



Pooks Hill Marriott Hotel Site Plan Amendment No. 81982098B

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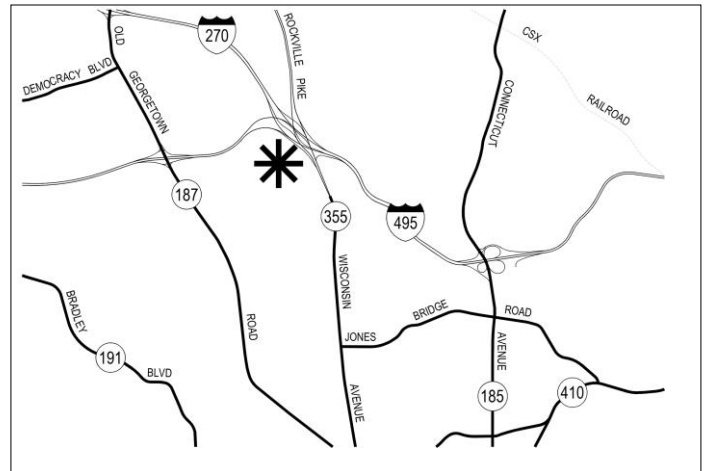
CH Elza Hisel-McCoy, Supervisor, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

PAK Robert Kronenberg, Chief, Area 1, Robert.Kronenberg@montgomeryplanning.org, 301-495-2187

Staff Report Date: 7/1/16

Description

- Consent Site Plan Amendment to modify a development condition of approved under Site Plan 81982098B and to modify existing parking lot configuration.
- Location: 5151 Pooks Hill Road, 1,200 feet west of its intersection with Rockville Pike (MD 355);
- 11.9 acres zoned CR 1.0, C-10, R-0.75, H-160 in the Bethesda Chevy Chase Master Plan 1990;
- Applicant: Bethesda Hotel Acquisition, LP;
- Filing Date: December 7, 2015;
- Review Basis: Section 59-D-3.7 of 2004 Zoning Ordinance.



Summary

- The Amendment proposes to modify the existing parking lot configuration and reduce the parking requirements to reflect the 2014 Zoning Ordinance, as well as amend a development condition for outdoor lighting.
- This Application is being reviewed under the R-H Zone development standards in effect on October 29, 2014 as permitted under Section 59.7.7.1.B.3 of the Zoning Ordinance.
- Staff received no correspondence regarding this Amendment.
- Staff recommends approval of the consent Site Plan Amendment.

RECOMMENDATION

Staff recommends approval of Site Plan Amendment No. 81982098B, Pooks Hill Marriott, to modify the existing parking lot configuration to reflect the specifications of the current Zoning Ordinance approved on October 30, 2014, to update the approved landscape and lighting plans to reflect existing conditions and to replace Development Condition #1 of Site Plan 819820980. The following conditions supersede all conditions of approval for Site Plan 819820980:

1. Parking lot lighting levels shall conform to the lighting plan included in the Certified Site Plan.
2. Prior to approval of the Certified Site Plan, the Applicant must revise the landscape plan to clarify specifications, notes and details and to accurately show existing landscaping and location of parking lot light poles. The existing landscape plan must include a complete landscape inventory and replacement plantings that will provide a comparable level of plantings as previously approved under Site Plan No. 819820980. If additional replacement plantings are needed beyond what is shown on the landscape plan, the ultimate locations and species may be adjusted subject to final approval by M-NCPPC staff.
3. All site development elements shown on the latest electronic version of Pooks Hill Marriott Site Plan No. 81982098B, submitted via ePlans to the M-NCPPC as of the date of the Staff Report are required.

SITE DESCRIPTION

Site Vicinity

The subject site (Subject Site or Site) is located at 5151 Pooks Hill Road in North Bethesda, west of Rockville Pike. The Site is recorded as one lot, Parcel K, in the county land records and comprises a gross tract area of 19.38 acres. In 2006, the Site was subject to a condominium regimen that created two land condominium units, the Development Parcel Unit (“DPU”) and the Hotel Unit (“Hotel Unit”). The Property has frontage on Pooks Hill Road with two access points for onsite circulation. This amendment covers only the Hotel Unit and contains 11.92 acres of the 19.38-acre site. The surrounding area contains a mix of mid-rise and high rise residential buildings in the R-10, R-30 and R-H zones. Further south along Pooks Hill Road, the properties are developed with one-family detached residential units in the R-60 Zone.



Figure 1-Vicinity Map

Site Analysis

The Hotel Unit is currently developed as the Bethesda Marriott, a 15-story Hotel and Conference Center with 470 surface parking spaces. Landscaping and lighting are found throughout the existing parking lot and along edges of the property. The site is located within the Rock Creek watershed which is classified as a Use I¹ watershed. The property contains environmentally sensitive features including, forest areas, stream buffers, steep slopes, highly erodible soils and specimen trees. There are no known records of rare, endangered, or threatened species on or near the site.



