



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

MCPB
ITEM #
7/12/07



MEMORANDUM

DATE: July 2, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Supervisor *CC*
Development Review Division

FROM: Erin Grayson, Planner (301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan Amendment

APPLYING FOR: An additional 2,400 square feet of commercial/retail uses

PROJECT NAME: White Flint Place

CASE NO. 12001039B

REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations

ZONE: TS-M

LOCATION: Northeast Quadrant, intersection of Rockville Pike (MD 355) and Old Georgetown Road

MASTER PLAN: North Bethesda-Garrett Park

APPLICANT: The Donohoe Companies, Inc.

ENGINEER: VIKI, Inc.

ATTORNEY: Linowes & Blocher

FILING DATE: December 11, 2006

HEARING DATE: July 12, 2007

Staff Recommendation: Approval of the proposed amendment to Preliminary Plan No. 12001039, subject to the following conditions:

- 1) Development of White Flint Place is limited to a maximum of 650 high-rise apartments and 17,400 square feet of general retail uses:
- 2) Prior to approval of certified site plan for Site Plan No. 82001017C, the applicant must modify the existing traffic mitigation agreement dated April 11, 2002, to reflect the changes from commercial to residential land uses subsequently approved under Preliminary Plan No. 1-01039A for Phase 2B, and included in this amendment for Phase 2A.
- 3) All applicable previous conditions of approval as contained in the Planning Board Opinions dated June 5, 2001 and June 22, 2004 remain in full force and effect.

SITE DESCRIPTION and SURROUNDING AREA:

The subject property, referred to as White Flint Place, is located at the northeast quadrant of the intersection of Rockville Pike (MD 355) and Old Georgetown Road (Attachment A-Site Vicinity Map). It is zoned TS-M and contains 4.75 acres. Across Old Georgetown Road to the south is the White Flint Metro station. The site is surrounded by developed property zoned RH to the north, C-2 to the west and TS-M to the east.

BACKGROUND

A Development Plan for White Flint Place was approved as part of zoning case G-796 by the District Council on January 16, 2001. This Development Plan allowed for a mixed use development of office, commercial and residential on the site. Preliminary Plan #120010390 filed for the project was approved by the Planning Board on April 19, 2001 and by Opinion of June 5, 2001 (Attachment B). This preliminary plan included approval of a maximum of 480 multi-family units, 249,911 square feet of office use, 10,550 square feet of retail use, a quality sit-down restaurant not to exceed 8,249 square feet and a health club not to exceed 49,129 square feet. As part of subsequent site plan approval, the number of dwelling units was reduced to 453 units with related amenities. In 2004, a preliminary plan amendment (12001039A) was filed to convert 249,911 square feet of general office to a maximum of 235 multi-family residential units, with 15,000 square feet of retail, and eliminated the sit-down restaurant and health club uses (Attachment C-Opinion Dated June 22, 2004). Under a subsequent site plan approval, only 197 of the 235 units were constructed. The original Development Plan was also amended accordingly prior to each of these approvals. At the current time, the site contains 2 residential buildings containing 650 units and 15,000 square feet of retail use.

PROPOSED AMENDMENT

On October 1, 2006, the District Council approved another Development Plan Amendment (DPA-06-4), which allowed 2,400 square feet of space previously used for sales and marketing to be converted to non-residential area. The subject preliminary plan amendment,

filed on December 11, 2006, is a request to amend Preliminary Plan #120010390 to add 2,400 square feet for commercial/retail uses to implement the requested change (Attachment D). No changes are proposed to the existing building footprints, the number of dwelling units or vehicular access points on the subject property. The 2,400 square feet of additional footage slightly increases the amount of parking required to 509 spaces, however 569 spaces are already being provided.

STAFF ANALYSIS AND RECOMMENDATION

This amendment generates the need for review of Adequate Public Facilities. This includes Local Area Transportation Review and a Traffic Mitigation Agreement.

