



North Bethesda Conference Center Parking Structure, Mandatory Referral No. MR2016017

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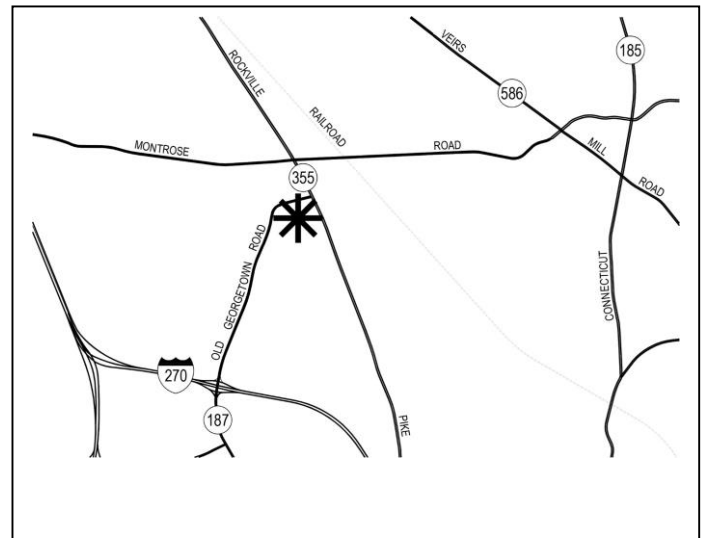
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Completed: 5/2/16

Description

- Request to replace the existing North Bethesda Conference Center surface parking lot with a six-level parking structure containing 650 parking spaces;
- Located in the northeast quadrant of the intersection of Marinelli Road and Executive Boulevard;
- 2.85 acres zoned CR4.0 C2.0 R3.5 H250 within the 2010 *White Flint Sector Plan* area;
- Applicant: Montgomery County Office of the County Executive;
- Acceptance Date: January 29, 2016.



Summary

- Staff recommends approval to transmit comments to Montgomery County Office of the County Executive.
- The project is exempt from submitting a Forest Conservation Plan under Section 22A-5 (t) of the Forest Conservation Law.

SECTION 1: RECOMMENDATION

Staff recommends Approval with the following comments to be transmitted to Montgomery County Office of the County Executive:

1. The approval is limited to a maximum of 650 parking spaces. A mandatory referral submission will be required for future improvements including any increases in parking capacity.
2. Provide a minimum of 6 car-share parking spaces, 10 spaces for motorcycles or scooters, and 7 parking spaces ready to be converted to electric vehicle charging stations.
3. Provide a minimum of 38 bicycle parking spaces (inverted-U bike racks or equivalent) at the main building entrances and appropriate locations near stairs and elevators.
4. Ensure that either the CIP Project No. 501116-1, White Flint West Workaround, or the Applicant for the Gables White Flint project builds “a short trapezoidal-shaped island within the proposed left turn storage lane” on Executive Boulevard at the planned entrance/exit location for the Conference Center, as required by the MCDOT in its letter dated February 23, 2016 (Attachment 1).
5. Provide adequate signage inside the garage to notify parking customers that there are no left turns permitted at the Executive Boulevard exit.
6. Provide special paving treatment to highlight the shared-use path across all driveways along Executive Boulevard.
7. Include artwork, or incorporate green-wall treatment, to enhance the appearance of the facades facing Executive Boulevard and the new street B-10.

SECTION 2: DESCRIPTION

Site Vicinity and Existing Conditions

The Site is located in the northeast quadrant of the intersection of Marinelli Road and Executive Boulevard and is a part of the overall Conference Center site as shown in Figure 1 below. The Conference Center is surrounded by a mix of residential, commercial and recreational uses. Immediately to the north are auto sales and other commercial uses; to the east is the Marriott Conference Center Hotel; and to the west across Executive Boulevard is Wall Park and a private site that has been approved for a mixed use project, Gables White Flint. To the south across Marinelli Road are high-rise residential developments.

Per the recommendation of the 2010 *White Flint Sector Plan* (Sector Plan), Montgomery County Department of Transportation (MCDOT) CIP Project No. 501116, White Flint West Workaround will, among other changes, realign Executive Boulevard and create a new street identified as Market Street (B-10) in the Sector Plan (Figure 2). On March 12, 2015, the Planning Board reviewed the Mandatory Referral for the White Flint West Workaround Phase 1 (MR No. 2015005). The CIP project has completed its Phase I design plans that include right-of-way acquisition and construction of Executive Boulevard and the Sector Plan recommended new street, B-10. The road realignments and the new street will result in a reconfigured Conference Center property as shown in Figure 3. It also shows the boundary of the proposed parking garage project subject to this Mandatory Referral.

