

External vehicular access is derived from Old Georgetown Road via proposed Citadel Avenue, a public 70-foot right-of-way and Park Avenue, a private road accessed from Nebel Street. A surface parking lot for the retail component is located directly to the north of the proposed building with access from Citadel Avenue and Park Avenue. A separate right-in only access is also provided into the parking lot to defer stacking of vehicles on Citadel Avenue near the intersection with Old Georgetown Road. The entrance to the 3-level parking garage is approximately twenty feet south of the access from Park Avenue to the parking lot. The subsurface garage accommodates approximately 600 parking spaces for both the residents and the retail use. Two separate loading areas are also provided into the southeast side of the building for the residential and retail component.

Parking Waiver

The Applicant is requesting a waiver to reduce the total number of parking spaces for the retail component by 36 spaces. Staff is supportive of the waiver request based on the objective of the zoning and proximity to the Metro.

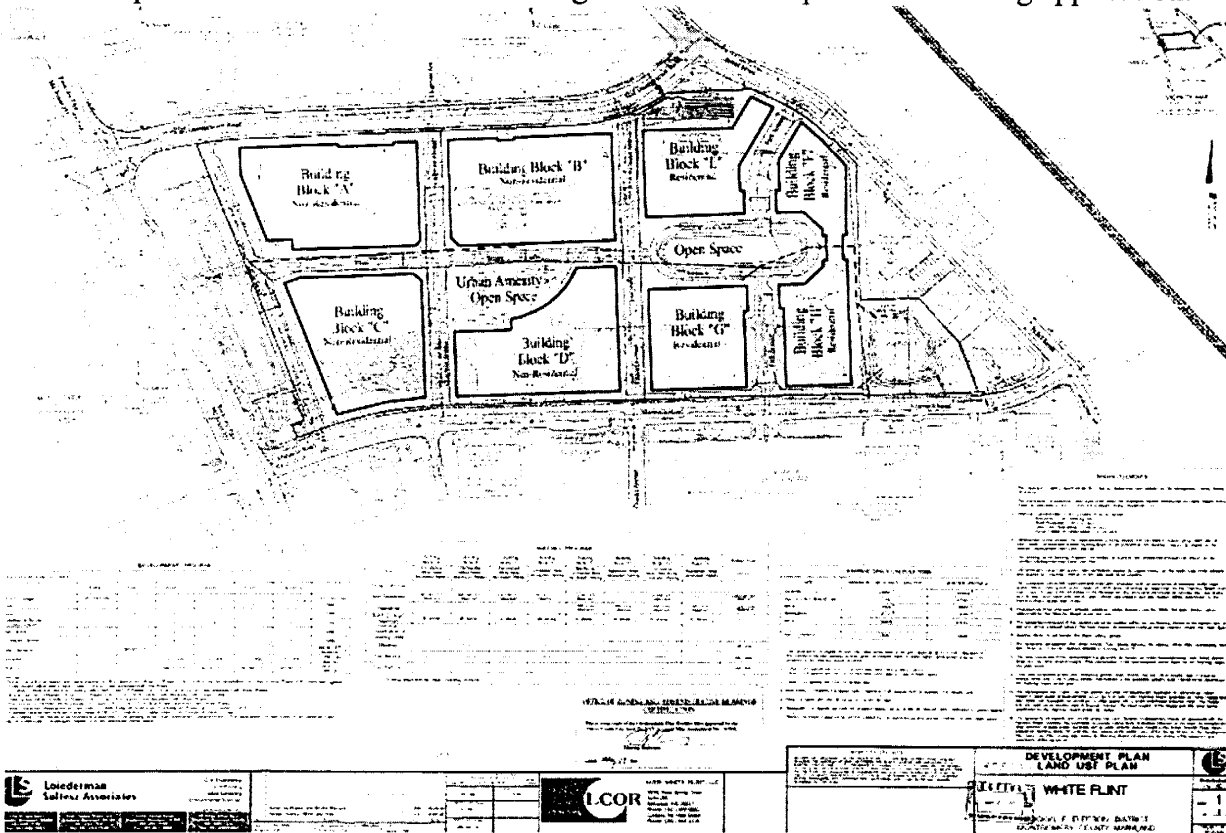
Open Space

The open space is comprised of the required 10 percent public use space located in the southwest corner of Lot E in the form of a public plaza that begins to frame the community green area for Main Street. The plaza contains specialty paving, landscape planters and seating areas. The TS-M Zone requires an additional 25 percent of the open space requirement applicable to active and passive recreation facilities. The proposed recreation facilities that are credited toward the open space requirement include the tot lot, open play area and indoor swimming pool. All facilities are located within the building.