Local Area Transportation Review

Table 1 on the following page shows that the peak-hour vehicular trips generated by the proposed revised land uses are fewer than the cap on the maximum number of trips required when Preliminary Plan #120010390 was approved in 2001.

Since Preliminary Plan Amendment #12001039A was approved in 2004, Policy Area Transportation Review is no longer considered in the APF Review under the current *Annual Growth Policy*. The proposed amendment, therefore, complies with Local Area Transportation Review.

Traffic Mitigation Agreement

The subject development is located within the North Bethesda Transportation Management District (TMD) boundaries. Under the *Annual Growth Policy*'s Alternative Review Procedures for Metro Station Policy Areas, a Traffic Mitigation Agreement (TMAg) with the Montgomery County Department of Transportation and Public Works (DPWT) and the Planning Board was required to establish the applicant's participation in the North Bethesda TMD. The existing TMAg dates back to April 11, 2002 to satisfy the seventh condition of approval for Preliminary Plan No. 1-01039 in the Planning Board opinion dated June 22, 2004 (attached).

Under Preliminary Plan Amendment #12001039A, approved on May 27, 2004, the applicant was required to modify the TMAg to reflect changes from commercial to predominately residential uses and to the signatories on the original TMAg. To date this requirement has not been satisfied.

The TMAg text is no longer accurate or consistent with the newly proposed White Flint Place development. With this amended preliminary plan, we have an opportunity for the applicants, Planning Board, and DPWT to modify the TMAg to reflect the major land use change proposed in Phase 2A and previously-revised Phase 2B. The TMAg must be modified prior to approval of certified site plan for the White Flint Place development.

TABLE 1: Trip Generation

Land Use	SF of GLA or Units	New External* Weekday Peak-Hour Vehicular Trips	
		Within the Morning Peak Period (6:30 to 9:30 a.m.)	Within the Evening Peak Period (4:00 to 7:00 p.m.)
Phases 2A & 2B – Preliminary Plan No. 1-01039, White Flint Place, Parcels A, B, & C, <i>APF Trip Cap <u>versus</u> Trips generated by proposed Phases 2A & 2B Land Uses:</i>			
Current Peak-Hour Trips Cap		407	727
Phase 2A–Preliminary Plan No. 1-01039-B, Parcels <u>B & C</u>, “The Gallery at White Flint”:			
High-Rise Apartments	453	142	166
General Retail Uses*	+2,400	+ 3	+ 15
Subtotal for Amended Phase 2A		145	181
Phase 2B–Amended Preliminary Plan No. 1-01039-A, Parcel <u>A</u>, “The Sterling Condominiums”:			
High-Rise Apartments	Built=197	68	79
General Retail Uses*	15,000	+23	+93
Subtotal for Phase 2B		91	172
<u>Phases 2A & 2B-Parcels A, B, & C:</u>			
Apartments	650	210	245
General Retail Uses*	17,400	+ 26	+108
Total for Phases 2A & 2B		236	353
<u>Decrease in Peak-Hour Trips</u>		-171	-374

*= Approximately half of the total retail trips in the table above were considered “new external” trips. “New” trips start from or end at the on-site retail uses. The other trips are passing-by and diverted to the on-site retail uses along the way between two other origins and destinations. “External” trips are leaving or arriving to off-site land uses compared with internal trips between on-site apartments and on-site retail uses.

MASTER PLAN COMPLIANCE

The conversion of 2,400 square feet to commercial/retail space within White Flint Place continues to comply with the recommendations of the *North Bethesda/Garrett Park Master Plan*. The plan encourages mixed-use development in the White Flint Metro station area, with a significant residential component. The proposed amendment provides space for potential services for residents within the existing buildings.

CONCLUSION

Based on the analysis above, staff recommends approval of the preliminary plan amendment to allow for an additional 2,400 square feet of commercial/retail space in the existing residential buildings in Phase 2A of the project. All other applicable conditions of approval as contained in the Planning Board Opinions dated June 5, 2001 and June 22, 2004 remain in full force and effect.

