



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Item # 15
MCPB
07.22.04

MEMORANDUM

DATE: July 16, 2004
TO: Montgomery County Planning Board
Michael Ma, Supervisor *Ma*
Richard Hawthorne, Chief
Development Review Division
FROM: Mary Beth O'Quinn, Planner Coordinator
Development Review Division
(301) 495-4595



REVIEW TYPE: Site Plan
CASE NUMBER: 8-04025
PROJECT NAME: Woodmont Corner
APPLYING FOR: Approval of: 284,185 sf of Development, including
18,808 sf Retail Space
253 High Rise Residential Units
including 44 MPDUs of which 32 are MPDUs provided on Site
250 Parking Spaces

REVIEW BASIS: Article 59-D of the Montgomery County Zoning Ordinance:
Site Plan Review required for the Optional Method in the CBD-R2 Zone

ZONE: CBD-R2
LOCATION: NE Quadrant of intersection of Old Georgetown Road and Woodmont Avenue

MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: Woodmont Triangle Limited Partnership, c/o Loew Enterprises Mid-Atlantic, Inc.
APPLICANT TEAM: Torti Gallas and Partners, Inc., Parker Rodriguez, Inc., Macris Hendricks & Glascock, PA,
Linowes and Blocher, LLP, John Dreyfuss, Sculptor
FILING DATE: April 1, 2003
HEARING DATE: July 22, 2004

STAFF RECOMMENDATION: Approval with Conditions.

SUMMARY

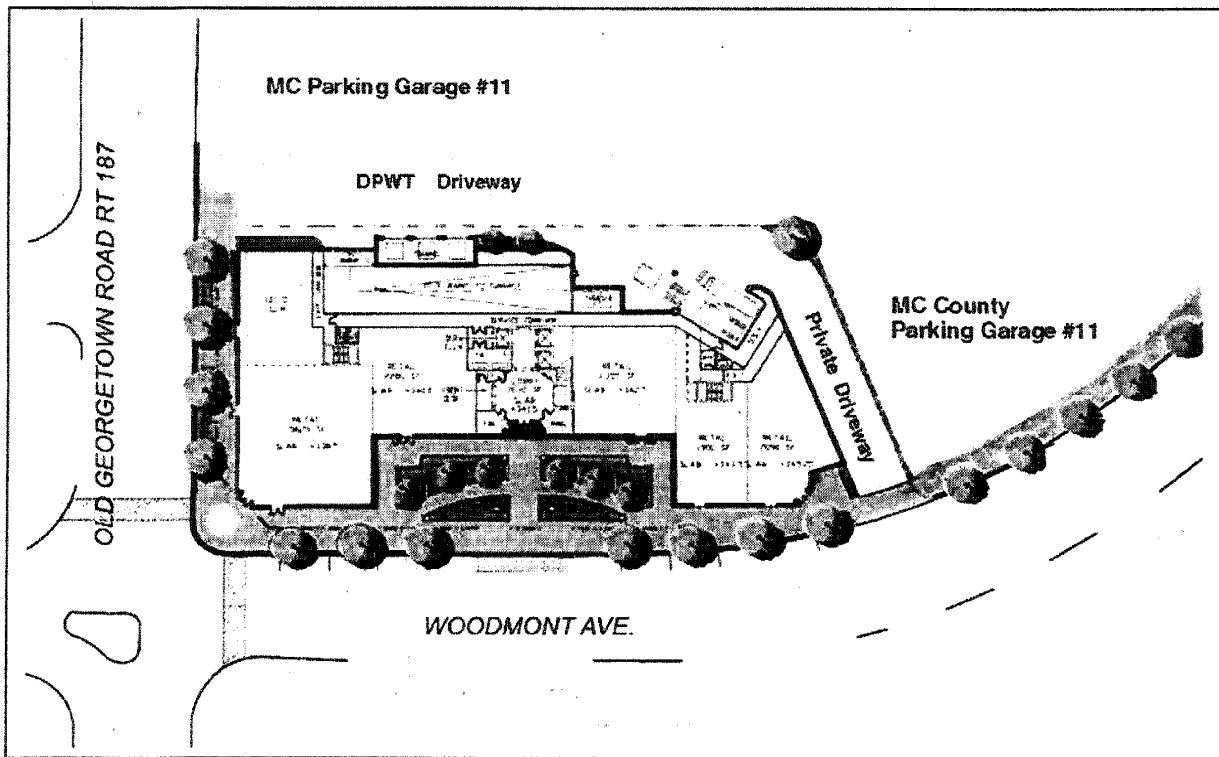
The applicant, Woodmont Triangle Limited Partnership, under the auspices of Lowe Enterprises Mid-Atlantic, Inc. requests site plan approval under the optional method of development for a 12-story, mixed use building incorporating housing units and streetfront retail space. The property consists of 56,837 square feet zoned CBD-R2. The site is bounded by Woodmont Avenue on its east, Old Georgetown Road on the south and Public Parking Garage #11 on the north and west.