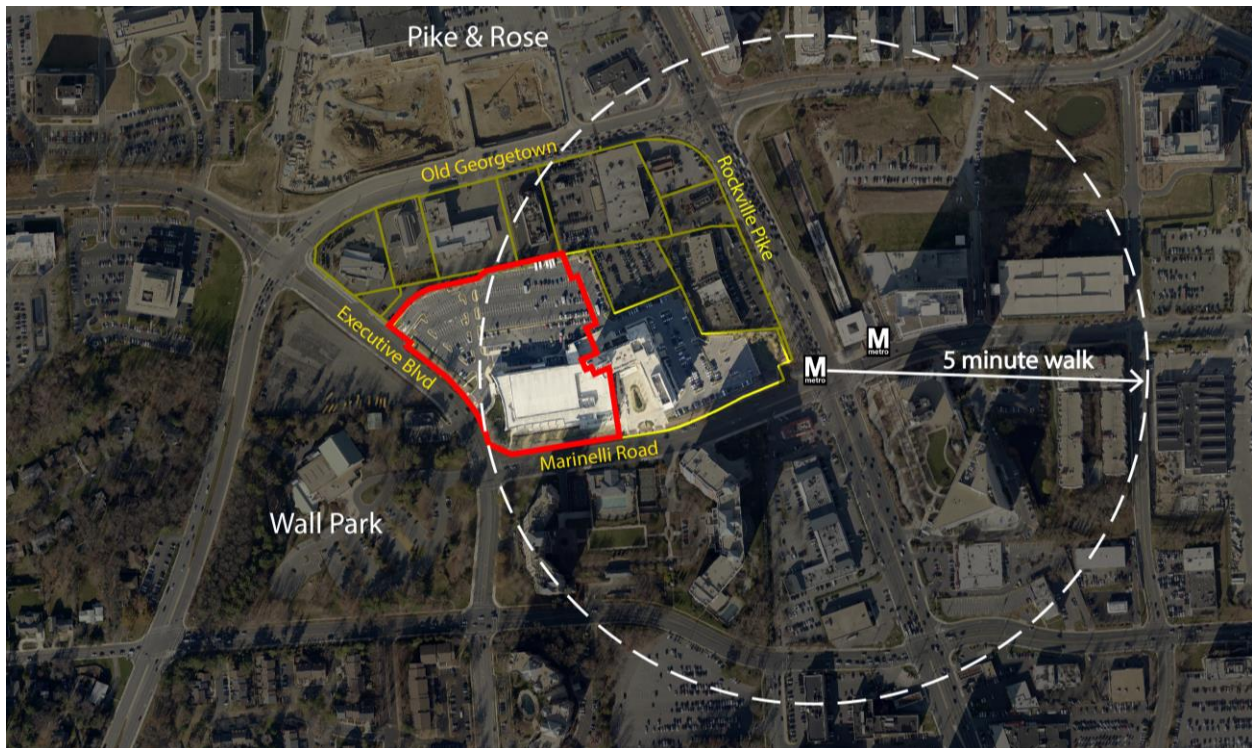


Figure 1: Hotel Conference Center Site and its context

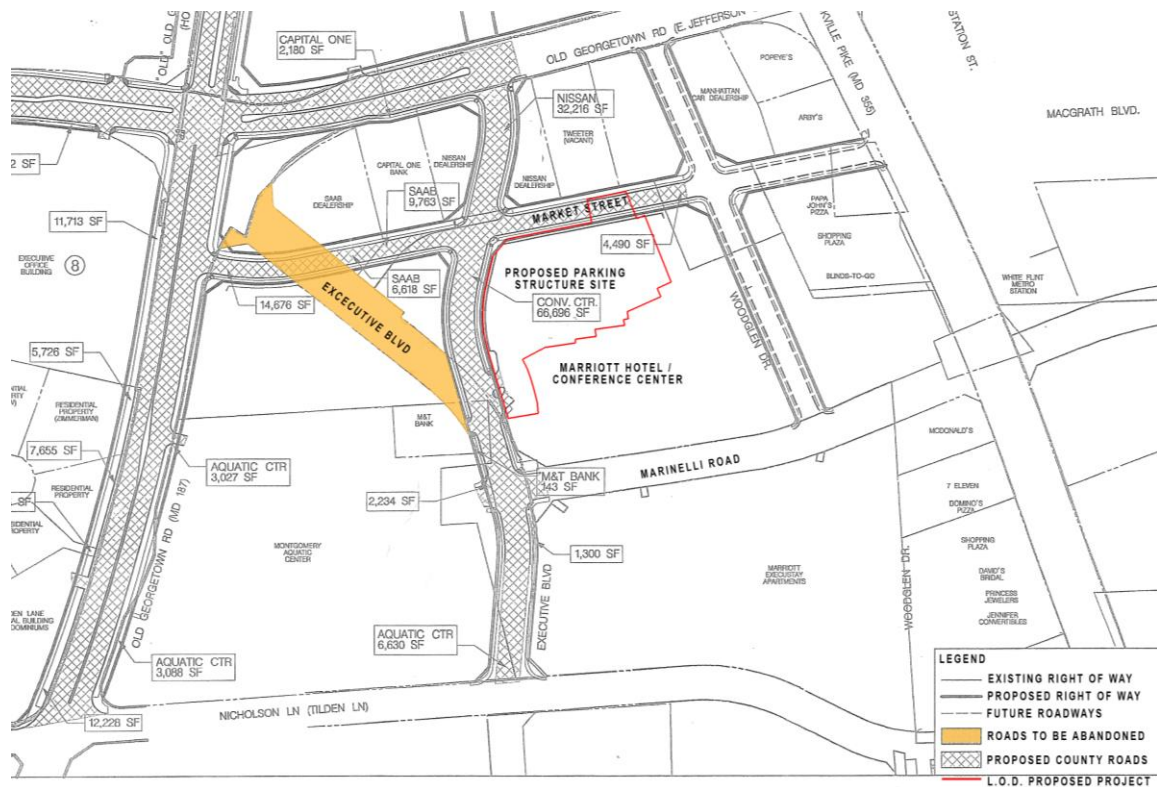


Figure 2: Proposed White Flint West Workaround Street Realignments

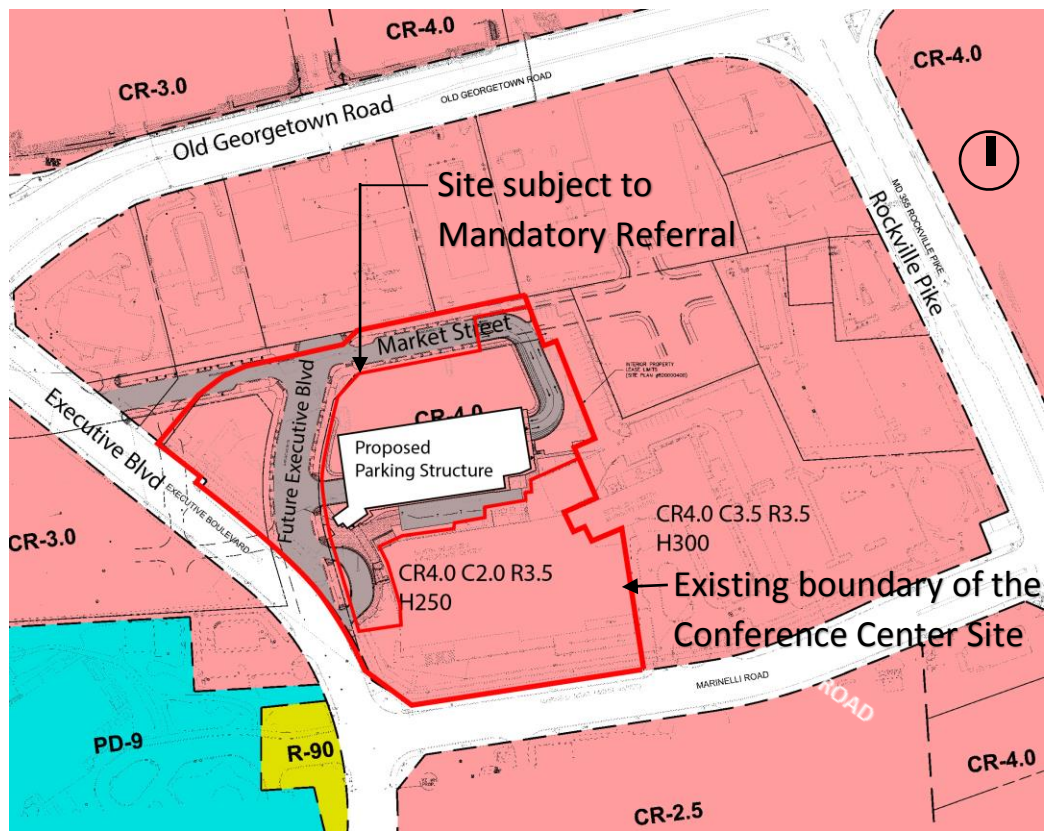


Figure 3: Zoning Map and Site Configuration

The 2.85-acre, relatively flat Site is zoned CR4.0 C2.0 R3.5 H250. It is currently improved with the approximately 40-foot tall Conference Center building and the associated 512-space parking lot. Both the Conference Center and the surface parking lot are currently accessed from two driveways on Executive Boulevard. The driveway for the Conference Center drop-off connects internally to the parking lot as well, and the other, located near the northern edge of the current site, connects directly to the parking lot. These access points will be reconfigured as part of the Executive Boulevard realignment and the proposed parking structure project.

Previous Approvals

On July 20, 2000, the Planning Board approved Preliminary Plan No. 120000870 for a Conference Center to allow up to 96,645 gross square feet of conference use and a hotel with 225 guest rooms in Phase I, and an additional 225 guest rooms (450 total) in Phase II.

On October 31, 2000, the Planning Board approved Site Plan No. 820000400 for 214,020 square feet for a hotel and conference center, including 225 hotel rooms.

On January 15, 2015, the Planning Board approved Site Plan Amendment No. 82000040D to delineate the hotel and its parking spaces as a separate property so that any modifications to the Conference Center and its parking lot will not impact the hotel site.

Proposal

The Applicant proposes a six-level, approximately 72 feet high parking structure with 650 spaces to replace the existing 512-space surface parking for the Bethesda North Conference Center. The current vehicular access/drop-off area for the Conference Center building has been redesigned to include a new second-level pedestrian connection from the proposed parking structure to the Conference Center lobby area on the second floor.

