



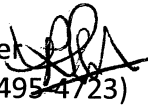
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



**MCPB**  
**Item #**  
**October 25, 2007**

**MEMORANDUM**

**DATE:** October 15, 2007

**TO:** Montgomery County Planning Board

**FROM:** Renée M. Miller, AICP, Senior Planner   
Development Review Division (301-495-4723)

**VIA:** Rose Krasnow, Chief, Development Review Division   
Ralph Wilson, Acting Zoning Supervisor 

**SUBJECT:** **Local Map Amendment (G-866) and Associated Schematic Development Plan:** Applicant seeks a request to rezone a portion of the National Labor College site from R-90 (Residential, One Family) to O-M (Office building, moderate intensity).

**Applicant(s):** National Labor College  
**Lot Size:** 44,731.76 square feet (1.0269 acres)  
**Zone:** R-90  
**Address:** 10000 New Hampshire Avenue, Silver Spring, MD

**MASTER PLAN:** White Oak Master Plan

**FILING DATE:** June 27, 2007

**PLANNING BOARD:** October 25, 2007

**PUBLIC HEARING:** November 9, 2007

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**STAFF RECOMMENDATION:** **APPROVAL** of Local Map Amendment No. **G-866** and the associated Schematic Development Plan for the following reasons:

1. Satisfies the intent and purposes of §59-C-4.310 of the Montgomery County Zoning Ordinance;

2. Consistent with the recommendations of the White Oak Master Plan; and
3. Compatible with the existing development surround the subject site.

## **I) PROJECT SUMMARY**

Under §59-H-2.5, *Optional Method of Application- Local Map Amendments*, the petitioner has submitted an application for a “Local Map Amendment” for the reclassification of a portion of the National Labor College (NLC) site, located in Eastern Montgomery County. Specifically, this request is to rezone approximately one-acre from the R-90 (One-family, detached) zone to the O-M (Office building, moderate intensity) zone. The subject site is located at the southwest corner of Powder Mill Road and New Hampshire Avenue (MD 650). The site is currently vacant; however, a sidewalk crosses the property diagonally allowing for pedestrians to cross and use the two bus stops located on Powder Mill Road and New Hampshire Avenue (MD 650). The National Labor College is subdividing and selling the subject site to Chevy Chase Bank for the development of a bank with a drive-up ATM and bank teller service and associated site improvements.

## **II) BACKGROUND INFORMATION**

### **A. Property Description**

The site is a ± one-acre parcel identified as a portion of “Parcel A, of the George Meany Center for Labor Studies Plat (P.B. 22279),” containing approximately 115-feet and 275-feet of frontage along New Hampshire Avenue (MD 650) and Powder Mill Road, respectively. This vacant site currently has no direct vehicle access; however, a sidewalk diagonally crosses the property. Staff notes that the northern boundary, Powder Mill Road, contains three driveway spurs: one to the National Labor College, one to a four-story office building and one to Holly Hall Apartments. The three driveways do not inter-connect between properties and function as separate driveways.

### **B. Surrounding Area**

Staff defines the “surrounding area” to include properties immediately adjacent to the amendment site, which have direct access to the proposed amendment site (i.e., through the use of Powder Mill Road and New Hampshire Avenue (MD 650)). The surrounding area is generally described as follows: I-495 to the south, Hillandale Subdivision to the north, New Hampshire Avenue (MD 650) and Hillandale Shopping Complex to the east, and the Hillandale Heights Subdivision to the west. **See Attachment 1.**

Immediately adjacent to the property are the National Labor College zoned R-90, Holly Hall Apartments zoned R-20, an Exxon/Mobil gas station zoned C-1, and New Hampshire Avenue (MD 650). The surrounding area contains a mixture of single-family detached housing, as well as multiple professional offices and service-related retail, including filling stations, dry cleaners, banks and a grocery store. Please refer to **Attachment 2** and **Table 1** below for the adjacent and surrounding zoning.

**Table 1: Surrounding Zoning**

Direction	Amendment Site		Surrounding Area	
	Zoning Designation	Existing Use	Zoning Designation	Existing Use
<b>North</b>	N/A C-1	Powder Mill Road Exxon/Mobil	R-90	Hillandale Subdivision
<b>South</b>	R-20	Holly Hall Apartments	N/A	I-495 (Outer Loop Beltway)
<b>East</b>	N/A C-1	New Hampshire Blvd Hillandale Shopping Complex	I-1	Retail/Office Complex
<b>West</b>	R-90	National Labor College	R-90 C-1	Hillandale Heights Subdivision/Church/ Filing Station

### C. Zoning History

The site has been the subject of numerous rezoning and special exception actions by the Board, since the 1958, County-Wide comprehensive rezoning, when this site was reclassified to the R-90 zone. Subsequently, the site has undergone 3 rezoning requests, one of which was denied. In 1962, the first rezoning, which was a request to rezone the property to the R-20 zone was submitted. This request was denied (*Case No. C-694*). Later, in 1964, the subject site was rezoned to the C-1 zone (*Case No. E-86*) to allow for the expansion of an existing filing station located on the north side of Powder Mill Road (Exxon/Mobile Station). A land swap occurred in the early 1970s between the gas station and the National Labor College and, subsequently the subject property was changed back to the R-90 zone (*Case No. F-921*).

After the land swap occurred, this site was then included in the National Labor College's special exception. S-180 was first granted in 1972, for a private educational institution for the American Federation of Labor and Congress of Industrial Organizations (AFL/CIO). Subsequent modifications for this special exception have occurred, including the removal of the ± one (1) acre site from the special exception. This last modification was effective June 7, 2007.

#### **D. Intended Use and Approval Procedures**

Under §59-H-2.51, the optional method of application for local map amendments provides an alternative manner of applying for a local map amendment (in certain zones) and permits an applicant to restrict development standards, stage development or limit uses provided in the requested zone. For purposes of this request, the petitioner proposes to limit the building's use, square feet, height and floor area ratio through the schematic development plan.