Figure 2 Aerial View (Hotel Unit outlined in Blue)

¹ Use I:

WATER CONTACT RECREATION & PROTECTION OF AQUATIC LIFE

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply and industrial water supply.



Figure 3-Existing Hotel Site, View from Pooks Hill Road (looking north)

PROJECT DESCRIPTION

Previous Approvals

Record Plat

The Site was recorded as Parcel K (Plat book 102, Plat No #115-32) in the county Land records on April 19, 1977. Parcel K contained 17.91 acres in the H-M Zone.

Site Plans

On November 11, 1976, the Planning Board approved a Site Plan for the construction of a hotel tower 15 floors high with 248 guest rooms, a low-rise motel unit with 53 guest rooms, a 220-seat restaurant, a convention and conference center, and various recreational facilities. A parking facility for 515 cars with two access points along Pooks Hill Road was also approved. Research of the files and subsequent site plan approvals for Parcel K property did not yield the case number for this initial site plan.

On January 6, 1978, the Planning Board approved Site Plan 819770490, to increase the size of the existing onsite restaurant, incorporate additional on-site parking and add a new access point along Pooks Hill Road. No conditions of approval were included in the Board's approval.

On November 2, 1978, the Planning Board approved Site Plan 819780420 for addition of a three-story wing to the existing hotel and a reduction in parking spaces.

On February 15, 1983, the Planning Board approved Site Plan 819820980 to add a second wing to the hotel and to increase the number of parking spaces.

On August 28, 2009, Site Plan Amendment 81982098A was filed to modify the parking layout, reconfigure pedestrian walkways, modify landscape and lighting, modify green area requirements, add parking pay boxes, and add a stormwater management facility. On July 1, 2013, The Planning Department sent a letter to the Applicant noting that the Amendment was being withdrawn due to the Applicant's failure to address issues identified by staff in the review of the Amendment.

Sketch Plan

On July 30, 2015, the Planning Board approved Sketch Plan 320150060 for construction of a two multi-family residential buildings on the DPU of up to 549,755 square feet of residential development for up to 650 units, including 15% MPDUs.

Zoning History

The Montgomery County Council approved Countywide District Map Amendment (G-956) on July 15, 2014, and it became effective on October 30, 2014. Under G-956, the Property was rezoned from H-M (Hotel-Motel) to Commercial Residential (CR-1.0 C-1.0 R-0.75 H-160). The existing hotel structure and associated site design are deemed conforming under Section 59-7.7.1. A.1 of the Zoning Ordinance and thus are not required to comply with the current CR zoning on the Site.

Proposal

The Site Plan Amendment proposes to:

- Regrade the existing ADA parking spaces to meet current ADA requirements;
- Restripe standard size parking spaces to create approximately 135 compact parking spaces;
- Add approximately 58 valet parking spaces and overnight parking for up to 9 tour buses;
- Modify and update the 1982 approved landscape plan; and
- Amend Development Condition #1 of Site Plan 819820980 for parking lot lighting to be in compliance with current outdoor lighting standards.

As approved under Site Plan No. 819820980, Development Condition #1 read as follows:

1. The provisions for security of the parking lot as outlined in the letter from Mr. Trulio dated January 31, 1983 shall be rigidly enforced at all times.

A copy of the letter from Mr. Trulio is included with Attachment A. In his letter, Mr. Trulio, a Marriott employee, stated that parking lot lighting levels were increased to twice the standard level recommended by the Illuminating Engineering Society and in excess of code requirements to ensure continued parking lot security for Marriott visitors and employees. The approved lighting standards are in excess by today's standards and this amendment seeks to bring them into conformance with current standards.

ANALYSIS AND FINDINGS

Section 7.7.1.B.3.a. of the Zoning Ordinance allows for an Applicant to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment: (i) does not increase the approved density or building height unless allowed under Section 7.7.1.C; and (ii) either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the Amendment or the permit is submitted and (iii) does not increase the tract area. This Application complies with this section. Accordingly, the Applicant seeks to amend the Site Plan approval under the standards of Section 59-C-4.38 of the Zoning Ordinance in effect on October 29, 2014.

Section 7.7.1.B.3.b. of the Zoning Ordinance, allows an Applicant to apply to amend a site plan approved before October 30, 2014, in a manner that satisfies the parking requirements contained in Sections 6.2.3 and Section 6.2.4 of the Zoning Ordinance that went into effect on October 30, 2014. The Amendment seeks to reduce the number of parking spaces from 470 to 460 spaces, restripe the number of standard parking spaces into smaller compact -spaces and bring existing parking spaces into compliance with ADA standards. The 460 parking spaces proposed by this amendment will continue to fall within the recommended baseline of 173 to 594 parking spaces required for a hotel. This Amendment complies with Section 6.23 of the 2014 Zoning Ordinance as it creates designated areas for car sharing and electric vehicle charging areas. The proposed modification does not alter the intent of the original Site Plan No. 819820980 approved by the Planning Board, and will not generate any new vehicular trips.