PROJECT DESCRIPTION: Prior Approvals

Zoning/Development Plan

The entire 30.99-acre property was reclassified from the R-90 Zone to the TS-M Zone by Zoning Map Amendment G-801 as described in Resolution No. 15-151 and adopted on April 29, 2003. A Development Plan with numerous binding elements accompanied the zoning application.



View of Approved Development Plan G-801

Pre-Preliminary Plan

Pre-Preliminary Plan 7-04001 was approved on October 16, 2003. During the hearing the applicant specifically requested a decision by the Planning Board on the adequacy of public school facilities for the proposed subdivision under the Ceiling Element for the FY 2004 Annual Growth Policy (July 2003), and the adequacy of road and public transportation facilities of the proposed subdivision under the Alternative Review Procedures for Metro Station Policy Areas in the FY 2002 Annual Growth Policy.

Preliminary Plan

Preliminary Plan 1-04049 was approved on March 22, 2004 and is limited to 9 lots, 2 parcels with 1,350 multi-family residential units including 169 MPDUs, 1,148,000 square feet of commercial office, 202, 037 square feet of General Retail with a possible supermarket, and an 80,000 square foot Theater with matinees and a 3,500 seating capacity.

Mandatory Referral

In July 2004, the Planning Board reviewed Mandatory Referral for the Washington Metropolitan Area Transit Authority (WMATA) for the construction of a Metro parking garage at White Flint on Parcel 'D'. The Planning Board approved the Mandatory Referral and transmitted comments to WMATA.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (TS-M Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (sf):	40,000	98,608
Max. Density of Development (d.u./ac.)	150	146
Total Floor Area Ratio:	3.0	2.0
Number of Dwelling Units		
Multi-family	1,350*	312
Number of MPDUs	39 (12.5%)	39 (12.5%)
Total Retail (sf):	202,037*	61,246
Open Space:		
Min. Public Use Space (%):	10	10
Min. Active and Passive Rec. Space (%):	25**	25
Total Public Use Space and Active/Passive Recreation Space (%):	35	35
Max. Building Height:	20 stories	18 stories Approx. 186'
Parking Spaces		
Residential		
Studio	49	41***
market-rate (45 x 1.0 space/unit)		
MPDU (7 x .50 space/unit)		
1 Bedroom	228	195***
market-rate (170 x 1.25 space/unit)		
MPDU (24 x .625 space/unit)		
2-Bedroom	124	106***
market-rate (58 x 2 space/unit)		
MPDU (8 x 1 space/unit)		
Residential Subtotal	401	342***
Retail Space		
(61,246 sf x 5sp./1000 sf)		
Retail parking in garage		148
Retail parking in surface lot		77
Total Retail spaces provided	307	261****
Total Parking Provided	708	603

- * Development Plan G-801 permits a total of 1,350 dwelling units and 202, 037 sf of retail/restaurant for the entire property including Lots A-H and Parcels A and B.
- ** Pursuant to 59-C-8.43: "For projects with a site area of 40,000 square feet or more, this figure must be increased to 25 percent, or as specified in the applicable master or sector plan. The recreational requirement (b) does not apply to hotel, motel and non-residential uses".
- *** Applicant is receiving a 10% discount in number of required parking spaces on the site because the site is located within a transit station development area and a 5% discount in number of required parking spaces for being within 1,600 feet of the metro station entrance.
- **** The Applicant is seeking a waiver to reduce the parking requirement for the retail use by 36 parking spaces. Staff is supportive of this waiver request due to the location within a transit station development area and proximity to a metro station entrance.

