduction also is allowed where the units are located within 1,600 feet of a Metrorail station.

The Property is located within 1600 feet of the entrance to the White Flint Metrorail station and thus qualifies for the parking reductions set forth above. The parking requirement for White Flint Crossing applies the various parking reductions as part of a shared parking arrangement that also is permitted by the Zoning Ordinance.

I trust that this letter adequately sets forth our request to incorporate the parking reductions contained in the Zoning Ordinance as part of the parking calculation. Please contact me if you need any additional information regarding this request. Thank you in advance for your consideration regarding this matter.

Sincerely,



Steven A. Robins

Cc: Rod Lawrence
Kai Reynolds
Jason Young
Michael Nicolaus
Rose Krasnow
Catherine Conlon
Richard Weaver



THE JBG COMPANIES

March 21, 2006

Ms. Linda Komes
The Maryland National Capital Park & Planning Commission
9500 Brunett Avenue
Silver Spring, MD 20901

RE: White Flint Crossing Interim Parking

Dear Ms. Komes:

The site that is slated for the White Flint Crossing development currently is comprised of two uses: the recently closed Park Inn Motel fronting Rockville Pike, and a surface parking lot fronting Woodglen Drive that serves the Rockwall I and II office buildings located at 5515 Security Lane and 11400 Rockville Pike. The Rockwall II office building has a parking garage onsite that serves most of its parking requirements, currently with 580 parking spaces. In addition to spaces in this garage, 133 parking spaces are needed to meet code requirements for this building when it was constructed. Thus, the remaining parking requirement for the Rockwall office buildings are met from parking spaces on the existing White Flint surface lot.

An affiliated entity of White Flint Crossing, L.L.C. has control over a separate surface parking lot located on Woodglen Drive, just north of Executive Blvd, less than 100 yards from the White Flint Crossing surface lot. This lot has 473 parking spaces (319 of which are to meet code requirements for the North Bethesda Office Park) leaving 154 available spaces for other users. When the White Flint Crossing surface lot is taken out of service to begin construction, these 154 available spaces are planned for use by the Rockwall office buildings until the new White Flint Crossing parking garage is complete. Additionally, the owner of the office buildings can add valet services to increase the effective parking totals at each location in order to resolve any peak demand periods that occur.

JBG is involved in several mixed-use, urban infill projects around the Washington metropolitan area with similar temporary parking displacement issues. Active parking management is crucial to keep our tenants satisfied as well as reducing any potential neighborhood impact. It is JBG's intent, and in the best interest of the property's value, to continue management of parking in a professional manner that satisfies all parties. We believe this interim parking plan accomplishes exactly that.