The proposed parking structure's footprint is approximately 36,000 square feet. It comprises a six-level double-threaded helix with sloping floors. Although designed primarily for conference center patrons, it will also be available for the public, and will operate 24 hours a day, 365 days a year. It will have two vehicular access points: one on the west side directly from Executive Boulevard; and the other on the north side from the end of the proposed new street B-10 (which will be constructed, between Old Georgetown Road on the west and a point just east of the Site as part of the White Flint West Workaround CIP project, concurrently with the parking structure). The entrance on Executive Boulevard will be a right-in right-out only; the one from the new street B-10 will be right-in left-out only until B-10 is extended east sometime in the future. Bicycle and pedestrian paths will provide access into the proposed garage at both entry points. A shared-use path will be provided along the Executive Boulevard frontage.

A public lawn will be located on the side of the parking structure as an interim use. This lawn area is intended to have a future expansion of the parking structure and a residential building that will wrap around the proposed parking structure and provide an active street wall along Executive

Boulevard and the new street B-10. In the meantime, the interim lawn area will be maintained and potentially programmed as a passive open space by the Conference Center management.



Figure 4: Proposed Site Plan

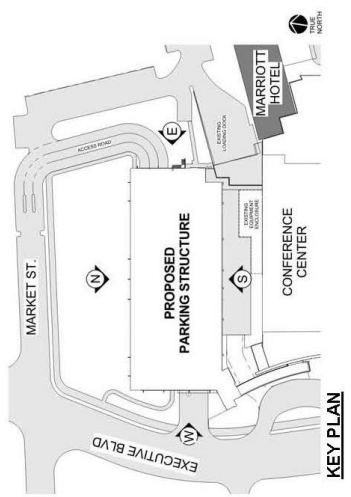
Category	Quantity	Botanical Name	Common Name	Size	Notes
Planting	100	Plant Name	Plant Name	12" dia.	1000
Planting	50	Plant Name	Plant Name	18" dia.	500
Planting	25	Plant Name	Plant Name	24" dia.	250
Planting	10	Plant Name	Plant Name	36" dia.	100
Planting	5	Plant Name	Plant Name	48" dia.	50
Planting	2	Plant Name	Plant Name	60" dia.	20
Planting	1	Plant Name	Plant Name	72" dia.	10
Planting	1	Plant Name	Plant Name	84" dia.	5
Planting	1	Plant Name	Plant Name	96" dia.	3
Planting	1	Plant Name	Plant Name	108" dia.	2
Planting	1	Plant Name	Plant Name	120" dia.	1
Planting	1	Plant Name	Plant Name	132" dia.	1
Planting	1	Plant Name	Plant Name	144" dia.	1
Planting	1	Plant Name	Plant Name	156" dia.	1
Planting	1	Plant Name	Plant Name	168" dia.	1
Planting	1	Plant Name	Plant Name	180" dia.	1
Planting	1	Plant Name	Plant Name	192" dia.	1
Planting	1	Plant Name	Plant Name	204" dia.	1
Planting	1	Plant Name	Plant Name	216" dia.	1
Planting	1	Plant Name	Plant Name	228" dia.	1
Planting	1	Plant Name	Plant Name	240" dia.	1
Planting	1	Plant Name	Plant Name	252" dia.	1
Planting	1	Plant Name	Plant Name	264" dia.	1
Planting	1	Plant Name	Plant Name	276" dia.	1
Planting	1	Plant Name	Plant Name	288" dia.	1
Planting	1	Plant Name	Plant Name	300" dia.	1
Planting	1	Plant Name	Plant Name	312" dia.	1
Planting	1	Plant Name	Plant Name	324" dia.	1
Planting	1	Plant Name	Plant Name	336" dia.	1
Planting	1	Plant Name	Plant Name	348" dia.	1
Planting	1	Plant Name	Plant Name	360" dia.	1
Planting	1	Plant Name	Plant Name	372" dia.	1
Planting	1	Plant Name	Plant Name	384" dia.	1
Planting	1	Plant Name	Plant Name	396" dia.	1
Planting	1	Plant Name	Plant Name	408" dia.	1
Planting	1	Plant Name	Plant Name	420" dia.	1
Planting	1	Plant Name	Plant Name	432" dia.	1
Planting	1	Plant Name	Plant Name	444" dia.	1
Planting	1	Plant Name	Plant Name	456" dia.	1
Planting	1	Plant Name	Plant Name	468" dia.	1
Planting	1	Plant Name	Plant Name	480" dia.	1
Planting	1	Plant Name	Plant Name	492" dia.	1
Planting	1	Plant Name	Plant Name	504" dia.	1
Planting	1	Plant Name	Plant Name	516" dia.	1
Planting	1	Plant Name	Plant Name	528" dia.	1
Planting	1	Plant Name	Plant Name	540" dia.	1
Planting	1	Plant Name	Plant Name	552" dia.	1
Planting	1	Plant Name	Plant Name	564" dia.	1
Planting	1	Plant Name	Plant Name	576" dia.	1
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Planting	1	Plant Name	Plant Name	600" dia.	1
Planting	1	Plant Name	Plant Name	612" dia.	1
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Planting	1	Plant Name	Plant Name	636" dia.	1
Planting	1	Plant Name	Plant Name	648" dia.	1
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Planting	1	Plant Name	Plant Name	672" dia.	1
Planting	1	Plant Name	Plant Name	684" dia.	1
Planting	1	Plant Name	Plant Name	696" dia.	1
Planting	1	Plant Name	Plant Name	708" dia.	1
Planting	1	Plant Name	Plant Name	720" dia.	1
Planting	1	Plant Name	Plant Name	732" dia.	1
Planting	1	Plant Name	Plant Name	744" dia.	1
Planting	1	Plant Name	Plant Name	756" dia.	1
Planting	1	Plant Name	Plant Name	768" dia.	1
Planting	1	Plant Name	Plant Name	780" dia.	1
Planting	1	Plant Name	Plant Name	792" dia.	1
Planting	1	Plant Name	Plant Name	804" dia.	1
Planting	1	Plant Name	Plant Name	816" dia.	1
Planting	1	Plant Name	Plant Name	828" dia.	1
Planting	1	Plant Name	Plant Name	840" dia.	1
Planting	1	Plant Name	Plant Name	852" dia.	1
Planting	1	Plant Name	Plant Name	864" dia.	1
Planting	1	Plant Name	Plant Name	876" dia.	1
Planting	1	Plant Name	Plant Name	888" dia.	1
Planting	1	Plant Name	Plant Name	900" dia.	1
Planting	1	Plant Name	Plant Name	912" dia.	1
Planting	1	Plant Name	Plant Name	924" dia.	1
Planting	1	Plant Name	Plant Name	936" dia.	1
Planting	1	Plant Name	Plant Name	948" dia.	1
Planting	1	Plant Name	Plant Name	960" dia.	1
Planting	1	Plant Name	Plant Name	972" dia.	1
Planting	1	Plant Name	Plant Name	984" dia.	1
Planting	1	Plant Name	Plant Name	996" dia.	1
Planting	1	Plant Name	Plant Name	1008" dia.	1