As per the submitted schematic development plan, revised August 28, 2007, the proposed site improvements include the construction of a one-story, (no greater than) 3,650 square foot bank, with two drive-thru tellers and an ATM drive-thru. Additionally, the site will contain landscaping, parking and sidewalks; however, exact locations, size and numbers will be determined at site plan review. **See Attachments 3A and 3B.**

The applicant has proposed five (5) binding elements. The binding elements are listed in **Table 2** below.

**Table 2: Binding Elements, G-866 (National Labor College)**

<b>Binding Elements (per submitted SDP, June 7, 2007, revised August 28, 2007)</b>
1) Development and use of this property shall be limited to a bank branch containing a maximum 3,650 square feet, with drive-up ATMs and teller service, associated signage, landscaping, lighting and infrastructure improvements.
2) The building shall be no greater than one (1) story.
3) The building height shall be no greater than twenty-five (25) feet.
4) The FAR shall be no greater than 0.5.
5) The project shall be developed in one phase.

Final design of the development will occur at site plan and subdivision review. Before development may occur, the applicant must submit a site plan under §59-D-3 of the *Zoning Ordinance* and a Preliminary Plan and record a plat, under Chapter 50 of the Subdivision Regulation.

### **III) STAFF ANALYSIS**

#### **A. Zoning District Regulations**

Staff has reviewed the application under §59-C-4.310 of the *Zoning Ordinance* as identified below in **Table 3**. The proposed schematic development plan satisfies the development standards of the O-M zone.



**Table 3: Development Review Standards**

Development Standard	Required/Permitted	Proposed	Binding Element
Minimum Lot Area	N/A	±1 acre (44,734 sq. ft.)	N/A
<b>§59-C-4.311:</b> Max. Lot Coverage Max Bldg. Height Minimum Green Area	60% 5 stories or 60' 10'	8.2% 1 story (25') ±32%	N/A Up to one story (25') N/A
<b>§59-C-4.312:</b> Floor Area (FAR)	1.5 FAR	0.08	0.5 FAR
<b>§59-C-4.313: Setback</b> From any street ROW From adjoining lot	15' 1':3' bldg height (8.33')	Varies (45' – 56') Varies (34' – 105')	N/A N/A
<b>§59-E-3.7: # of Parking Spaces</b>	5 spaces/1,000 sq. ft. 3,650 sq. ft. @ 5/1,000 = 19 spaces	34 (2 H.C. & 32 standard)	N/A
<b>Parking Setbacks:</b> From 120' ROW From adjoining residential zone (R-90)	10' 8'	18' Varies (8' – 24')	N/A

**B. Intent and Purpose of the Zone**

The purpose of the O-M zone is to “provide locations for moderate-intensity office buildings in areas outside of central business districts. It is intended that the O-M district be located in areas where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. This zone is not intended for use in areas which are predominately one-family residential in character.” The proposed development satisfies the intent of this zone. As proposed, the bank use is a moderate-intensity use that is in character with the surrounding commercial center located at the Powder Mill Road/New Hampshire Avenue (MD 650) intersection. Although it appears that this site is abutting residential uses, as noted in Table 1 of Section I.B. the adjacent development is an educational institution that occupies the majority of the residential zone.

The existing R-90 zone allows for the development of single-family detached homes; however, given the proximity of the site to a major arterial roadway, in conjunction with the surrounding retail/commercial and educational uses, development of this parcel would not be appropriate for a low-density residential development.

Staff finds the proposed use compatible and “in harmony” with the surrounding uses. In this respect, the site is adjacent to many non-residential uses, as depicted in Attachment 2. Therefore, it is staff’s opinion that the application satisfies the purposes of the O-M zone, by providing a location for moderate intensity use in an area outside of a Central Business District that will not have an adverse impact on the adjoining neighborhood.

## **C. Adequate Public Facilities**

### **1. Water and Wastewater Service**

The schematic development plan was reviewed by the Washington Suburban Sanitary Commission (WSSC) staff. In their comments, dated September 10, 2007, the proposed zoning category and development would not significantly impact the WSSC distribution and collection system. **See Attachment 4.** Additionally, WSSC staff noted that the water service connection proposed on the schematic development plan for this property will not be permitted. The water service is shown connecting into an on-site main owned by the Meany Center. A non-CIP-sized water main extension into the Powder Mill Road cul-de-sac will be required for service. WSSC staff stated that the proposed service connection would not be a condition of zoning approval; however, the applicant will need to change the location of the connection prior to any future submissions for development review and approval.

### **2. Roadways**

Transportation Planning staff recommends that the following transportation-related comments be part of the Planning Board's recommendations on the subject rezoning application. Staff notes that these recommendations may or may not satisfy APF requirements at the time of subdivision.

- 1) Limit future development on the proposed O-M zoned 1.0269 acre lot to a 3,650 square foot drive thru bank with three windows;
- 2) Address APF issues related to the proposed use on the property, including implementation of any required M-NCCP Transportation Planning, Montgomery county Department of Public Works and Transportation (DPWT) and Department of Permitting Services (DPS) and Maryland State Highway Administration (SHA) intersection and/or access improvements, pedestrian accessibility improvements and right-of-way dedications, at the time of subdivision.

This site is served by several Metrobus and Montgomery County RideOn routes and includes a transit shelter along Powder Mill Road and New Hampshire Avenue. The Hillandale Transit Center is located along the Powder Mill Road frontage to the property and functions as a layover area for RideOn Routes 10, 22 and 24.

Primary vehicular access to the proposed use will be from the existing access roadway that leads into Holly Hall Apartments from the extension of the Powder Mill Road cul-de-sac approximately 250-feet to the west of MD 650 (New

Hampshire Avenue). The site can also be accessed from MD 650 via a right-turn in/right-turn out driveway that also leads to Holly Hall Apartments.

A traffic study was required for this rezoning, under the Local Area Transportation Review (LATR) Guidelines, since the proposed development was estimated to generate 30 or more peak hour trips. The peak-hour trip generation estimate for the proposed drive-thru bank was based upon Land Use Code 912 of the Institute of Transportation Engineers (ITE) Trip Generation. As such, it is estimated that the proposed bank will generate approximately 45 total trips during the weekday morning peak-hours and 167 total trips during the weekday evening peak-hours. **Table 4** below describes a summary of the site's trip generation analysis:

**Table 4: Trip Generation Summary**

Trip Generation	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
3,650 SF Drive-In Bank	25	20	45	83	84	167
Primary (New) Trips – 21% PM Only	25	20	45	17	18	35
Diverted Trips – 25% PM Only	--	--	--	21	21	42
Pass-by Trips – 54% PM Only	--	--	--	45	45	90

With regards to the critical lane volume (CVL) values for intersections included in the study, the amendment is not anticipated to exceed the congestion standards in the Fairland/White Oak Policy Area. **Table 5** below describes a summary of the CVL values for the intersections studied.