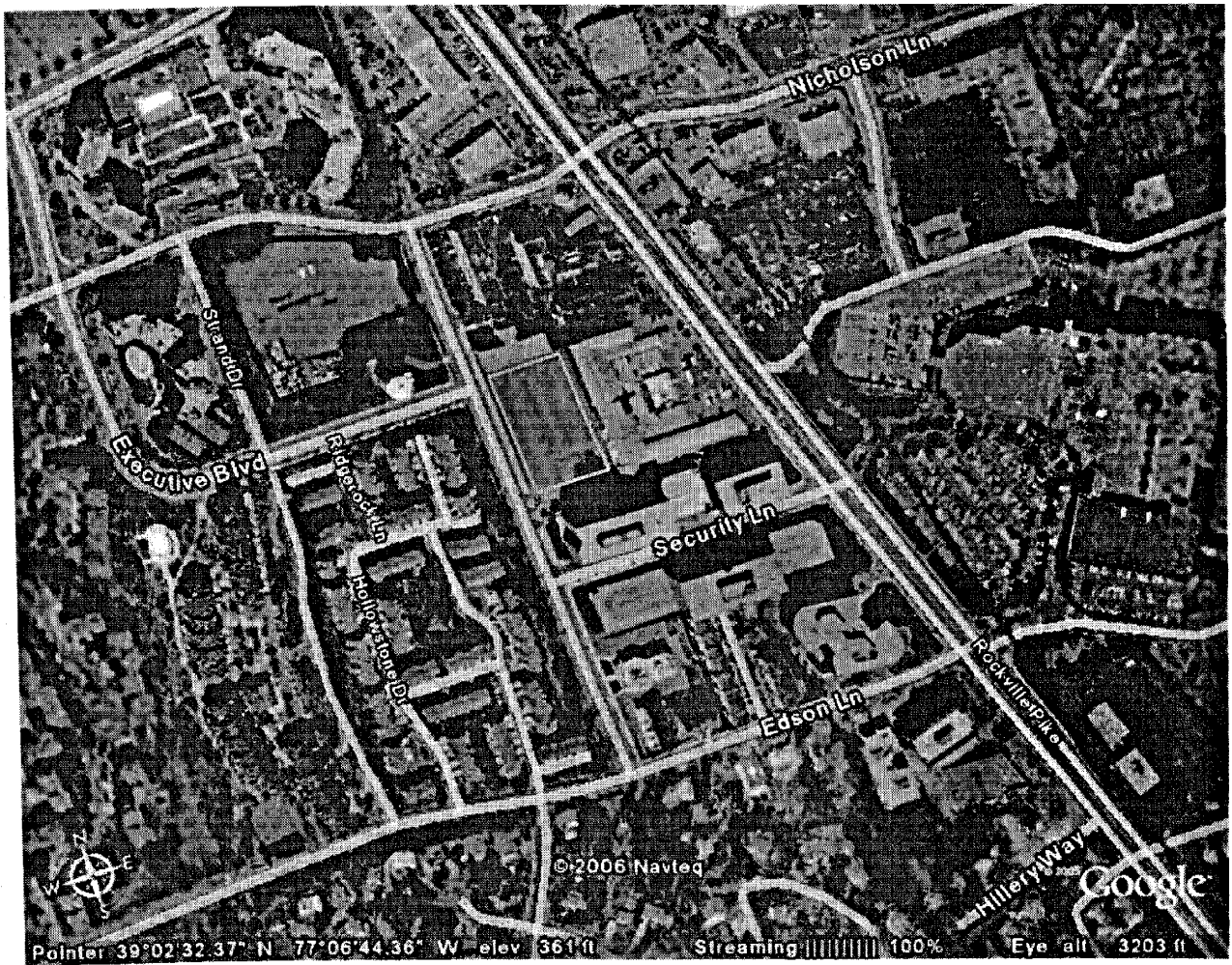
Attached you will find an aerial photograph outlining the current parking area at White Flint Crossing and the proposed location of office parking during the interim construction period. As always, please feel free to contact me with any questions.

Thank you,

Jason Young
The JBG Companies

CC: Rod Lawrence, JBG
Kai Reynolds, JBG
Mike Nicolaus, Torti Gallas
Steve Robins, Lerch, Early and Brewer

Parking Areas for Rockwall II



Blue area denotes current parking area for Rockwall.

Pink area denotes interim parking area for Rockwall.

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

September 12, 2005

Mr. Matthew Hurson
The JBG Companies
4445 Willard Avenue
Chevy Chase, Maryland 20815

Ref: White Flint Crossing

Dear Mr. Hurson:

We have reviewed the development plan for White Flint Crossing. We have also conducted a field study of the existing dry utilities on and adjacent to the site. The following is a brief summary of our findings:

- PEPCO, Verizon and Comcast maintain overhead lines along Rockville Pike. These are major utility lines and provide service to the properties in the South Rockville/North Bethesda area. They consist of electric transmission and distribution facilities, (PEPCO), copper and fiber optic facilities (Verizon), coaxial and fiber optic (Comcast) along Rockville Pike. It appears that other fiber optic carriers may also exist along Rockville Pike. To place these lines underground will require a major engineering effort, significant underground space for conduit/vaults and very large utility charges. Costs could easily exceed \$3,000,000. Multiple poles on either side of the site are needed for the overhead/underground transitions.
- PEPCO, Verizon and Comcast maintain overhead lines along Woodglenn Drive. These facilities are important to the utilities in providing service to the area surround White Flint Crossing. The overhead lines consist of distribution (PEPCO), small service lines (Verizon) and coaxial (Comcast). A budget to replace these overhead lines with underground lines could approach \$1,000,000.
- PEPCO, Verizon, Comcast and Washington Gas Light provide service to the existing buildings. A budget of approximately \$50,000 should be carried to disconnect and remove these utilities.
- New permanent service will be provided via underground lines. These underground lines will likely originate at the utility poles adjacent to the site.

Mr. Matthew Hurson
September 12, 2005
Page 2

- It is estimated that PEPCO will need to install six to eight transformers to supply electric service for this site. A budget of approximately \$1,000,000 should be allocated for utility infrastructure and utility charges. It is likely that the transformers will be placed in vaults since the density of the project will likely preclude pad mounted transformers.
- Verizon will likely enter the project at one location. While there is often no charge from Verizon for a service installation, it is possible that Verizon will require a large easement (20' x 40') for equipment to serve the site. It may be possible to place the equipment within the building.
- Comcast may enter the site at more than one location. Installation charges from Comcast are negligible.
- Washington Gas Light may enter the site from more than one location. Washington Gas Light charges are determined by comparing projected revenues against new construction costs. Allowance of \$100,000 should be carried for WGL's new work. Be advised that Washington Gas Light will require that their meters be placed along the perimeter of the building.