Proposal

The Woodmont Corner Project proposes to demolish the existing 2-story structure and replace it with high-rise, mixed-use urban infill building of 285,185 square feet, 12 stories tall, and 122 feet of building height. The plan will improve streetscape frontages along Woodmont Avenue and Old Georgetown Road with brick sidewalks, street trees, street lights, and furnishings. On site public amenity space, 20% of the site area, will be provided as a centralized urban public plaza. Bethesda Streetscaping extending along Woodmont Avenue and Old Georgetown Road will comprise the off site public amenities. The architectural program for the high rise, located at the corner of Woodmont Avenue and Old Georgetown, will provide 253 residential units with 32 MPDUs on-site, 18,808 square feet of ground floor retail space, and 7,050 square feet of office or retail mezzanine space, with 250 underground parking spaces. The applicant's agreement with the

Findings

Staff finds that the Project Plan, amended in accordance with the recommended conditions, will be in conformance with the Bethesda CBD Sector Plan, the intent of the CBD Zone, and other site plan findings as required by the Montgomery County Zoning Ordinance.



Schematic Landscape Plan with Architectural Floor Plan showing: Residential Entrance, Ground Floor Streetfront Retail and the Public Plaza containing sculpture by John Dreyfuss

STAFF RECOMMENDATION: The staff recommends approval of Site Plan 8-04025 for 18,808 sf Retail Space, 7,050 sf optional mezzanine office space, and 253 Residential Units of which 44 units are MPDUs (17%) with 32 MPDUs provided on site (12.5%), and 12 MPDUs provided in accordance with the applicant's agreement with the Department of Housing and Community Affairs, and 250 Parking Spaces, subject to the following conditions:

1. Stormwater Management

Conditions of MCDPS stormwater management concept approval dated March 27, 2003.

2. Transportation Planning

Conditions of MNCPPC Transportation Planning Division memo dated February 11, 2004, including:

a. Road Rights-of-Way

The applicant must provide or dedicate required road rights-of-way for the following streets, as recommended in the Bethesda CBD Sector Plan:

- i. 40 feet from center of Woodmont Avenue to provide for 80 feet of ROW;
- ii. 40 feet from centerline of Old Georgetown Road to provide for 82 feet of ROW.

b. Road and Sidewalk Improvements

The applicant must provide transportation improvements, in accordance with applicable Bethesda CBD Sector Plan recommendations:

- i. Provide a marked pedestrian crosswalk on the north side of Old Georgetown Road at Moorland Lane, subject to approval of the Maryland State Highway Administration;
- ii. Install 12 bicycle lockers in the underground parking garage and six bike racks in accessible surface area, locations to be determined in cooperation with MNCPPC and DPWT staff, prior to signature set;
- iii. Provide sidewalks, minimum eight feet in width on Old Georgetown Road and Woodmont Avenue;
- iv. Coordinate sidewalk construction and streetscape installation along Woodmont Avenue with DPWT Capitol Improvements Project No. 500102;
- v. Provide a signed, curb-side vehicular drop-off area on southbound Woodmont Avenue at the residential entrance, to be provided by the purchase or lease of two metered parking spaces, with no alteration to the consistent curb line, subject to Montgomery County Department of Public Works and Transportation (MCDPWT) Parking Operation Section approval;

c. Access Easement

Prior to record plat, Applicant shall enter into an agreement with DPWT, establishing an access easement that will permit Applicant and users of the proposed development to use the existing access way on adjacent property N181, which is located between the site and Public Parking Garage #11 and is controlled by the DPWT Division of Parking and Traffic Services, for vehicular access to the site ("Access Easement Agreement");