The Amendment proposes to modify Site Plan (819820980) Development Condition #1 to bring the existing parking lot lighting standards into compliance with the current code. The proposed Amendment to adjust the lighting levels will have no impact on the approved density or height of the building. The proposed lighting levels are acceptable under current standards and will not alter the intent or objectives of the approved Site Plan. This Amendment will allow the Applicant to install more efficient lighting while significantly reducing on site glare and eliminating illumination spillover on adjacent residential properties.

Environmental Guidelines and Forest Conservation

This amendment is subject to the Forest Conservation Law; however, the proposed activity qualifies for a Forest Conservation Exemption under Section 22A-5(t) as a modification to an existing non-residential developed property. An exemption # [42016069E](#) was approved on November 6, 2015, for this amendment. This amendment qualifies for an exemption based on the following reasons:

- (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued;
- (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan;
- (3) the modification does not require approval of a preliminary plan of subdivision; and
- (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

The minor changes proposed by the landscape plan will have a negligible impact on environmental resources of the site, as the work is not subject to a forest conservation plan. At this time, staff is not recommending Category 1 Easements or full compliance with the Environmental Guidelines over the forest areas or the stream valley buffer. However, Staff notes that the property is associated with Sketch Plan Amendment No. 320150060 and Site Plan No. [820160080](#) for residential development. Forest protection and Environmental Guidelines for the entire site will be addressed during review of the site plan for the residential development

COMMUNITY OUTREACH

The Applicant has met all signage, noticing, and submission meeting requirements. The Applicant posted a sign regarding the Site Plan Amendment on October 15, 2015. A notice about the Amendment was originally sent on December 14, 2015. A second notice to include the modified landscape and lighting plan was mailed on May 25, 2016. Staff has not received any correspondence on this Amendment.

CONCLUSION

The proposed Amendment is consistent with Section 59-D-3.7 for Plan Amendments. The Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in its review of the originally approved Site Plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved 819820980, remain in full force and effect, as modified by this Amendment. Staff recommends approval of Site Plan Amendment 81982098B.

APPENDIX

- A. Site Plan Opinion 819820980



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Date: February 15, 1983

Site Plan Review # 8-82098Project Marriott Pooks Hill Hotel

On December 13, 1982, Marriott Corporation submitted an application for the approval of a site plan for property in the HM zone. The application was designated Site Plan Review # 8-82098.

On February 3, 1983, Site Plan Review # 8-82098 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 presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review # 8-82098 subject to the following conditions:

1. The provisions for security of the parking lot as outlined in the letter from Mr. Trulio dated January 31, 1983, shall be rigidly enforced at all times.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20810-9700

January 31, 1983

MEMORANDUM

TO: Montgomery County Planning Board
FROM: Staff, Urban Design Division
SUBJECT: Site Plan Review #8-82098

Addition to Bethesda Marriott,
HM Zone, Pooks Hill Road,
North Bethesda

On January 20, 1983, the Board denied the site plan for an addition to the Marriott Pooks Hill Hotel, based primarily upon a finding that the proposed surface parking lot would not be safe, adequate, and efficient.

On January 27, 1983, the Board adopted a motion to reconsider the site plan at the request of Mr. Trulio in a letter dated January 21, 1983 (attached) and to schedule the matter on the Board's agenda of February 3, 1983, provided that the applicant submit supporting documents in time for staff review. At the time of writing, staff has not received any submission from the applicant.

DA:nlw

Attachment

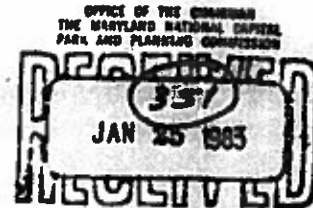
Marriott
corporation
INTERNATIONAL
HEADQUARTERS

Marriott Drive
Washington, D.C. 20058

801/897-8000
TELEX: 8887
MARCORP BMOA

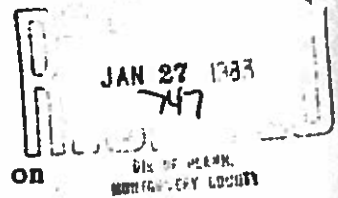
January 21, 1983

The Maryland National Capital Park
and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20907
Attn: Mr. Norman L. Christeller, Chairman



RE: Bethesda Marriott Hotel Division, HM Zone
Pooks Hill Road
North Bethesda
Site Plan Review #8-8298