Attachments:

Attachment A – Site Vicinity Map

Attachment B – Preliminary Plan Opinion dated June 5, 2001

Attachment C – Preliminary Plan Opinion dated June 22, 2004

Attachment D – Proposed Preliminary Plan Amendment

Attachment E – APF Review (without attachments)

WHITE FLINT PLACE (12001039B)



Map compiled on July 02, 2007 at 10:21 AM | Site located on base sheet no - 215NW05

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-NCPPC.

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. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

~~Attachment 1~~

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

Date Mailed: June 5, 2001

Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Holmes with a vote of 5-0;
Comms. Bryant, Holmes, Hussmann,
Perdue and Wellington voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-01039

NAME OF PLAN: WHITE FLINT PLACE, PARCELS A, B, & C

On 01/03/01, DONOHUE DEVELOPMENT CORPORATION submitted an application for the approval of a preliminary plan of subdivision of property in the TS-M zone. The application proposed to create 480 multi-family dwelling units and 259,430 square feet office/retail on 4.75836 acres of land. The application was designated Preliminary Plan 1-01039. On 04/19/01, Preliminary Plan 1-01039 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01039 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01039.

Approval, subject to the following conditions:

- (1) Compliance with conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- (2) Compliance with the conditions of approval outlined in Transportation Planning Memorandum dated, April 12, 2001, as follows:
 - Limit the preliminary plan and site plan to general office use of up to 249,911 square feet, general retail use of up to 10,550 square feet, quality sit-down restaurant of up to 8,249 square feet, health club of up to 49,129 square feet, and up to 480 high-rise apartment units or other mix of land uses not to exceed 407 peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and 727 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.).
 - Satisfy the Local Area Transportation Review (LATR) component of the APF test by paying the development approval payment (DAP) under the ARP for Metro Station Policy Areas provision of the FY 01 Annual Growth Policy. To satisfy LATR, the DAP collected by the County could be used as follows:

- A. Contribute to the Montgomery County Capital Improvements Program (CIP) Project No. 509995, Conference Center Intersection Improvements. The project funds are for intersection improvements required to satisfy the conditions of Zoning Case No. G-745 by County Council in their Resolution No. 13-1411 on August 4, 1998, for the Montgomery County Conference Center.
 1. Montrose Road - Randolph Road and Rockville Pike (MD 355): Construct a right-turn lane and second left-turn lane on eastbound Montrose Road.
 2. Montrose Road and East Jefferson Street: Construct a second southbound right-turn lane on East Jefferson Street and a second eastbound left-turn lane on Montrose Road.
 3. Old Georgetown Road and Rockville Pike: Modify the westbound approach of Old Georgetown Road to retain the median and permit through and left-turn movements.
- Under ARP for Metro Station Policy Areas, enter into an agreement with the Montgomery County Department of Public Works and Transportation (DPWT) and the Planning Board to participate in the North Bethesda Transportation Management District (TMD). Participation includes appointing an employee transportation coordinator who would assist in disseminating information on transportation programs and services and participating in the annual employee survey. Coordination is needed to assist the North Bethesda TMD in achieving and maintaining the traffic mitigation goal of the *North Bethesda/Garrett Park Master Plan*.
- Limit the site access along northbound Rockville Pike as required by the Maryland State Highway Administration (SHA) to the following:
 - A. Right-turn-in and right-turn-out movements for delivery and service vehicles.
 - B. Right-turn-in only movements for passenger vehicles to the parking garage.
- Use the existing deceleration lane along northbound Rockville Pike to the site's right-turn-in access per SHA requirements.
- Limit the three-site accesses along Old Georgetown Road as required by DPWT as follows:
 - a. An access on Old Georgetown Road closest to the intersection with Rockville Pike:
 1. Limiting the access to right-turn-in and right-turn-out only for passenger vehicles and trucks serving the commercial and residential land uses.
 2. For transit vehicles including shuttle buses only, limit the access to right-turn-in, right-turn-out, and left-turn-in serving commercial land uses along Rockville Pike. Construct the median along Old Georgetown Road approaching Rockville Pike with a depression of the same construction material at the left-turn-in access. Provide the appropriate traffic control signs to prohibit all other passenger vehicles and trucks from turning left from eastbound Old Georgetown Road into the site.