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u.					
HR (312)	<u>12.5</u>	<u>12.5</u>	<u>12.5</u>	<u>240</u>	<u>143</u>
Total Required Points	12.5	12.5	12.5	240	143
Supply Points					
Tot Lot (0-6)	1.31	0.375	0.0	8.4	5.0
Open Play Area II (1)	2.1	3.0	4.0	18.0	0.70
Picnic/Sitting Area (6)	6.0	1.25	1.875	36.0	36.0
Swimming Pool	0.625	2.50	2.50	60.0	36.5
Indoor Swimming Pool	0.45	0.875	0.875	25.0	20.0
Indoor Community Space	1.17	1.67	4.29	80.0	70.0
Indoor Exercise Room	0.00	1.25	1.25	48.0	21.50
Community Garden	<u>1.25</u>	<u>1.875</u>	<u>3.75</u>	<u>72.0</u>	<u>57.0</u>
Total Supply Points	12.90	12.80	18.50	347.4	246.70
% of demand met on-site	103	102	148	145	173

Note: The 25% Active and Passive recreation requirement for Open Space in the TS-M Zone is satisfied within the building through the Open play area, Indoor Swimming Pool and Play lot.

ANALYSIS:

Conformance to Master Plan

Site Plan No. 8-05034, North Bethesda Town Center (Lot E) is in conformance with the 1992 North Bethesda/Garrett Park Master Plan and community-based planning staff recommends approval of the site plan the following conditions:

- a. Street trees 30 feet on center (4-inch caliper).
- b. Washington Globe Street lights 60 feet on center.
- c. 15-foot corner radii.
- d. Two ramps at each corner for the handicapped.
- e. Twelve foot crosswalks on all four corners.
- f. Fifteen-foot wide sidewalks minimum.

After the site plan is approved, staff recommends transmitting comments to DPWT concerning the use of these standards for consideration in their final review of the public streets.

Master Plan

The Approved and Adopted 1992 North Bethesda/Garrett Park Master Plan envisions the North Bethesda's Urban Center with intense, mixed use development around the Metro Station. The Plan recommended the Transit Station-Mixed Use (TSM) Zone for this site to implement the Urban Center vision.

The proposed site plan is in conformance with the Master Plan. As recommended in the Plan it is a development with small blocks, which places intense development close to the Metro station. The Master Plan identifies several development guidelines for the property which are reflected in this site plan as follows:

- Provide a grid with small blocks and pedestrian-friendly streets within walking distance of Metro.
- Establish a special east-west street between Marinelli and Old Georgetown Road as a main, pedestrian-friendly avenue for the district.
- Provide on-street parking to buffer pedestrians, to slow traffic and to provide more human-scaled local streets.
- Intensify development around the Metro station, in a mixed-use pattern, with employment dominant east of the Pike and housing dominant west of the Pike. (p.127)
- Use equivalent streetscape treatments, blocks sizes, and building scale to visually link the east and west halves of the district. Apply these patterns throughout the area within walking distance of the Metro stop. (p.128)

(See attachment for additional Master Plan Urban Design Guidelines)

Height

The zoning ordinance (TS-M zone) provides for the heights of buildings to be established by the Planning Board at the time of Site Plan Review. The binding elements of the Development Plan

state: The maximum building height will be 20 stories, as determined and defined by the Montgomery County Zoning Ordinance.”

The proposed height for the residential tower on Block E is approximately 186 feet. The North Bethesda/Garrett Park Master Plan (White Flint Sector Plan) states:

“Develop the image of a single node straddling the Pike by locating the tallest buildings along the Pike and stepping down in height to the east and west.” (Page 127)

“Place the tallest buildings next to the Pike, on “top of the hill” to serve as landmarks” (page 128)

The proposed height is acceptable for the following reasons:

Tall buildings are acceptable throughout the eight-block White Flint Town Center site due to the site’s proximity to the Metro Station and Rockville Pike. Property to the east, which is zoned I-1 (maximum height 3 stories or 42 feet, or 120 feet with site plan review) and I-4 (maximum height 42 feet). Therefore there is a stepping down in height away from the Pike as a result of the height limits in the adjacent industrial zoned land to the east.

The relationship of the proposed residential tower (approximately 186 feet) to the Pike itself is not unlike the height relationship on the west side of the Pike, that is created by two existing residential towers: The Grand (approximately 228 feet and 19 stories) and The Wisconsin (approximately 18 stories and 170 feet). They are located one and two blocks west of the Pike, respectively. Beyond them, to the west, heights step down to the approximately 3 story Montgomery Aquatic Center and then to single family residential beyond. Therefore, in the vicinity of the Metro Station, including this Block E, such tall buildings as they relate to the lower buildings further away from the Pike to the east and west, are consistent with the basic concept of the Master Plan.