2. Environmental Planning

Conditions of MNCPPC Environmental Planning communication, dated July 15, 2004, including:

- a. Demonstrate that **interior noise levels** within residential units is less than or equal to 45 dBA Ldn based on cumulative noise generated from Old Georgetown Road, Woodmont Avenue and the public alleyway prior to issuance of building permit;
- b. Demonstrate compliance with the County Noise Ordinance (Chapter 31B of the County Code) through **control of noise levels** generated by stationary sound sources such as heating/ventilation systems, fresh air intakes, and commercial exhaust systems, prior to issuance of building permit;
- c. Provide the additional environmental "quality of life" controls as follows:
 - i. Limit all **deliveries and loading** within the public alleyway to the same hours as allowed for trash pickup (per Chapter 48-22(b)) from 7:00 am weekdays (9:00 am weekends and holidays), to no later than 9:00 pm everyday; and
 - ii. Show garage exhaust as separate from residential air intake and adequate distance from outdoor amenity space.

4. Density

The proposed mixed-use project density is limited to 284,185 square feet of gross floor area (5.0 FAR),

including 253 dwelling units, 7,050 square feet of optional mezzanine office space, and up to 18,808 square feet of ground floor retail use. This density is based on the gross tract area of 56,524 square feet, which includes 17,441 square feet of ROW frontage on Woodmont Avenue and Old Georgetown Road ("ROW Frontage"). Planning Board approval is contingent upon Applicant's purchase of 12,065 square feet of Old Georgetown Road ROW frontage from Montgomery County and the subsequent dedication of the ROW Frontage by Applicant, pursuant to Project Plan 9-03002. The Applicant shall submit to Staff, evidence of its acquisition, in fee simple, of the ROW Frontage, prior to record plat.

5. Public Art

Provide an illustrative plan showing all elements of public art and their locations as part of the Signature Drawing Set; any material change to the Public Art Program, including location(s), or change of artist will require filing of a Site Plan Amendment application and presentation to the Public Art Panel.

6. MPDUs

Provide Moderately Priced Dwelling Units (MPDUs), in accordance with Chapter 25A of the Montgomery County Code, and according to the applicant's agreement with the Department of Housing and Community Affairs, to include 44 MPDUS (17%) with 32 MPDUs provided on site (12.5%), and 12 MPDUs provided in accordance with the applicant's agreement with the Department of Housing and Community Affairs.

7. Signature Set

Prior to signature set approval of the site/landscape plans, the following revisions shall be made and/or information provided, for review and approval by planning staff:

a. General Information

Provide dimensions for wall height and show materials of the roof top mechanical space. A note shall be added to the plans which states that all roof-mounted mechanical equipment shall be screened from view of nearby buildings and that noise associated with such equipment shall be mitigated to within the limits set forth in the noise ordinance.

b. Site Plan

Provide updated roof plan showing locational envelope for terrace and mechanical equipment;

c. Landscape Plan

Provide plan roof-top terrace if intended for recreational use, showing dimensions, paving materials, plantings; provide details for furnishings and fixtures.

8. Streetscape

Prior to signature set approval of the site/landscape plans, the following revisions shall be made and/or information provided, for review and approval by planning staff:

a. General

- i. Provide streetscape elements in accordance with the **Bethesda Streetscape** guidelines, including the amended soil panel, furnishings and fixtures;
- ii. Provide plan and section(s) showing final dimensions, grading and materials for public use areas: sidewalks, tree boxes, steps, cheek walls, and tree spacing;
- i. Verify **ADA compliance** for public space and rights-of-way;
- ii. Show the location of **bus stops/shelters**;
- iii. Show details of **loading** and delivery **entrances** and garage/loading doors;
- iv. Provide **details** for the public use space and any amenities provided on-site or off-site: show materials and dimensions for **planters**, seat walls, furnishings, fixtures, paving, etc;
- v. Show locations of all utilities associated with the site frontage such as transformer locations, street lights, etc.
- vi. Provide **street trees** at 4-4.5-inch caliper at the time of planting;

b. Public Alley Way:

- i. Show details of loading and delivery **entrances** and garage/loading doors (Elm Street);

c. Woodmont Avenue and Old Georgetown Road:

- i. Provide plan showing following dimensions: rights-of-way, dimensions of vehicular travel lanes, proposed curb-side "drop-off," sidewalk (including tree boxes and pedestrian passage),

- street tree spacing, locations of sector plan street lighting, and vehicular entrance to the public garage;
 - ii. Indicate on the above plan the extent of streetscape improvements, including final locations of sector plan recommended lighting, street trees (denote existing and replacement), etc;
 - d. Other
 - i. Provide the development program inspection schedule;
 - ii. Show street trees along all public streets.
9. Lighting, Power, Signage
Provide specifications for exterior building lighting at garage entrances, loading docks, building entrances prior to signature set:
- a. Provide **lighting distribution** plans for the garage; provide revised photometric distribution plan showing the public use space only;
 - b. Provide documentation on hours of operation of **night lighting** within the public use space and the “on-site private side” of the public alley; show that the lighting provided will not trespass to housing units above or neighboring residences.
10. Site Plan Enforcement Agreement
Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents (if applicable) for review and approval prior to approval of the signature set as follows:
- a. Development Program to include a phasing schedule as follows:
 - i. Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets;
 - ii. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development;
 - iii. Landscaping associated with each building shall be completed as construction of each is completed;
 - iv. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed;
 - v. Coordination of each section of the development and roads;
 - vi. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

ISSUES OF SITE PLAN REVIEW

Site plan review provided staff and applicant an opportunity to refine the design details pertaining to the public plaza and amenities and general landscaping. Streetscape design was considered for pedestrian safety, with implementation of the Bethesda Streetscape standards and the connections of public sidewalks to the major public plaza. Staff received one direct inquiry about the future accommodations for the Maryland Ballet, however, most members of the community related their concerns during the Woodmont Sector Plan Study meetings.

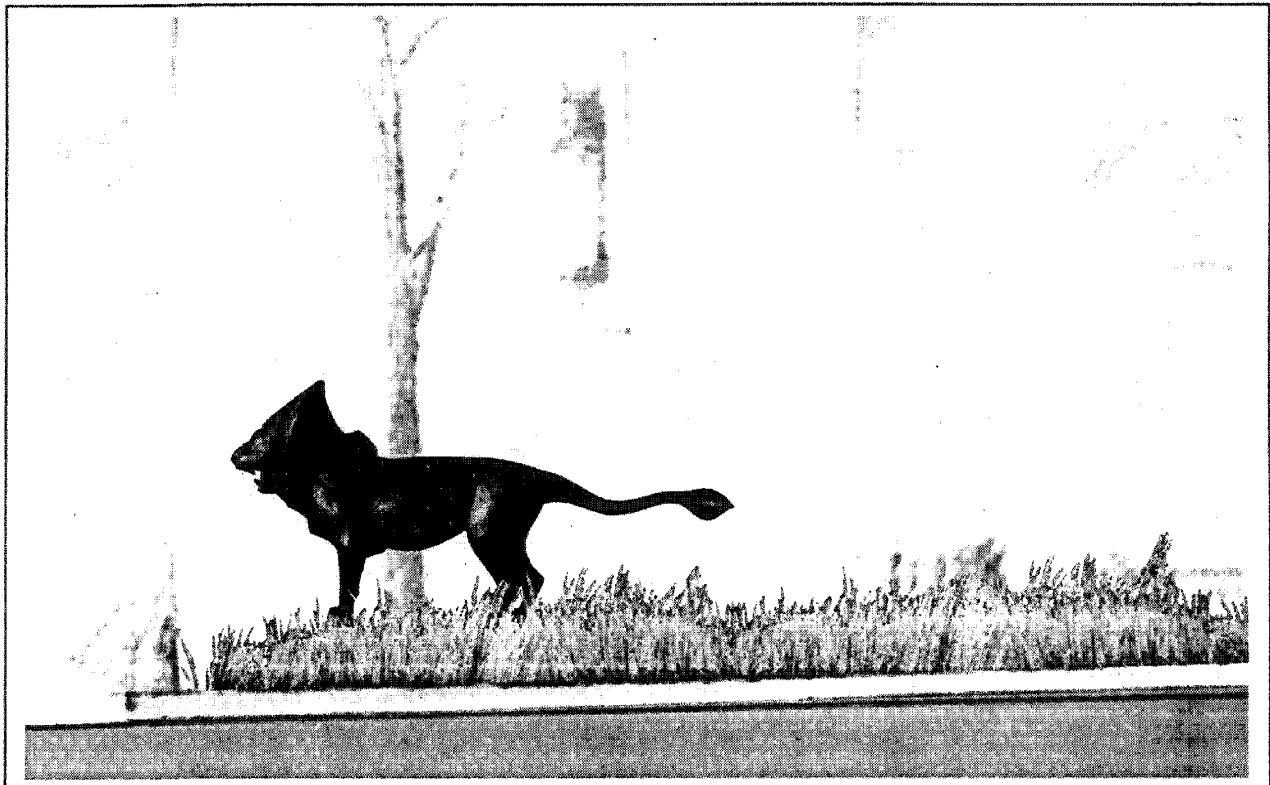
Major issues resolved at Project Plan review concerned the Mandatory Referral for the purchase and re-dedication of Georgetown Road right-of-way and the reciprocal easement agreement for the use of the DPWT rear accessway. [See Prior Approvals, page 19: *Issues of Project Plan Review.*]