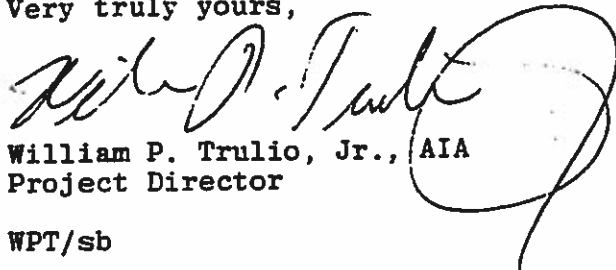
SILVER SPRING, MD
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Dear Sir,

The presentation of the above project to the Commission on January 20, 1983, did not adequately address the safety and security measures to be effected by the Marriott Corporation in the proposed parking area. We wish to rectify this deficiency to the Commission. To this end we request that the Commission reconsider its action at the earliest possible date, with all facts in hand.

Very truly yours,


William P. Trulio, Jr., AIA
Project Director

WPT/sb

Marriott
Corporation
INTERNATIONAL
HEADQUARTERS

Marriott Drive
Washington, D.C. 20056

301.897-9000
TELEX 8887
MARICORP ENDA

January 31, 1983

The Maryland National Capital Park
and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20907
Attn: Mr. Norman L. Christeller
Chairman



RE: Bethesda Marriott Hotel Division
HM Zone
Pooks Hill Road
North Bethesda
Site Plan Review #8-8298

Dear Sir,

In response to your request for additional data relative to the above, we provide the following.

The County minimum requirement for parking, including the proposed addition, is 324 cars. Currently the property (by actual count) parks 533 cars. The proposed new parking area will provide a net increase of 100 car spaces, for a total of 633, almost twice the required spaces. Marriott Operations feels that the parking increase will provide sufficient facilities to alleviate current problems, except on rare occasions. We do not believe, nor does the code indicate, that the "church" should be sized to accommodate the Easter Sunday congregation. Such a basis would lead to large areas of unused paving while diminishing green space. When a gross overloading of on-site parking is anticipated, patrons will be bused to adjacent less heavily used facilities.

We have examined the site for new parking areas as well as considering on-grade and structured parking. The north corner of the site adjacent to the tennis courts could provide some close in parking but is, however, dedicated to a highway slope easement and not available for use. New parking is therefore proposed to the southwest of the existing parking and as close in as practical, given the number of spaces to be added, the steepness of the terrain, and our desire to maintain a maximum of green area.

Structured parking was considered to reduce the distance of the further most spaces from the building. However, it was determined

to be economically unfeasible. The cost per car space is \$5,000 as opposed to \$1,000 per car for on-grade parking. It was also rejected because:

1. To provide adequate illumination for safe utilization requires much higher illumination levels, and is consequently less energy efficient than on-grade parking.
2. It provides, by virtue of columns and stairs, places for concealment which grade parking does not.
3. Ramps and stairs are an additional significant hazard for personnel or patrons all year round but particularly in winter.
4. We have experienced a higher degree of security related incidents in our installation with structured parking than on-grade.

Marriott has an excellent security management program which consistently maintains a safe guest and employee environment. The effectiveness of this program is exemplified by the fact that no crimes against persons (i.e. rape, robbery, assault, or disturbances) occurred on the Bethesda Marriott parking lot in 1982.

Currently Bethesda Marriott Hotel provides around-the-clock security. In 1982, two security officers were provided for day-time coverage and three for evening coverage. In 1983, coverage has already been extended to include two security officers in the day-time and four for the evening coverage.

To accommodate security needs for the proposed expansion:

1. Marriott will increase security coverage with patrol of the additional outside parking area. Total patrol coverage would include two day-time officers and five evening officers.

One of the evening officers will be assigned the primary task of providing security for the proposed parking area and will be physically present during all critical load times.

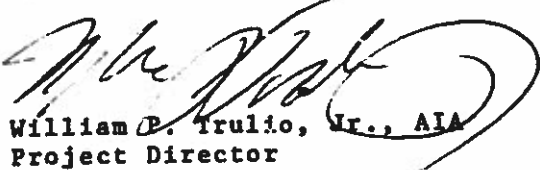
2. Marriott will increase the parking lot lighting level to twice the standard recommended by the Illuminating Engineering Society and in excess of current code requirements.
3. Marriott will install gates at the remote entrances of the parking lot in order to provide additional control during certain hours of operation.

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January 31, 1983

4. Marriott will clear the surrounding underbrush and will leave only selected trees in the vicinity of the additional parking area. This will provide visibility and at the same time maintain the natural beauty of the site.
5. It is current Marriott policy to have employees leave the building at night in groups, single persons are provided a security escort upon request. This policy will remain in force.

The safety and security of guests and employees is a high priority for Marriott Hotels and will continue to receive top management's involvement.

Very truly yours,



William P. Trulio, Jr., AIA
Project Director

WPT/sb

cc: George Washko
Bob Sanders