**Table 5: Capacity Calculations Summary**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
MD 650/Elton Road	1,079	1,267	1,119	1,355	1,121	1,365
MD 650/Powder Mill Road	1,331	1,379	1,390	1,429	1,403	1,457

Based on the review of the analysis presented in the traffic study, staff concludes that the zoning reclassification request for the property satisfies requirements under the LATR Guidelines and therefore, the APF test. See **Attachment 5** for further discussion.

### **3. Schools**

As of this writing, M-NCPPC staff has not received comments from the Montgomery County Public School regarding the application. However, M-NCPPC staff notes that this amendment will not have a negative effect on the school system, as the O-M zone proposal is for a non-residential, professional-type development and would be restricted to a bank use.

#### **D. Master Plan Compliance**

The proposed re-zoning is within the 1997, approved and adopted White Oak Master Plan. Community-Base Planning staff notes that this application is within the "Hillandale Commercial Center," which, according to the adopted master plan "is primarily a local, retail center with a significant amount of office use... there is little opportunity for growth in this center, although redevelopment of older office and commercial buildings may occur." (White Oak Master Plan, pg 34-35). It is the opinion of Community-Based Planning staff that the proposed one-story bank in the O-M zone, as modified by the Schematic Development Plan, will promote redevelopment that is consistent with the recommendations in the White Oak Master Plan. Additionally, Planning staff indicated in their correspondence that the proposed use is compatible with the existing one (1) to three (3) story buildings and uses in the Hillandale commercial area.

#### **E. Environmental Issues**

Environmental Planning staff recommends approval of the above rezoning request, in their memorandum, dated September 13, 2007. However, the Natural Resource Inventory/Forest Plan Delineation (NRI/FSD) has conditional approval only and final approval of this plan will be required as part of the approval of the Preliminary Plan of Subdivision. **See Attachment 6.**

## **IV) COMMUNITY CONCERNS**

As of this writing, staff has not received written comments and/or concerns from the surrounding communities.

## **V) CONCLUSION AND RECOMMENDATION**

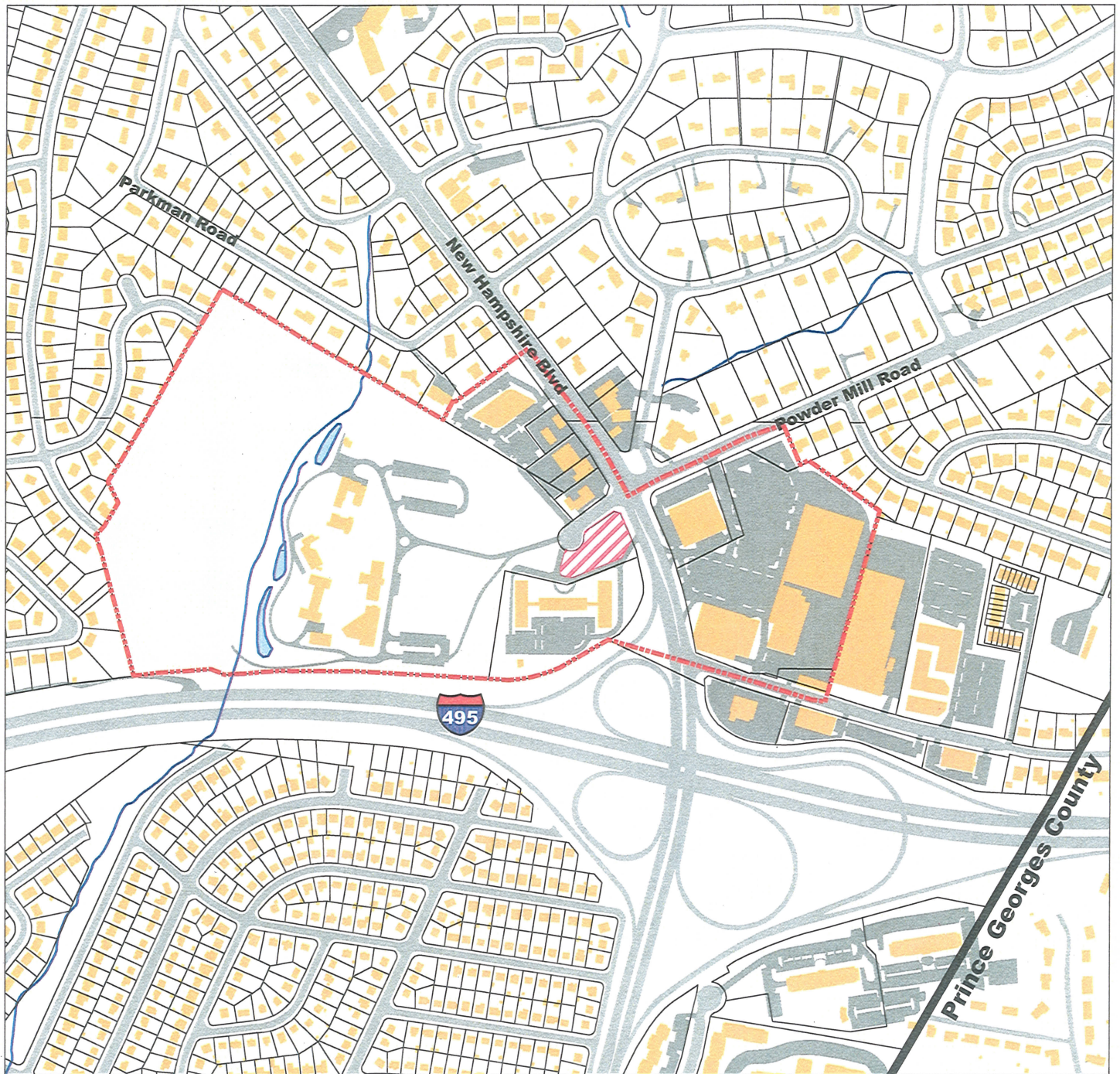
Staff finds that the requested rezoning satisfies the standards under §59-C-4.310 of the Montgomery County Zoning Ordinance, in addition to being compatible with the surrounding uses. The proposed development will promote redevelopment that is consistent with the recommendations in the White Oak Master Plan. Staff, therefore, recommends approval of the requested rezoning.