The applicant should participate with DPWT in currently developing plans for the intersection of Old Georgetown Road and Rockville Pike to permit through and left-turn movements from westbound Old Georgetown Road, which are now prohibited. The proposed full-movement access closest to the intersection with Rockville Pike would not be permitted by DPWT because of conflicting turning movements with the queue of westbound through and left-turn movements, the intent to

include a median on Old Georgetown Road, and the close proximity of the proposed access to Rockville Pike. This Old Georgetown Road access should be prohibited now and after the additional traffic anticipated with the yet-to-be-filed-planned development at the White Flint Metrorail Station. Refer to DPWT letters dated October 31, 2000 and April 12, 2001 (attached).

- b. One full-movement shared access from Old Georgetown Road serving the high-rise apartments and short-term parking area.
 - c. One full-movement shared access from Old Georgetown Road serving the high-rise apartments and Forum Condominiums.
 - Provide a Class I bikeway along Rockville Pike.
- (3) Compliance with conditions of approval of MCDPS storm water management letter
 - (4) Access and improvements as required by MDSA, prior to the issuance of access permit
 - (5) All roads and right of ways shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the North Bethesda Sector Plan, unless otherwise delineated on the preliminary plan
 - (6) Final location of buildings, on site parking, site circulation and sidewalks to be approved at site plan
 - (7) No clearing, grading, or recording of plats prior to site plan approval
 - (8) A lighting and landscaping plan must be submitted as part of the site plan application
 - (9) This Preliminary Plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
 - (10) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of the Planning Board opinion
 - (11) Necessary easements



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: June 22, 2004

Action: Approved Staff Recommendation
Motion of Comm. Robinson, seconded by
Comm. Bryant with a vote of 5-0;
Comms. Berlage, Bryant, Perdue,
Robinson and Wellington voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

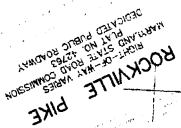
Preliminary Plan 1-01039A

NAME OF PLAN: WHITE FLINT PLACE-PARCEL A

On 03/23/04, WFP*FRONT LOT LIMITED PARTNERSHIP submitted an application for the approval of a preliminary plan of subdivision of property in the TMS zone. The application proposed to create 1 lot on 4.76 acres of land. The application was designated Preliminary Plan 1-01039A. On 02/27/04, Preliminary Plan 1-01039A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01039A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01039A.

Approval to revise the conditions as follows:

- 1) Approval of Phase 2B under this preliminary plan is limited 235 dwelling units and 15, 000 square feet of retail uses as detailed in the May 20, 2004 Transportation Planning memorandum
- 2) Applicant is bound by all applicable, previous conditions of approval for Preliminary Plan No. 1-01039 including Phase 2A
- 3) Coordinate site vehicular access from Old Georgetown Road with DPWT CIP Project No. 509995 (Conference Center Intersection Improvement – Rockville Pike)
- 4) Compliance with conditions of SHA approval prior to issuance of access permits
- 5) Modify, as necessary, the Traffic Mitigation Agreement with DPWT and the Planning Board to reflect the revised land use
- 6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 8) Other necessary easements



AREA PROPOSED FOR AUXILIARY RETAIL

[illegible]

OLD GEORGETOWN ROAD
S. OF RIGHT-OF-WAY
MODEL RIGHT-OF-WAY PLAT NO. 28 & 29
CIP PROJECT NO. 97-4505
INDICATED PUBLIC ROADWAY