WEST ELEVATION: FACING EXECUTIVE BLVD.



EAST ELEVATION: FACING THE ACCESS ROAD

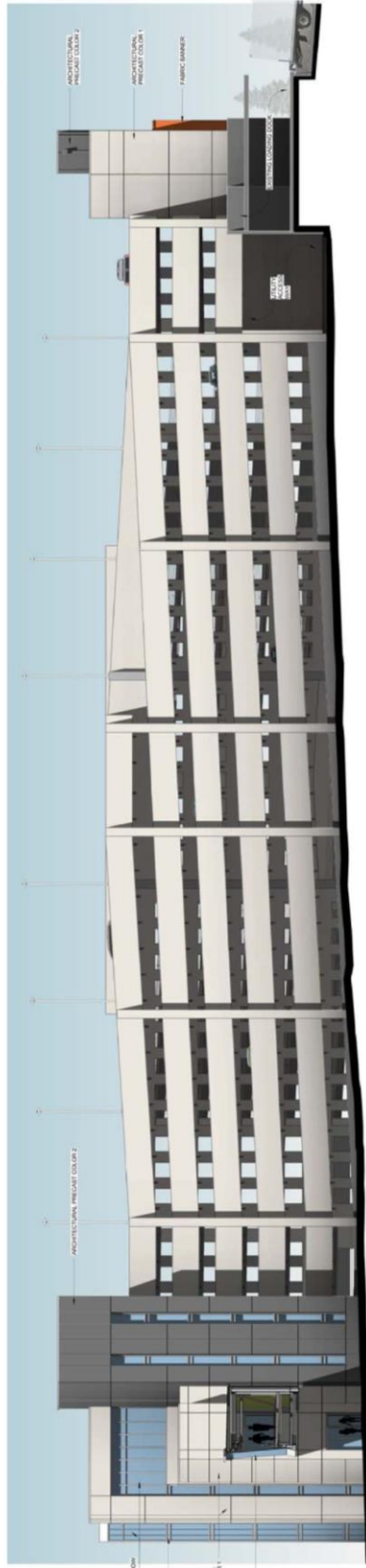


KEY PLAN

Figure 5: Parking Structure Elevations (East and West Elevations)



NORTH ELEVATION: FACING MARKET ST.



SOUTH ELEVATION: FACING BACK OF CONFERENCE CENTER

Figure 6: Parking Structure Elevations (North and South Elevations)



Figure 7: Proposed Conference Center with Parking Structure and conditioned pedestrian link (West Elevation)



Figure 8: Proposed Parking Structure (North Elevation)

Sustainable Design

The project proposes the following sustainability elements:

- Preferred parking spaces marked for low-emitting/fuel efficient vehicles, carpools, and motorcycle/scooters;
- Daylighting;
- Fluorescent light fixtures with motion sensor controls;
- Bicycle parking facilities as well as proximity to bike sharing stations and public transit;
- Collection of recyclables on-site;
- Provisions for future electric vehicle charging stations;
- Water-efficient landscaping with native/adapted plants;
- Construction material to include recycled and regionally-sourced contents;
- Low VOC coatings, paints, and sealants; and
- Pay-on-foot system to reduce vehicle idling.