## **ATTACHMENTS**

- Attachment 1-** Generalized Location Map
- Attachment 2-** Zoning Map
- Attachment 3A-** Schematic Development Plan, as submitted September 6, 2007
- Attachment 3B-** Illustrative Landscape Plan, as submitted September 6, 2007
- Attachment 4-** Correspondence from the Washington Sanitary Sewer Commission staff to Renée M. Miller, Development Review Division staff, September 10, 2007
- Attachment 5-** Memorandum from Transportation Planning Division staff to Renée M. Miller, Development Review Division staff
- Attachment 6-** Memorandum from Environmental Planning Division staff to Renée M. Miller, Development Review Division staff, September 13, 2007
- Attachment 7-** Memorandum from Research and Development staff to Renée M. Miller, Development Review Division staff
- Attachment 8-** Site Photographs



# ATTACHMENT 1



1" = 600'

## LEGEND

- Project Area
- Amendment Site
- Building Footprints
- County Boundary

### NOTICE:

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

### Key Map NTS





## ATTACHMENT 2



1" = 600'

### LEGEND

-  Project Area
-  County Boundary
-  Amendment Site
-  Zoning District

#### NOTICE:

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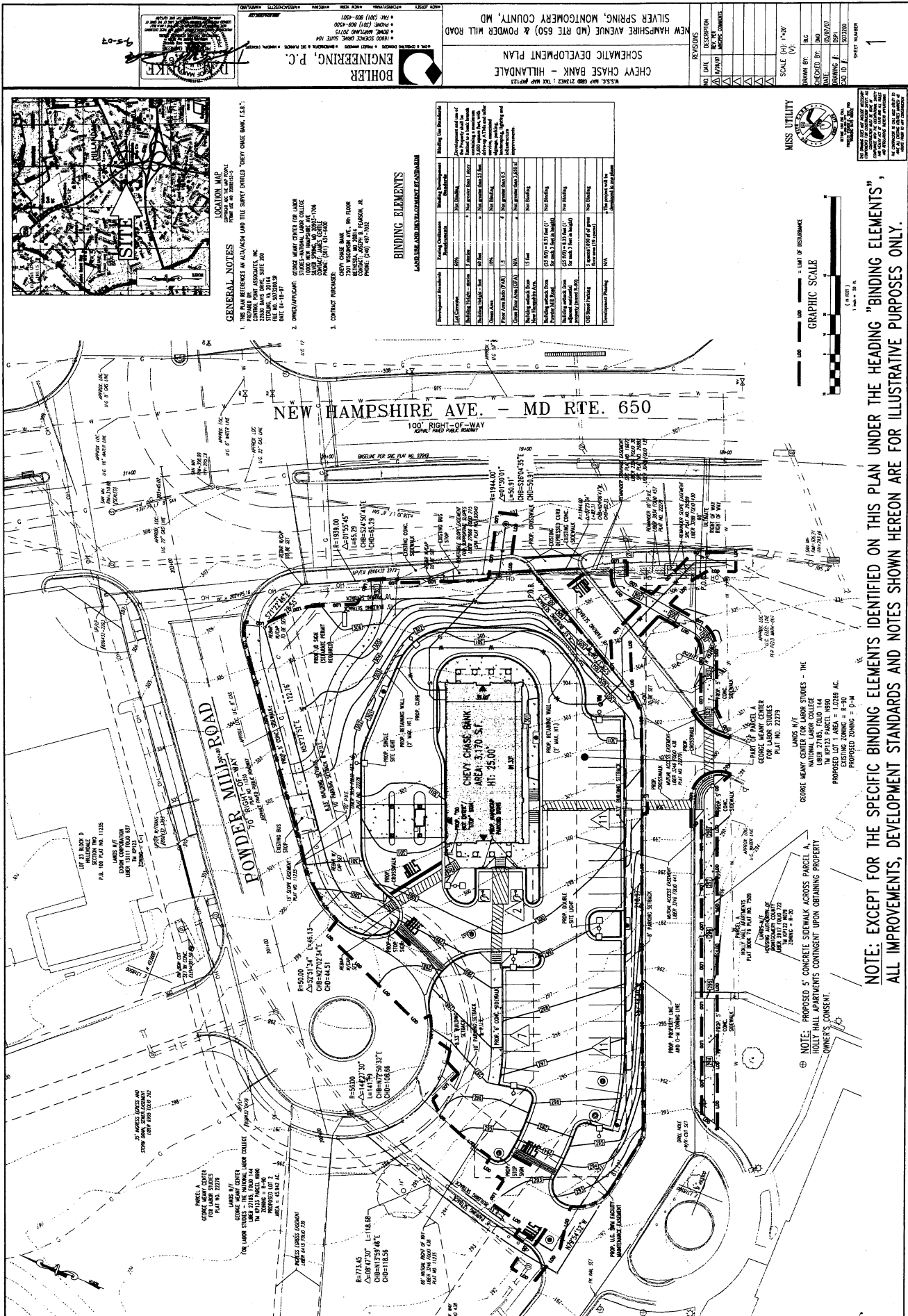
### Key Map