As additional information is obtained this outline will be revised. In the meantime should you have any questions, please don't hesitate to call me.

Sincerely,



Stephen E. Richter

Project #2340

RICHTER & ASSOCIATES

15865 Crabbs Branch Way • Rockville, MD 20855
301-548-7475

February 13, 2006

Mr. Jason Young
The JBG Companies
4445 Willard Avenue
Chevy Chase, MD 20815-3690

Ref: White Flint

Dear Mr. Young:

As a follow-up to our recent conversation regarding the overhead utility lines that exist along Rockville Pike and Woodglen Drive adjacent to the White Flint site I offer the following:

- PEPCO maintains 1-69kv overhead transmission circuit and 2-13kv overhead distribution circuits along Rockville Pike.
- PEPCO maintains 1-13kv overhead distribution circuit along Woodglen Drive.
- Verizon maintains overhead copper and fiber optic facilities along Rockville Pike.
- Comcast maintains overhead coaxial and fiber optic facilities along Rockville Pike.
- Other (not yet identified) utility companies maintain overhead fiber optic facilities along Rockville Pike.

In order for PEPCO to transition their transmission or distribution lines from overhead to underground PEPCO must (for safety reasons) transition only one circuit per utility pole. Thus, PEPCO needs three "clean" poles north of the site and three "clean" poles south of the site for the necessary overhead/underground transitions along Rockville Pike.

Unfortunately, PEPCO does not have "clean" poles along Rockville Pike that are adjacent to the site. Thus it will be necessary for PEPCO to extend the new underground lines well beyond the project limits to reach "clean" utility poles. This requires a significant investment in trench, conduit, manholes and cable.

Mr. Jason Young
February 13, 2006
Page 2

PEPCO requires that transmission circuits and distribution circuits be placed in separate but parallel duct banks. This translates into a large utility trench and very expensive work since two duct banks will be needed for PEPCO along Rockville Pike.

PEPCO maintains 1-13kv overhead distribution line along Woodglen Drive. Although substantial costs will be incurred to relocate this line to an underground location, the scope of work, challenges and costs are less than those of the work along Rte. 355. Just the same a "clean" utility pole is needed north of the site for an overhead/underground transition. Similarly, a "clean" utility must also be identified south of the site.

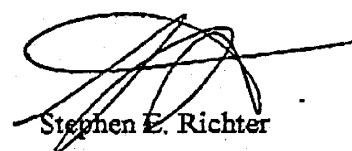
A duct bank will need to be built along Rockville Pike to accommodate the relocation of Verizon's copper lines. Verizon's new copper lines can be installed in a new duct bank and spliced to the overhead lines that will remain beyond the site. This translates into approximately 1000 feet of trench, conduit and cable work.

Verizon's fiber optic lines will be placed in the new duct bank with the copper cables. However, these fiber optic lines are spliced at overhead locations that are some distance from the site. Thus in addition to the underground installation of fiber optic facilities there will be a significant replacement of overhead fiber optic lines well beyond the site.

PEPCO and Verizon duct banks with underground cables typically cost about \$1000/ft. Along Rockville Pike there would need to be three such duct banks. Since the duct banks will extend well beyond the site to reach clean utility poles the total duct bank lengths will approach 1000 feet. Thus three duct banks at \$1000/ft and 1000 feet long translate into about \$3 million.

Should you need further information, please don't hesitate to call.


Sincerely,



Stephen E. Richter

SER/bh

Project #2340

emailed
4/10/06


SUITE 460 | 3 BETHESDA METRO CENTER | BETHESDA, MD 20814-5367 | TEL 301.986.1300 | FAX 301.986.0332 | WWW.LERCHEARLY.COM

ATTORNEYS

STEVEN A. ROBINS
DIRECT 301.657.0747
SAROBINS@LERCHEARLY.COM

April 10, 2006

BY TELECOPIER AND U.S. MAIL

Christopher J. Anderson
Moderately Priced Dwelling Unit Manager
Montgomery County Department of Housing and Community Affairs
100 Monroe Street, 4th Floor
Rockville, Maryland 20850

Re: **The JBG Companies/White Flint Crossing Site Plan
No. 8200060170**

Dear Mr. Anderson:

Thank you for taking the time to meet with Rod Lawrence of The JBG Companies and me on March 30, 2006, regarding the pending Site Plan application for a project known as White Flint Crossing. The property that is the subject of this application is bordered by Rockville Pike to the east, Woodglen Drive to the west, Executive Boulevard extended to the north and the Rockwall I and II office buildings to the south. Essentially, the proposed development is across the street from White Flint Mall.