Community Outreach

The Applicant held a public meeting with the White Flint Implementation Advisory Committee at the Montgomery County Planning Department's Auditorium in Silver Spring. Staff has not received any correspondence from the community regarding this application.

SECTION 3: ANALYSIS

Master Plan Conformance

The Conference Center property is located in the Metro West District in the 2012 *White Flint Sector Plan*. It is part of the Conference Center Block identified as Block 1 on page 28 of the Sector Plan. The Sector Plan states that the Conference Center and Hotel "surrounded by automobile sales and other commercial uses, is the main feature in this block." It recommends rezoning the block to encourage high-density, mixed-use development to achieve the goal of creating a vibrant, walkable, transit-oriented community in White Flint. It discusses the realignment of Executive Boulevard and other public roads, and recommends a new street (Market Street, B-10), and a "civic green to be located on the north side of Market Street" (Page 28). It also recommends "a complementary public use space on the south side of Market Street to anchor the civic green" (page 29). Map 14 on page 28 identifies the approximate location of the civic green and the complementary public use space, neither of which is located on the Site subject to this mandatory referral.

The proposal is consistent with the overall vision and the building height and density recommendations of the Sector Plan. It will provide adequate parking spaces to meet the varying needs of the Conference Center and other current and future developments in the area. The proposed garage helps achieve the vision of the Sector Plan by reducing the area of the Conference Center property dedicated to parking and creating an opportunity to wrap the garage with a mixed-use development, which will help activate the new street B-10 and add to the vibrancy of the street life in this part of the Sector Plan area.

Zoning Requirements

59.4.5.1.A Commercial Residential Zones in General

The proposed parking garage complies with the applicable development standards of CR4.0 C2.0 R3.5 H250 Zone as shown in Table 1 and Table 2 below:

Table 1: Development Standards CR4.0 C2.0 R3.5 H250 Zone

Development Standard Section 4.5.3	Required/ Permitted	Proposed
4.5.3.C.3 Accessory Structure Setbacks (min)		
Front setback	0	+/- 25'
Side setback (B-10)	0	+/- 100'
Side setback	0	+/- 55'
Rear setback	0	+/- 80'
4.5.3.4.C.4 Height (max)	250'	72'
4.5.3.C.5 Transparency, for Walls Facing a Street or Open Space*		
Ground story, front (min)	40%	71.87%
Ground story, side/rear (min)	25%	68.96%
Upper story (min)	20%	67%
Blank wall, front (max)	35	34.5'
Blank wall, side/rear (max)	35'	20'

* Although the Zoning Ordinance defines transparency as “Percentage of windows and doors on an exterior wall of a building” the openings in the exterior walls of the proposed garage serve the same purpose of avoiding large expanses of blank walls. In addition, the north and west facades are not meant to be exposed permanently; they are intended to be wrapped around in the future with a residential building with a street wall facing Executive Boulevard and the new street B-10.

59.6.2. Parking, Queuing, and Loading

The proposed garage will replace the current 512 spaces with 650 parking spaces.

Table 2: Parking Standards

Parking Requirement	Metric	Program	Existing	Permitted/ Required	Proposed
6.2.3.C Motorcycle/Scooter Parking	2% of total vehicular spaces, up to 10	650		10	10
6.2.3.D Car-Share Spaces	1/50-149 vehicular spaces, and 1/100 thereafter	650		6	6

Parking Requirement	Metric	Program	Existing	Permitted/ Required	Proposed
6.2.3.E Space ready to be converted to Charge Electric Vehicles	1/100 vehicular spaces	650		7	7
6.2.4.B Conference Center – Baseline Minimum	2.5/1,000 SF	110,000 SF ¹	512	275	650
6.2.4.C Bicycle Parking	1 per 10,000 SF	110,000 SF ¹	5	11	38

¹ Conference Center square footage

59.6.2.9.D Structured Parking Requirements

1. *A structured parking garage must have a living green wall or public artwork along 50% of the ground floor of any garage wall facing a right-of-way, residential property, or open space.*

The proposed parking structure does not include a living wall or public art at the ground level. Therefore, staff recommends that the Applicant include artwork, or incorporate green-wall treatment, to enhance the appearance of the B-10 and Executive Boulevard facades until future development on the interim open space occurs.

2. *The roof illumination of a structured parking garage must satisfy Section 6.4.4, General Outdoor Lighting Requirements, except:*
 - a. *Any lighting fixture located within 30 feet of the deck perimeter must be 15 feet or less in height; and*
 - b. *Any fixture located elsewhere on the deck must be 30 feet or less in height.*

The proposed exterior lighting meets the requirements of Section 6.4.4 as all lighting fixtures on the roof are located more than 30 feet from the deck perimeter and are less than 30 feet in height. The submitted photometric plan shows the level of illumination along the roof perimeter at a maximum of 2.1 foot-candles.