NTS





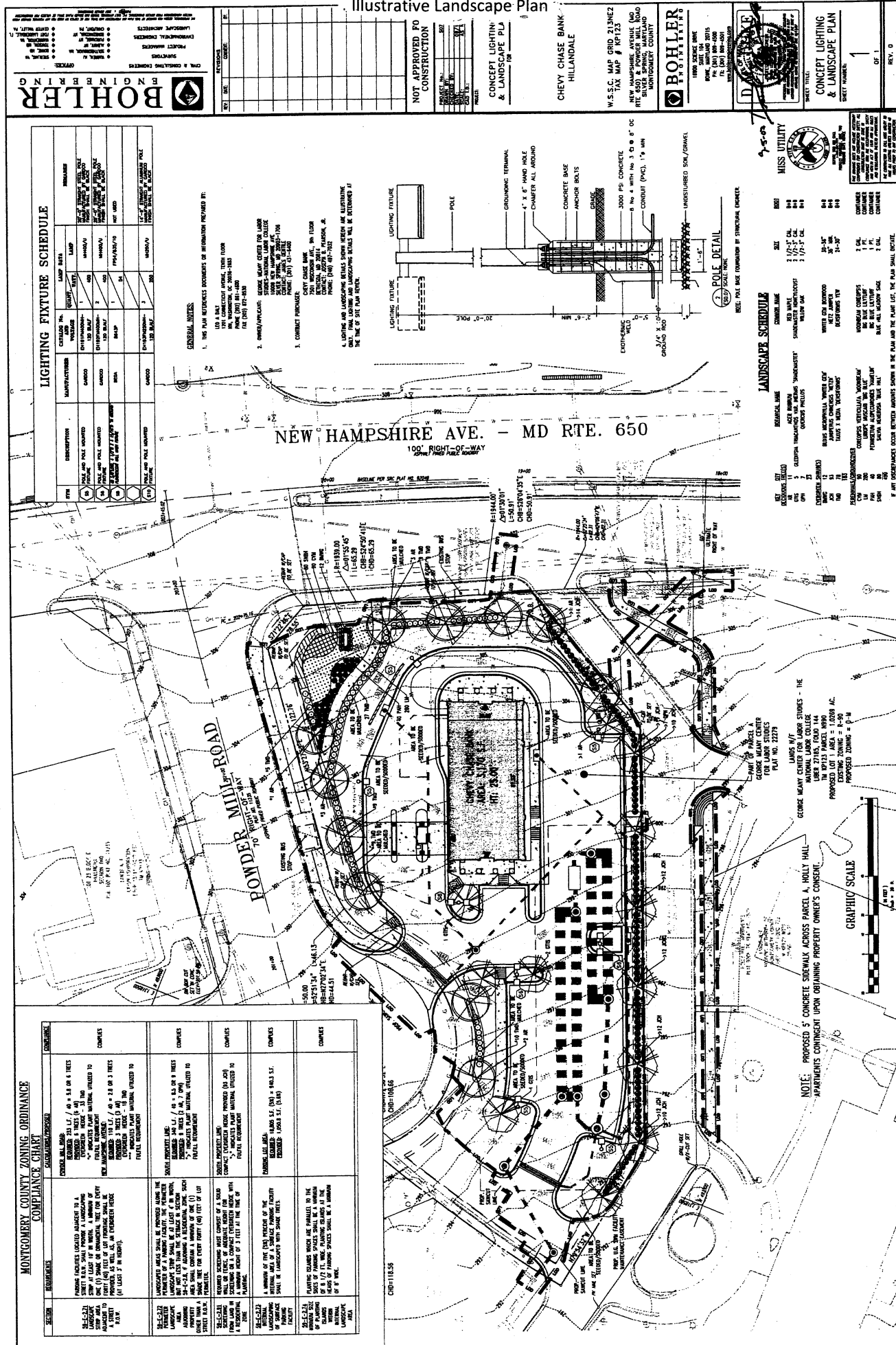
## Schematic Development Plan



**NOTE:** EXCEPT FOR THE SPECIFIC BINDING ELEMENTS IDENTIFIED ON THIS PLAN UNDER THE HEADING "BINDING ELEMENTS", ALL IMPROVEMENTS, DEVELOPMENT STANDARDS AND NOTES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.



## Illustrative Landscape Plan



## ATTACHMENT 4

**Miller, Renee**

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**From:** Forbes, Beth [bForbes@wsscwater.com]  
**Sent:** Monday, September 10, 2007 1:45 PM  
**To:** Miller, Renee  
**Subject:** WSSC Comments on Zoning Application #G-866

Renee,

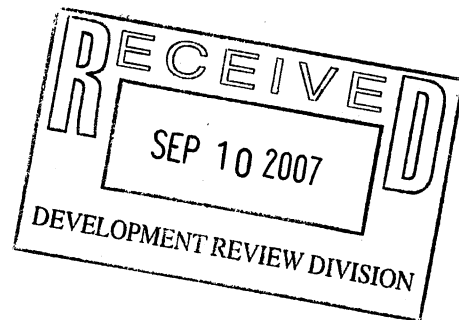
The following are WSSC's comments on Zoning Application Number G-866.

Neither the proposed zoning category or proposed development would significantly impact the WSSC's distribution and collection systems.

The water service connection proposed on the schematic development plan for this property will not be permitted. The water service is shown connecting into an on-site main owned by the Meany Center. A non-CIP-sized water main extension into the Powder Mill Road cul-de-sac will be required for service. The water service for this property would connect to this new main.

If you require further information on this property, please do not hesitate to contact me.

Beth Forbes  
Development Services Group  
WSSC  
301-206-8819





## ATTACHMENT 5

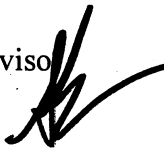
# MONTGOMERY COUNTY PLANNING DEPARTMENT


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 2, 2007

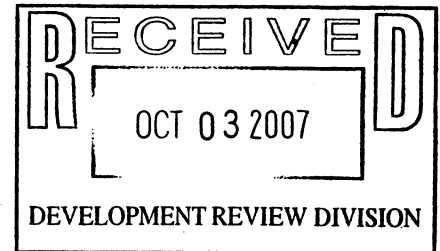
### MEMORANDUM

TO: Renee M. Miller, Senior Planner  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning 

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning   
301-495-4525

SUBJECT: Local Map Amendment/Rezoning Application No. G-866  
Request to reclassify 1.0269 acres of land from the R-90 Zone to the O-M Zone  
Part of Parcel A; George Meany Center for Labor Studies Subdivision  
10000 New Hampshire Avenue  
National Labor College  
Southwest quadrant of New Hampshire Avenue (MD 650) and Powder Mill Road  
Fairland/White Oak Policy Area



This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Local Map Amendment/Rezoning application by National Labor College (NLC). The application requests rezoning for 1.0269 acres of land located within the southwestern quadrant of New Hampshire Avenue (MD 650) and Powder Mill Road intersection in Hillandale, from the existing R-90 Zone to the proposed O-M Zone, to obtain subdivision approval for a 3,650 square-foot drive-through bank with three windows.