NOTE:
THE SIGNING BUILDINGS AND PERFORMANCE HAVE BEEN REPORTED BY CLAIMANT
REFER TO THE NEW YORK POLICE COMMISSION

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE INFORMATION SUPPLIED BY THIS TEAM IS COMPLETE
AND ACCURATE IN ACCORDANCE WITH BUILDING DEPARTMENT'S REGULATION
AND AVAILABLE RECORDS

[Signature]
HARRY W. STEIN
SUPERVISOR OF THE LAND SURVEYOR AND NO. 604

DEC. 11, 2006
DATE



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

May 25, 2007

MEMORANDUM

TO: Erin Grayson, Planner
Robert Kronenberg- Acting Supervisor
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ed Axler, Planner/Coordinator
Transportation Planning

SUBJECT: Preliminary Plan No. 1-2001039-B and
Site Plan No. 8-2001017-C
White Flint Place
White Flint Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan and site plan amendments to convert a model apartment and sales office into a retail space within "The Gallery at White Flint" or White Flint Place, Phase 2A.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan and site plan amendments:

1. The applicant must limit the subject preliminary plan and site plan amendments for White Flint Place, Phase 2A to a maximum of 453 high-rise apartments and 2,400 square feet of general retail uses.
2. The applicant must retain other transportation-related binding elements and conditions of approval for DPA 06-04, Preliminary Plans No. 1-01039-A and Site Plan No. 8-01017-B that include the following APF limitation (refer to Attachment No. 1):

"[Weekday vehicular peak-hour trips generated by the] mix of land uses not to exceed 407 peak-hour trips during the weekday morning peak period (6:30 to 9:30

3. Prior to approval of certified site plan for Site Plan No. 82001017C, the applicant must modify the existing traffic mitigation agreement dated April 11, 2002, prepared for the original Preliminary Plans No. 1-01039. The modifications must reflect changes from commercial to residential land uses that were subsequently approved under Preliminary Plans No. 1-01039-A for Phase 2B and now proposed for Phase 2A, the subject amended preliminary plan.

DISCUSSION

Local Area Transportation Review

The APF tests for the land uses in each phase were approved by the Planning Board as follows:

1. Phases 1, 2A, and 2B: Permitted mixed-use development by rezoning from the R-90 zone to the TS-M zone under G-726 in 1996.
2. Phase 1: 261 mid-rise apartments under Preliminary Plan No. 1-97073 and Site Plan No. 8-97020, Jefferson Villa (changed name to Windsor Villa) in 1997.
3. Phase 2A (on Parcels B and C): 480 high-rise apartments (“The Gallery at White Flint”) under DPA 01-1, Montouri Property, and Preliminary Plan No. 1-01039, White Flint Place, Parcels A, B, and C in 2001. The APF test was approved under the *Annual Growth Policy*’s Alternative Review Procedure for Metro Station Policy Areas.
4. Phase 2B (on Parcel A): General office use up to 249,911 square feet of gross leasable area (sf of gla), general retail/restaurant uses up to 18,799 sf of gla, and a health club of up to 49,129 sf of gla under the same preliminary and site plans as Phase 2A above.
5. Revised Phase 2B (on Parcel A): Changed from commercial uses to 235 high-rise apartments (“The Sterling”) and 15,000 sf of gla of ground-floor and cellar retail space under DPA 04-1, Preliminary Plan No. 1-01039-A, and Site Plan No. 8-01017-B in 2004. Only 197 of the maximum of 235 apartments were built.
6. Revised Phase 2A (on Parcels B and C): Permitted the conversion of a model apartment and sales office into 2,400 square feet of retail space in 2006.