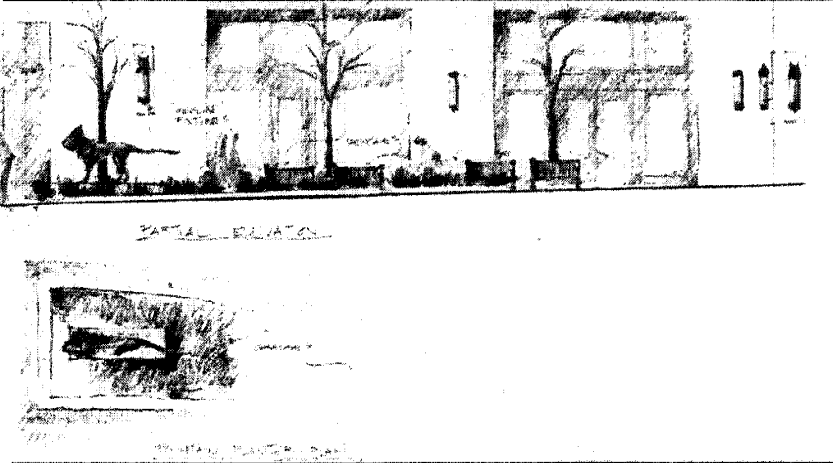
Public Art for the Optional Method

The development of the public art program constituted the primary focus of this site plan review. The applicant's initial proposal for the public art panel was critiqued with concern by the Public Art panelists. At the suggestion of the art panel, the applicant proposed a new concept that features sculpture by John Dreyfuss, which met with an enthusiastic reception by the four panelists.