### RECOMMENDATIONS

Transportation Planning staff recommends that the following transportation-related comments be part of the Planning Board's recommendations on the subject rezoning application. Staff notes that these recommendations may or may not satisfy APF requirements at the time of subdivision.

1. Limit future development on the proposed O-M zoned 1.0269 acre lot to a 3,650 square-foot drive-through bank with three windows.

2. Address APF issues related to the proposed use on the property, including implementation of any required M-NCPPC Transportation Planning, Montgomery County Department of Public Works and Transportation (DPWT) and Department of Permitting Services (DPS), and Maryland State Highway Administration (SHA) intersection and/or access improvements, pedestrian accessibility improvements, and right-of-way dedications at the time of subdivision.

## **DISCUSSION**

### **Site Location, Proposed Use, Access, Circulation, and Public Transportation Facilities**

The proposed 1.0269 acre lot, being created from Parcel A; George Meany Center for Labor Studies Subdivision, is located within the southwest quadrant of MD 650 and Powder Mill Road, to the northwest of the MD 650/Capital Beltway (I-495) interchange in Hillandale. The proposed lot, being requested to be rezoned from the R-90 zone to the O-M zone, is at the east end of the 47-acre National Labor College campus. The 96-unit Holly Hall Apartment Complex that provides subsidized rental units for the elderly is to the south of the proposed lot. The Hillandale Shopping Center is located directly across from the site. Several retail, commercial, and office uses are located to the north of the proposed lot, north of Powder Mill Road.

To the front of the proposed lot, MD 650 is a six-lane divided major highway with sidewalks on both sides. It has median breaks at Powder Mill Road and at Elton Road to the south. Powder Mill Road is a master-planned arterial road that intersects MD 650 at a signalized intersection. Elton Road is a business street that extends east from its signalized intersection with MD 650 to Prince George's County, where it connects to Riggs Road and Powder Mill Road via Wooded Way. While Powder Mill Road only have sidewalk on its south side, Elton Road have sidewalks along both sides within Montgomery County.

Metrobus Routes K6 and C8, and RideOn Routes 10, 20, 22, and 24 services MD 650 in the area, and stop in front of the proposed lot. A transit shelter is provided at this location. The Hillandale Transit Center is located along the Powder Mill Road frontage to the property, and functions as layover area for RideOn Routes 10, 22, and 24. A transit shelter is provided at this location as well, which currently has no leading sidewalk connections.

The purpose of this rezoning request is to build a 3,650 square-foot Chevy Chase Bank with three drive-through windows on the proposed new O-M zoned lot. It is noted that a Chevy Chase Bank branch is currently located across from the new lot, on the east side of MD 650, within the Hillandale Shopping Center. Primary vehicular access to the proposed use will be from the existing access roadway that leads into Holly Hall Apartments from the extension of Powder Mill Road cul-de-sac approximately 250 feet to the west of MD 650. The proposed use could also be accessed from MD 650 via a right-turn in/right-turn out driveway that leads to Holly Hall Apartments.

## Master Plan Roadways and Pedestrian/Bikeway Facilities

The 1997 Approved and Adopted *White Oak Master Plan* consists of the following master-planned roadways and pedestrian/bikeway facilities within the study area:

1. New Hampshire Avenue, classified as a six-lane divided major highway (M-12) with a minimum right-of-way of 120-feet within the White Oak master plan boundary and a Class I or Class III bikeway (PB-24) between Lockwood Drive to the north and the master plan boundary (I-495) to the south. The 2005 *Countywide Bikeways Functional Master Plan* recommends a dual bikeway (DB-7) for MD 650 south of Lockwood Drive to the Prince George's County Line.
2. Powder Mill Road, classified as a four-lane arterial (A-94) with a minimum right-of-way width of 80-feet between MD 650 and Prince George's County line, and a Class III bikeway (PB-31). However, it is built with five-lanes with a center two-way left-turn lane, and has over 90 feet of right-of-way.
3. Elton Road, classified as a four-lane business street (B-3) with a minimum right-of-way width of 80-feet between MD 650 and Prince George's County Line. Though the 1,600-foot section of the roadway within Montgomery County is currently built as a four-lane roadway, it operates as a two-lane roadway with parking on both sides. The roadway transitions into a two-lane residential street with no sidewalks within Prince George's County.
4. Capital Beltway, classified as a 10-lane divided Freeway (F-8) within the master plan area with a minimum right-of-way of 300 feet.

## Nearby Transportation Improvement Projects

SHA is currently planning several pedestrian improvements along MD 650 at its intersections with Powder Mill Road and Elton Road. Improvements will include Audible Pedestrian Signals (APS) and Countdown Pedestrian Signals (CPS) at the two intersections. Staff notes that the developer for 10001 New Hampshire Avenue (to the southeast quadrant of MD 650 and Elton Road) had committed \$50,000 towards these improvements as part of Site Plan approval for the development.

## Local Area Transportation Review

A traffic study was required for the subject Local Map Amendment/Rezoning application per the *Local Area Transportation Review (LATR) Guidelines* since the proposed development on the subject property was estimated to generate 30 or more peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods.

The consultant for the applicant submitted a traffic study (dated June 2007; Revised August 2007) that determined traffic-related impacts of the proposed development on the

property – a 3,650 SF drive-through bank – on nearby roadway intersections during weekday morning and evening peak periods.