Neighborhood Compatibility

The proposed parking structure consists of a precast concrete system that is the primary structural support. The facades have horizontal and vertical concrete panels intended to create the appearance of a structure less than 6-stories tall. While the building's proposed 72-foot height is taller than the existing 42-foot tall Conference Center, it will be compatible with the existing and future developments surrounding the Site. The surrounding area is zoned for mixed-use buildings with maximum permitted building heights ranging from 70 to 300 feet. The recently approved Gables project across Executive Boulevard will be approximately 70 feet high. To the north, the Pike & Rose development has a variety of building heights ranging from two stories to more than 10 stories.

The proposed streetscape and plantings will enhance the Site's visual character and blend with the surrounding existing and future streetscape improvements. On-site landscaping includes planting and canopy cover in the interim open space on the north side, which has a large lawn area for gathering and passive recreation. Light poles on the roof will be set back 45 feet from the perimeter, which will prevent light from spilling over the building's edge onto the pedestrian and landscaped areas below.

Circulation and Accessibility

Vehicular Access Points

The vehicular access points along Executive Boulevard are offset with the Gables White Flint access point on the other side of the street due to design constraints. In a letter dated February 23, 2016, MCDOT agreed to the proposed access and circulation design along Executive Boulevard, provided either the CIP Project No. 501116-1, White Flint West Workaround, or the Gables White Flint project builds "a short trapezoidal-shaped island within the proposed left turn storage lane" on Executive Boulevard to reduce potential traffic circulation conflicts at the planned entrance/exit location for the Conference Center. Left-turn exits from the parking structure onto Executive Boulevard will be precluded; Staff recommends the Applicant install signs in the garage to inform the drivers of this restriction (Comment No. 5).

Sector Plan Roadways and Bikeways

In accordance with the 2010 *White Flint Sector Plan* and 2005 *Countywide Bikeways Functional Master Plan*, the sector-planned roadways and bikeways are listed below.

1. Realigned Executive Boulevard is designated as a four-lane business district street, B-15, with an 80-foot wide right-of-way with sidewalks and tree panels. Facility planning for the White Flint District West Workaround project indicates that the right-of-way for the realigned Executive Boulevard will be 89-feet wide including 10-foot wide shared-use paths on both sides.
2. The master-planned Market Street (B-10) is designated as an east-west two-lane business district street, with a 70-foot wide right-of-way and a 10-foot wide shared-use path, LB-3, on the north side, with sidewalk/tree panel on the south side. The Sector Plan also recommends a 22-foot wide promenade on the north side.

In January 2011, White Flint was designated as the State's first bicycle-pedestrian Priority Area. In addition, Executive Boulevard is part of the Recreation Loop shown in Map 49, page 59 of the Sector Plan. Given the potential conflicts between bicyclists and pedestrians on Executive Boulevard and the vehicles entering/exiting the proposed garage, Staff is recommending special paving treatment for the shared use path crossing the project's driveways on Executive Boulevard (Comment No. 6).

Available Transit Service

The following bus routes currently operate along the site's adjacent roadways:

1. Ride On route 81 operates along Executive Boulevard's current alignment that runs through the site.
2. Ride On routes 5 and 26 operate along nearby Old Georgetown Road with a bus stop at the intersection of Executive Boulevard's current alignment and Old Georgetown Road.
3. Ride On route 5, 26, 46 and Metrobus route J-5 operate along nearby Rockville Pike (MD 355).

The Site is a third of a mile from the White Flint Metrorail Station. The 2013 *Countywide Transit Corridors Functional Master Plan* for the Bus Rapid Transit (BRT) recommends the following:

1. Corridor No. 4, MD 355 South, along Rockville Pike (MD 355) with a BRT station near the White Flint Metrorail Station.
2. Corridor No. 6, North Bethesda Transitway, along Old Georgetown Road (MD 187) with a recommended BRT station near Executive Boulevard/Towne Road.

Transportation Adequate Public Facilities (APF) Review

The 650 spaces in the proposed garage will replace the existing 512 parking spaces in the existing surface parking lot. Since the size of the Conference Center served by the new garage will not change, no transportation APF determination is required.

Environment

Staff approved a Natural Resource Inventory and Forest Stand Delineation (NRI/FSD) on September 1, 2015. The majority of the Site is relatively flat. There are no 100-year floodplains, stream buffers, wetlands, other environmentally sensitive features, or known occurrences of rare, threatened, and endangered species. While several significant/specimen trees are present, no forest exists on-site. Hedge rows provide screening between neighboring properties. The significant and specimen size trees within the site are identified on the NRI/FSD. The proposed project is in conformance with the *Environmental Guidelines*.

Chapter 22A Compliance

The project has received a Forest Conservation Exemption (Plan No. 42016100E) under Section 22A-5(t) of the Forest Conservation Law since the Site is a previously developed site and does not impact more than 5,000 square feet of forested area, does not impact a stream buffer, does not require subdivision, and does not increase the developed area by more than 50%. A tree save plan approved by M-NCPPC indicates the necessary protective measures for the existing trees on or adjacent to the site. With the exemption, the project is in compliance with Chapter 22A.