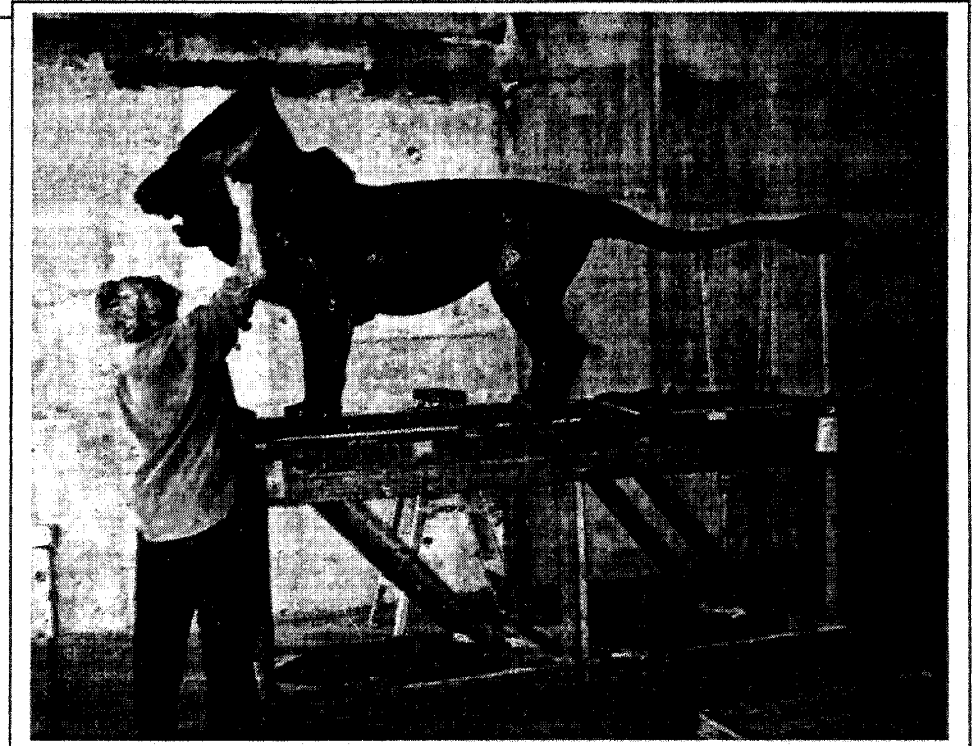
The public art elements are intended to accentuate and define the public use areas of the plaza, that is, the primary pedestrian paths: the public sidewalk within the ROW, the "crescent" that features public seating, and the extension of the public sidewalk paving that articulates the storefronts surrounding the plaza. Two bronze lions will flank the perpendicular access to the building, aligned parallel to the Bethesda streetscape on the public sidewalk. Providing an interesting twist on the traditional, formal "portal" lions, these bronze animals, with tails extended horizontally and manes elevated like ruffs, will draw attention to the plaza, while accentuating the public realm. The lions stand in grasses, reminiscent of a savannah, and, in their materials and scale will encourage public interaction. Continuing the animal theme, bronze owl head cap 10 of the wall lights on the building façade around the plaza. The panelists asked that these caps be larger, making them more dominant and visible to passersby. A patina similar to the metal of the animals will be applied to twenty of the benches that define the crescent across the plaza.

The "Lions in Winter," the public art shown in a seasonal context.

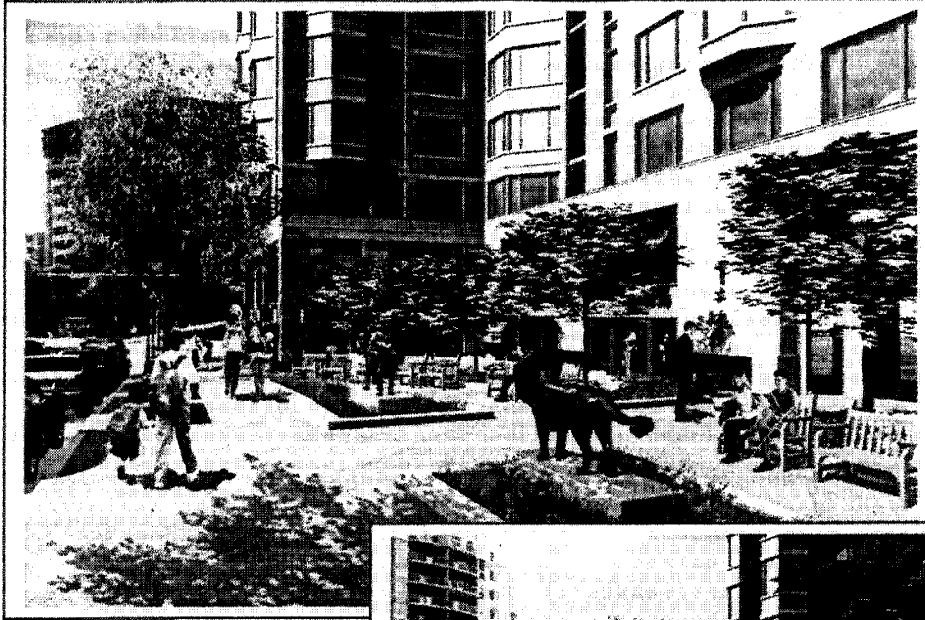




The lions, sculpted in patinated bronze, establish the language for materials selection for the entire public plaza, the color palette extended to include the building façade spandrels, public seating, and granite along the public pedestrian paths.