Table 1 shows that the peak-hour vehicular trips generated by the proposed revised land uses are fewer than the cap on the maximum number of trips required when Preliminary Plan No. 1-01039 was approved in 2001:

TABLE 1: Trip Generation

Land Use	SF of GLA or Units	New External* Weekday Peak-Hour Vehicular Trips	
		Within the Morning Peak Period (6:30 to 9:30 a.m.)	Within the Evening Peak Period (4:00 to 7:00 p.m.)
<u>Phases 2A & 2B</u> – Preliminary Plan No. 1-01039, White Flint Place, Parcels A, B, & C, <i>APF Trip Cap versus Trips generated by proposed Phases 2A & 2B Land Uses:</i>			
Current Peak-Hour Trips Cap		407	727
<u>Phase 2A</u> –Preliminary Plan No. 1-01039-B, Parcels <u>B & C</u> , “The Gallery at White Flint”:			
High-Rise Apartments	453	142	166
General Retail Uses*	+2,400	+ 3	+ 15
Subtotal for Amended Phase 2A		145	181
<u>Phase 2B</u> –Amended Preliminary Plan No. 1-01039-A, Parcel <u>A</u> , “The Sterling Condominiums”:			
High-Rise Apartments	Built=197	68	79
General Retail Uses*	15,000	+23	+93
Subtotal for Phase 2B		91	172
<u>Phases 2A & 2B</u> –Parcels A, B, & C:			
Apartments	650	210	245
General Retail Uses*	17,400	+ 26	+108
Total for Phases 2A & 2B		236	353
<i>Decrease in Peak-Hour Trips</i>		-171	-374

*= Approximately half of the total retail floor area.

*= Approximately half of the total retail trips in the table above were considered “new external” trips. “New” trips start from or end at the on-site retail uses. The other trips are passing-by and diverted to the on-site retail uses along the way between two other origins and destinations. “External” trips are leaving or arriving to off-site land uses compared with internal trips between on-site apartments and on-site retail uses.

Since the Preliminary Plan No. 1-01039-A was approved, Policy Area Transportation Review is no longer considered in the APF Review under the current *Annual Growth Policy*.

Traffic Mitigation Agreement

The subject development is located within the North Bethesda Transportation Management District (TMD) boundaries. Under the *Annual Growth Policy*’s Alternative Review Procedures for Metro Station Policy Areas, a Traffic Mitigation Agreement (TMAg) with the Montgomery County Department of Transportation and Public Works (DPWT) and the Planning Board was required to establish the applicant’s participation in the North Bethesda TMD. The existing TMAg dates back to

April 11, 2002 to satisfy the seventh condition of approval for Preliminary Plan No. 1-01039 in the Planning Board opinion dated June 22, 2004 (attached).

Under Preliminary Plan No. 1-01039-A that was approved on May 27, 2004, the applicant was required to modify the TMAg to reflect changes from commercial to predominately residential uses and to the signatories on the original TMAg. To date this has not been done.

TMAg text is no longer accurate or consistent with the newly proposed White Flint Place development. With this amended preliminary plan, we have an opportunity for the applicants, Planning Board, and DPWT to modify the TMAg to reflect the major land use change proposed in Phase 2A and previously-revised Phase 2B. The TMAg must be modified prior to approval of certified site plan for the White Flint Place development.

Other Transportation-Related Topics

Refer to the attached Transportation Planning staff's memorandums for discussion of the site location, vehicular access points, available bus service, master-planned roadways and bikeways, Local Area Transportation Review, and Policy Area Transportation Review:

Attachment No. 2: Preliminary Plan No. 1-01039 and Site Plan No. 8-01017 memorandum dated April 12, 2001.

Attachment No. 3: Development Plan Amendment No. 04-1, White Flint Place, Phase 2B dated February 13, 2004.

Attachment No. 4: Preliminary Plan No. 1-01039-A and Site Plan No. 8-01017-B memorandum dated May 20, 2004.

Attachment No. 5: Development Plan Amendment No. 06-4, White Flint Place, Phase 2A dated September 12, 2006.

EA:tc

Attachments

cc: Sande Brecher
John Guckert
Barbara Kearney
Chuck Kines
Anne Martin
Kristin O'Connor
Fiona Thomas
Emily Vaias

mno to Grayson Kronenberg re White Flint Place 12001039B & 82001017C