If you will recall, the purpose of our meeting was to confirm DHCA's approval of the location, number and mix of units within the development (as previously discussed with you and Elizabeth Davison in late 2005). At our meeting, we gave you a copy of our pending Site Plan that depicts the number of MPDU's and the mix and location of the MPDUs. The proposal is based on a development containing a total of 440 units with 15% of these units as MPDUs (374 Market Rate Units and 66 MPDUs). We explained that based on market conditions, it is possible that the actual unit count could decrease along with the number of MPDUs. The 440 unit proposal is based on a 22% density bonus along with a 15% MPDU requirement - a decrease in the density bonus would decrease the percentage of MPDUs in the development based on the sliding scale contained in Section 25A-5(c)(3) of the Montgomery County Code. However, for purposes of the pending Site Plan, we are pursuing 440 total units.



ATTORNEYS

Christopher J. Anderson
Page 2

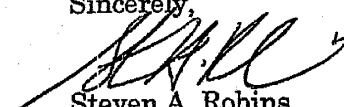
The development mix is as follows:

White Flint Crossing

<u>Bedrooms</u>	<u>Total</u>	<u>Market</u>	<u>%</u>	<u>Proposed BR Mix</u>		
				<u>x 66 MPDUs =</u>	<u>Rounded</u> <u>=</u>	<u>MPDUs</u>
0	44	37	9.89%	6.53	7	7
1	242	206	55.08%	36.35	36	36
2+	154	131	35.03%	23.12	23	23
	440	374	100.00%	66	66	66

Along with the above referenced number and unit mix for the MPDUs, the Site Plan also reflects the location of the various MPDUs in the low rise and high rise buildings. You recently confirmed via e-mail that the location, mix and number of the MPDUs are acceptable to DHCA and that the MPDU Agreement between DHCA and the Applicant would be based on these factors (assuming the development remained at 440 units). We are scheduled to appear before the Planning Board on April 27, 2006 and I would very much appreciate if you would acknowledge in the space provided below that DHCA concurs with the MPDU arrangement for the White Flint Crossing development.

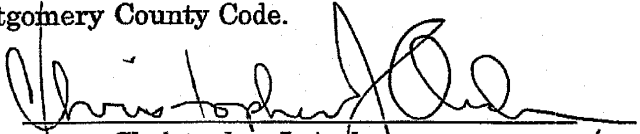
We appreciate you taking the time to meet with us and look forward to working with you in the near future on the MPDU Agreement. Feel free to contact me if you have any questions or comments regarding this matter.

Sincerely,

 Steven A. Robins

Christopher J. Anderson
Page 3

ACKNOWLEDGEMENT:

The Montgomery County Department of Housing and Community Affairs acknowledges that the number, mix and ratio of the MPDUs* as well as the proposed locations for the MPDUs as reflected in the pending Site Plan are acceptable and meets the requirement of Chapter 25-A of the Montgomery County Code.


Christopher J. Anderson 4/10/06
MPDU Program Manager

* as presented above

Cc: Rod Lawrence
Michael Nicolaus
Jason Young
Kai Reynolds
Linda Komes


4/10/06

APPENDIX E



CHECKLIST Site Plan / Project Plan Review

Plan # 820060170 Name: White Flint Crossing
 Zone: TSM Tract Area: _____ Proposed Use: _____
 Number of Units: _____ Square Footage: _____
 Development Method: _____ Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	<u>Axler</u>	<u>4-6-06</u>	SHA	<u>Foster</u>	<u>3-31-06</u>
Environmental	<u>Federline</u>	<u>3-16-06</u>	DPS (SWM)	<u>Brush</u>	<u>3-15-06</u>
Community Planning	<u>O'Connor</u>	<u>4-14-06</u>	DPS (Traffic)	<u>Nauid</u>	<u>3-20-06</u>
Historic Planning	<u>Oaks</u>	<u>4-14-06</u>	Public School	<u>NA</u>	_____
Park Planning	<u>Powell</u>	<u>4-14-06</u>	Utility	_____	_____
Research/Housing	<u>Swartz</u>	<u>4-14-06</u>	Fire & Rescue	<u>Feissner</u>	<u>3-16-06</u>
			DPW & T	<u>Leck</u>	<u>3-17-06</u>

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 _____

Supervisor Review
Chief Review

Ma 4/14/06
Leck 4/14/06