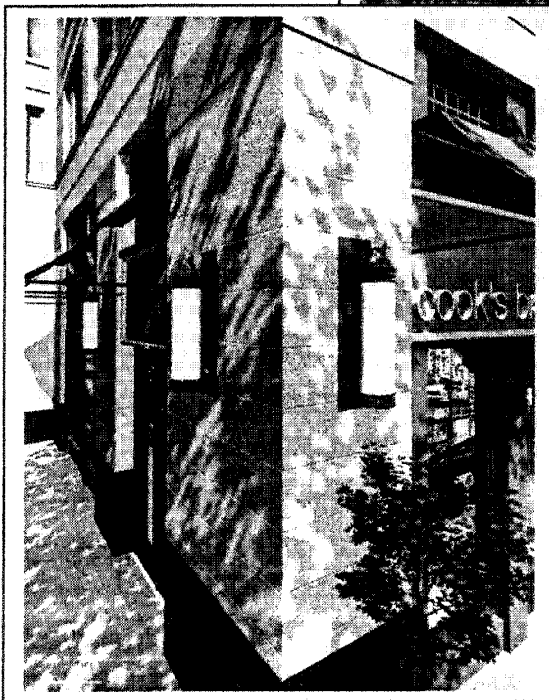
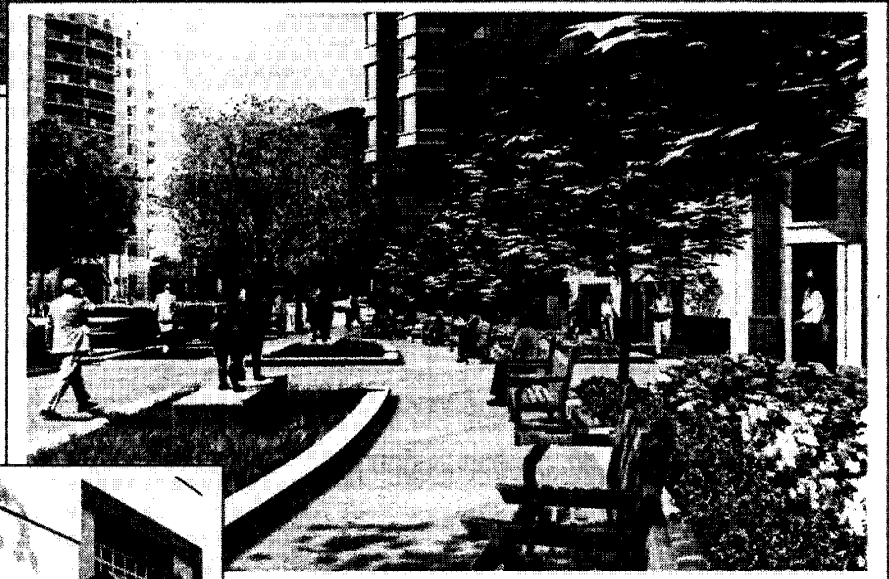


The proportions of the art work may be seen in comparison to the human scale of the artist, sculptor John Dreyfuss.



At left:
 Summer-time perspective
 view from Woodmont
 Avenue sidewalk showing
 the public plaza and the
 placement of the "Lions
 in the Grass."

Below:
 View of the public plaza
 from the Crescent Walk,
 showing public seating.
 The Metropolitan
 residential building may
 be seen at the far left.



Perspective rendering showing the "owl" light
 fixtures. The light fixtures will flank the building
 façade along the public plaza and the main retail
 entrance at the building corners



The public plaza as seen from the northeast corner of the space; the plaza is defined by the three paths that form the pedestrian realm: the public sidewalk within the Woodmont Avenue ROW, the Crescent that offers public seating with a view of the lions, and the Bethesda Streetscape extension which wraps the storefront edges of the plaza.