- **Trip Generation**

The peak-hour trip generation estimate for the proposed drive-through bank was based on peak-hour trip generation rates for a Drive-In Bank (Land Use Code 912, per 1,000 square-feet) contained in the Institute of Transportation Engineers (ITE) *Trip Generation*. A summary of the site trip generation analysis is provided in Table 1

**TABLE 1  
SUMMARY OF TRIP GENERATION  
PROPOSED HILLANDALE CHEVY CHASE BANK  
AT NATIONAL LABOR COLLEGE SITE**

Trip Generation	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
3,650 SF Drive-In Bank	25	20	45	83	84	167
Primary (New) Trips – 21% PM Only	25	20	45	17	18	35
Diverted Trips – 25% PM Only	--	--	--	21	21	42
Pass-by Trips – 54% PM Only	--	--	--	45	45	90

Source: Integrated Transportation Solutions, Inc. Chevy Chase Bank – Hillandale Local Area Transportation Review; June 2007, Revised August 2007.

As shown in Table 1, the proposed 3,650 square-foot bank was estimated to generate approximately 45 total trips during weekday morning peak-hour and 167 total trips during the weekday evening peak-hour. All of the morning peak-hour trips were considered as “new trips”. For the evening, approximately 21 percent of the peak-hour trips were considered as “new” and 79 percent of peak-hour trips were considered as either “diverted” or “pass-by”. Both “diverted” trips and “pass-by” trips represent trips that already are on adjacent roadways.

- **Intersection Capacity Analysis**

A summary of the capacity analysis/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and evening peak hours within the respective peak periods from the traffic study is presented in Table 2.

**TABLE 2**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**PROPOSED HILLDALE CHEVY CHASE BANK**  
**AT NATIONAL LABOR COLLEGE SITE**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 650/Elton Road	1,079	1,267	1,119	1,355	1,121	1,365
MD 650/Powder Mill Road	1,331	1,379	1,390	1,429	1,403	1,457

Source: Integrated Transportation Solutions, Inc. Chevy Chase Bank – Hilldale Local Area Transportation Review; June 2007, Revised August 2007.  
Fairland/White Oak Policy Area Congestion Standard: 1,500

As shown in Table 2, under Total (Build) traffic conditions, CLV values for intersections included in the study were below the Fairland/White Oak Policy Area congestion standard (1,500 CLV).

Based on the review of the analysis presented in the traffic study, staff therefore concludes that the zoning reclassification request for the property satisfies requirements under the *LATR Guidelines* and therefore, the APF test.

SE:CE:tc

cc: Bill Barron  
Cathy Conlon  
Barbara Kearney  
Greg Leck  
Sarah Navid  
Ray Burns  
C. Craig Hedberg  
Todd Brown  
Eileen Finnegan

mno to RM re G-866 CCB-Hilldale.doc

## ATTACHMENT 6



### MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

#### MEMORANDUM

**Date:** September 13, 2007

**To:** Renee Miller, Development Review Division

**From:** Marion Clark, Environmental Planning, Countywide Division

**Via:** Mary Dolan, Environmental Planning, Countywide Division

**Subject:** Zoning Application No. G-866  
George Meany Center/National Labor College



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#### Recommendation: Approval

##### Discussion

The Natural Resource Inventory/Forest Plan Delineation (NRI/FSD) has conditional approval only. The NRI/FSD will be approved when the applicant revises the submitted NRI/FSD to address staff comments. The applicant must gather enough evidence to determine if a water channel in the I-495 right-of-way is a stream requiring an environmental buffer. If a buffer is required, it will not impact the subject site of this rezoning.

Reduce the use of impervious material to what is absolutely necessary. The schematic development plan calls for 32 parking spaces, but only 19 are required.

##### Forest Conservation

The Natural Resource Inventory/Forest Plan Delineation (NRI/FSD) is submitted, but not approved. The submitted NRI/FSD must be revised to address staff's comments. There is also an issue of whether an adjacent channel in the I-495 ROW is a stream that requires an environmental buffer. An approved NRI/FSD and a Preliminary Forest Conservation Plan for the entire 46.97 acre property are required as part of the approval of the Preliminary Plan of Subdivision.

##### Water Quality

The property lies within the Northwest Branch Watershed "and is the largest of three county watersheds contributing to the regional Anacostia watershed" (CSPS 2003). Stream conditions range from poor to fair throughout most of the watershed.



**Storm Water Management**

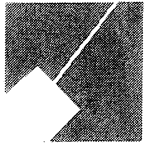
A storm water management concept plan has been submitted.

**Environmental Guidelines**

The site is not in a Special Protection Area or Primary Management Area. There is one stream on site and the possibility of a second stream with steep slopes in the I-495 right-of-way. A floodplain is present in the approximate center of the site where a stream once flowed. But the hydrology of the stream has been altered to the point that it no longer functions or is classified as a stream. There are three ponds in the approximate area of the former stream, one of which is currently used for stormwater management.

**Green Building**

The proposed building must meet a level equivalent to the certified Leadership in Energy and Environmental Design (LEED). Environmental Planning encourages the use of green roofs for stormwater management, energy efficiency and air quality benefits.



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Memorandum**

To: Montgomery County Planning Board

Via: Karl Moritz, Chief, Research & Technology Center  
Roselle George, Research Manager *RG*

From: Sharon K. Suarez, AICP *SKS*

Re: G-866 National Labor College Rezoning

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**BACKGROUND**

The National Labor College seeks to rezone 1.0269 acres from R-90 to O-M in order to allow the construction of a bank building. Department staff has been asked whether construction of the bank will result in any adverse impacts to residential properties in the area.

**FINDING**

Department staff does not anticipate any adverse impacts to residents as a result of this application.

**DISCUSSION**

The parcel is generally located in the southwest quadrant of the intersection of New Hampshire Avenue (Maryland Route 650) and Powder Mill Road, north of Interstate 495, as depicted in Figure 1. The site can be accessed from Powder Mill road. To the north of the parcel lies a gasoline station and other retail uses. To the south lies Holly Hall, a commercial 96-unit rental property for the elderly (Attachment 1). Hillandale Shopping Center is located on the east side of New Hampshire Avenue, across New Hampshire Avenue from the subject site. The National Labor Center is west of the site. No single family residences are adjacent to the subject site.