Stormwater Management

The Montgomery County Department of Permitting Services approved a stormwater management (SWM) Concept Plan on February 17, 2016. The SWM concept plan is designed to provide on-site control and treatment of stormwater runoff utilizing underground quantity control structures, and other Environmental Site Design (ESD) measures, including micro-bio retention, and landscape infiltration.

Conclusion

Based on the analysis contained in this report, Staff recommends approval to transmit comments listed at the front of this report to the Montgomery County Office of the County Executive.

ATTACHMENTS

1. MCDOT letter dated 2/23/16
2. Combined Stormwater Management Letter dated 2/17/16



Isiah Leggett
County Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdiah
Director

February 23, 2016

Mr. Nkosi Yearwood, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120150010
Gables White Flint

AMENDMENT LETTER

Nkosi
Dear Mr. Yearwood:

We are writing to provide additional information and amend several of the comments contained in our December 4, 2014 letter for this preliminary plan. Unless noted below, all other comments of the December 4, 2014 letter remain applicable.

1. Design Exception 2: Retaining walls and steps in the right-of-way

In our response to the applicants' request to "... place a retaining wall and steps in the triangular right-of-way along Market Street given the steep grades at the intersection of Market Street and proposed private Street 'A,'" we supported approval of the request conditioned on the applicants executing and recording a Maintenance and Liability Agreement for those improvements. This document was intended to be processed by Executive Branch staff at the permit stage.

We have since been advised by the County Attorney's Office that Maintenance and Liability Agreements are only appropriate for temporary, removable obstructions or occupations of the public rights-of-way.

For permanent obstructions (such as retaining walls and steps) in those locations (so long as the area to be occupied by those facilities remains public right-of-way) the Applicants will need to enter into a Franchise Agreement with the County Council (per Article 2 in Chapter 49 of the County Code) before those improvements may be permitted.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Nkosi Yearwood
Preliminary Plan No. 120150010
Gables White Flint
February 23, 2016
Page 2

2. Street B Entrance Offset

In our response to the applicants' Design Exception request for ". . . a reduction to the 100 foot tangent spacing between Street B and the existing divided driveway apron on the opposite side of proposed Grand Park Avenue," we supported approval of the entrance location of Private Street B conditioned on relocation of the opposite side [Conference Center exit] driveway to align with Private Street B.

We also noted that "*The applicant must coordinate this conditional approval with the Department of Economic Development's parking structure project. . . At the permit stage, if it has been determined that aligning these driveways is not feasible, the entrance for Private Street B must be designed and constructed with channelized right-in/right-out only movements (left turns in and out of the site must be physically precluded).*"

Subsequently, we received a November 16, 2015 letter from Mr. Daniel McKelvey, Associate Principal of Ayers Gross Saint, the architects for the Conference Center Parking Structure project. Mr. McKelvey's letter concluded that it would not be feasible to move the Conference Center's entrance to align with the approved location of proposed Private Street B.

Further discussions with staff in our Divisions of Traffic Engineering & Operations and Transportation Engineering lead to a reconsideration (and modification) of the access restrictions requirement. We are now willing to allow northbound left turn movements into the site, provided the applicant is responsible for constructing a short trapezoidal-shaped channelization island within the proposed left turn storage lane. This trapezoidal-shaped island would need to be designed to simultaneously allow southbound left turn movements into the driveway for the Conference Center garage. (Left turn exits will still be precluded.) The civil engineer for the Gables project will be responsible for designing and obtaining approval of the plans (from the Division of Traffic Engineering & Operations) for this island. If the design approvals and payment are received in time, construction of the island and the driveway(s) could be included in the Grand Park Avenue-Executive Boulevard Extended CIP project at the applicants' expense. If that timing is infeasible, construction of the island would need to be included in the Department of Permitting Services' right-of-way construction permit for the Gables development.

Mr. Nkosi Yearwood
Preliminary Plan No. 120150010
Gables White Flint
February 23, 2016
Page 3

Thank you for your cooperation and assistance. If you have any questions regarding this letter, please contact Ms. Rebecca Torma-Kim, our Senior Planning Specialist (who is now handling project reviews in the White Flint area) or at Rebecca.torma-kim@montgomerycountymd.gov at 240-777-7170.

Sincerely,



Gregory M. Leck, Manager
Development Review
Office of Transportation Planning

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 17, 2016

Mr. Mike Wychulis, P.E.
A. Morton Thomas & Associates, Inc.
800 King Farm Blvd., 4th Floor
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for North Bethesda Conference Center
Parking Structure
SM File #: 280335
Tract Size/Zone: 11.79 Ac./CR-4.0
Total Concept Area: 2.98 Ac.
Lots/Block: 2
Parcel(s): N628
Watershed: Cabin John Creek

Dear Mr. Wychulis:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP via micro-bioretenion. Due to site constraints full stormwater treatment is not possible so a waiver is granted.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. During the design stage try to provide additional ESD treatment as possible.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the final stormwater management design plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless

Mr. Mike Wychulis, P.E.
February 17, 2016
Page 2 of 2

specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: CN280335 North Bethesda Conference Center.DWK

cc: C. Conlon
SM File # 280335

ESD Acres:	0.77
STRUCTURAL Acres:	0.00
WAIVED Acres:	2.95