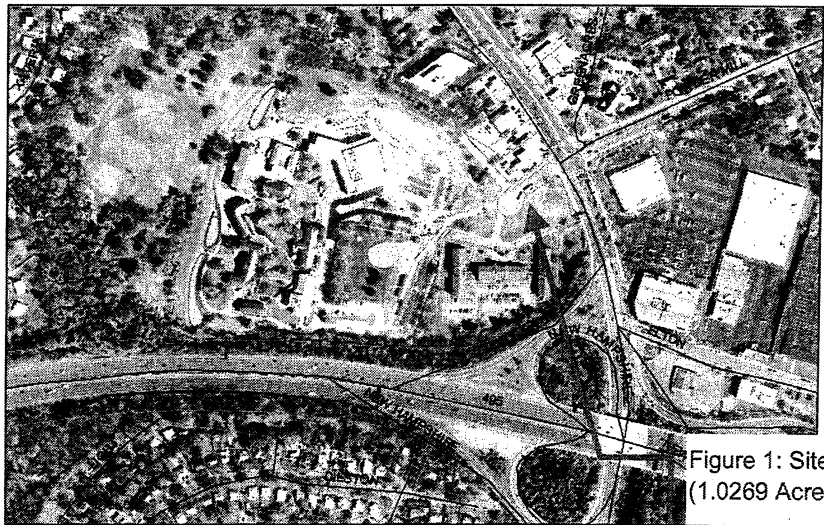


Figure 1: Site  
(1.0269 Acres)

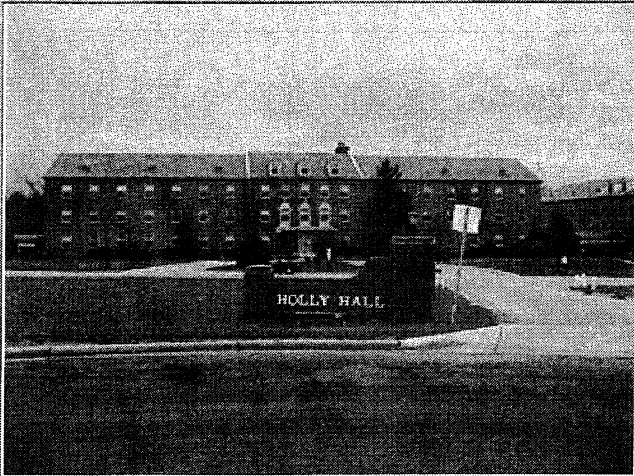


**Montgomery County, Maryland**  
**Department of Housing and Community Affairs**  
**Apartment Rental Guide**

**Search Details: Subsidized Apartments for the Elderly** ([Go back and search again.](#))

Rent ranges and availability are subject to change without notice.

\* Data for this apartment facility was last updated on 4/10/2007.

Photo	Contact Information																																												
	<b>Apartment Name:</b> HOLLY HALL <b>Street Address:</b> 10100 NEW HAMPSHIRE AVE <b>City:</b> SILVER SPRING <b>State:</b> MD <b>Zip Code:</b> 20903 <b>Rental Office Phone:</b> 301-439-0900 <b>Owner:</b> Housing Opportunities Commission <b>Date Last Updated:</b> 4/10/2007																																												
Description	Rental Units/Vacancies/ Rent Ranges																																												
<b>Building Type:</b> GARDEN	<table><tr><th>Apartment Type (BM=Below Market Rate)</th><th>Units</th><th>Vacant</th><th>Rent(\$)</th></tr><tr><td>Efficiency</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Efficiency (BM)</td><td>5</td><td>1</td><td>N/A</td></tr><tr><td>1 Bed Room</td><td>0</td><td>0</td><td>0</td></tr><tr><td>1 Bed Room (BM)</td><td>49</td><td>0</td><td>N/A</td></tr><tr><td>2 Bed Room</td><td>0</td><td>0</td><td>0</td></tr><tr><td>2 Bed Room (BM)</td><td>42</td><td>3</td><td>N/A</td></tr><tr><td>3 Bed Room</td><td>0</td><td>0</td><td>0</td></tr><tr><td>3 Bed Room (BM)</td><td>0</td><td>0</td><td>N/A</td></tr><tr><td>4 Bed Room</td><td>0</td><td>0</td><td>0</td></tr><tr><td>4 Bed Room (BM)</td><td>0</td><td>0</td><td>N/A</td></tr></table>	Apartment Type (BM=Below Market Rate)	Units	Vacant	Rent(\$)	Efficiency	0	0	0	Efficiency (BM)	5	1	N/A	1 Bed Room	0	0	0	1 Bed Room (BM)	49	0	N/A	2 Bed Room	0	0	0	2 Bed Room (BM)	42	3	N/A	3 Bed Room	0	0	0	3 Bed Room (BM)	0	0	N/A	4 Bed Room	0	0	0	4 Bed Room (BM)	0	0	N/A
Apartment Type (BM=Below Market Rate)	Units	Vacant	Rent(\$)																																										
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3 Bed Room (BM)	0	0	N/A																																										
4 Bed Room	0	0	0																																										
4 Bed Room (BM)	0	0	N/A																																										
<b>Total Number of Units (All):</b> 96																																													
<b>Jurisdiction:</b> <u>MC</u>																																													
<b>Pool:</b> NO																																													
<b>Pets:</b> 25 pounds and under																																													
<b>Utilities:</b> ALL																																													
<b>Washer and Dryer:</b> COIN OPERATED MACHINES																																													
<b>Handicapped or Disabled Access:</b> YES																																													
<b>Security Deposit:</b> 1 MONTH'S RENT																																													
<b>Available Public Transportation</b>	<b>Identify Public School Service Areas</b>																																												
<b>Rideon Bus(s):</b> RIDE ON--20,24	<u>Montgomery County Public School Assignments</u>																																												
<b>Metro Bus(s):</b> METRO BUS--C8,K6																																													
<b>Metrorail Station(s):</b> METRO-SILVER SPRING																																													
<b>MARC Train:</b> N/A																																													

**ATTACHMENT 8**  
Site Photographs



Photo 1: Looking northeast towards Hillendale Shopping Complex (New Hampshire Ave)



Photo 2: Intersection of Powder Mill Rd and New Hampshire Ave



Photo3: Looking southwest toward Holly Hall Apts and National Labor College



Photo 4: Looking northeast towards Hillendale Shopping Complex (New Hampshire Ave)