In addition, the very tallest buildings, the Nuclear Regulatory Commission Building (at approximately 240 feet) and White Flint Place (at approximately 216 feet) are closer to the Pike and on the highest ground. (“on top of the hill”) The difference in grade from the high point at Rockville Pike to the east nearest Nebel is approximately 5-6 stories (76 feet average). The proposed residential tower is consistent with the heights of other buildings in the vicinity of the Metro Station. It is lower than several, and due to the grade drop , will appear even lower when viewed from a distance.

Within the White Flint Town Center site, future phases will also require site plan review at which time heights will be established of any other residential and office towers . In all cases, the binding elements of the Development Plan limit the heights to 20 stories.

G-801

The North Bethesda Town Center development was rezoned to Transit Station, Mixed Use (TSM) from Single-family residential (R-90) in 2003 to implement the vision of the 1992 North

Bethesda Master Plan (White Flint Sector Plan). The development was limited to 1350 dwelling units, 202,037 square feet of retail/restaurant use, 1,148,000 square feet of office use, and 80,000 square feet of indoor theater (in cellar space).

This site plan, 8-05035, is consistent with the approved Development Plan. The relevant binding elements for this site plan are the following:

- The maximum building height will be 20 stories, as determined and defined by the Montgomery County Zoning Ordinance. *The proposed building is 20 stories.*
- Development will be divided into eight separate Building Blocks, with four Blocks located along each side of Main Street. *The proposed site is one of the eight identified blocks.*
- Residential component of this development will be located within the four Building Blocks at the eastern end of the site and will be arranged around the Open Space. All residential buildings will be oriented toward the Open Space. *This residential development is within one of the four blocks specified and the building is oriented toward the future open space shown on the development plan.*
- If the retail component at site plan contains a grocery store/market, that use will be located east of Chapman Avenue within one of the Building Blocks. *Final location of any proposed grocery/market will be determined by the Planning Board at site plan. A grocery store is proposed on the street level of the building and is east of Chapman Avenue within one of the Building Blocks.*

Phasing of Community Facilities

Community facilities serving the entire Bethesda Center North project are anticipated to be constructed according to the following schedule:

- The Community Green will be constructed after the below grade theatre is complete in 2007. If a theatre is not built, the Community Green area will be used as a staging area for construction of the remaining three residential buildings. Under this scenario, the Community Green will be delivered after the last apartment tower is complete in 2011.
- A 2,500 square foot Community Room will be constructed on the at-grade linked portion of the residential towers constructed on Parcel F and Parcel H. The Community Center will deliver in 2009.
- A 7,500 square foot Day Care Center is located on the west side of Parcel G. This facility will be available to the general public. Groundbreaking on this parcel is anticipated by 2009 and the Day Care will deliver in 2011.
- The Restaurant Pavilion adjacent to the Tree Save Area is anticipated to start construction toward the end of 2006 and deliver by late 2007. Pedestrian pathways through the Tree Save Area will be constructed during this phase of development.
- The Bridge over the Metro Station and Public infrastructure will begin construction as part of the infrastructure improvements in early 2006 and should open by late 2008.

- The public amenities associated with South Station Street including Ride-On Bus passenger pick-up, handicapped parking, taxi stand and kiss and ride space, will be built during the infrastructure construction phase. Construction is expected to commence in early 2006 and conclude by late 2007.
- Public pathways and walks that encircle each lot will be built out on a phased basis in accordance with the pace of development on each lot.
- Private Streets including the road that rings the Community Green and Park Avenue will be built at the same time as the lots that abut these rights-of-way.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Development Plan (G-801) in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the TS-M Zone as demonstrated in the project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings

The 18-story building on Lot E creates an urban edge by placing the structures adjacent to the pedestrian walkway. The building materials consist of a mix of masonry, steel and glass.

The square-shaped building faces future Main Street Circle, which is the central terminus of the overall development from Rockville Pike. The building frontage contains a public plaza at the southwest corner and the primary residential entrance to the building. The retail space is located on the ground floor and mezzanine levels with the residential units up to the 18th story.

- b. Open Spaces

The open space is comprised of the required 10 percent public use space located in the southwest corner of Lot E in the form of a public plaza that begins to frame the community green area for Main Street. The plaza contains specialty paving, landscape planters and seating areas. The TS-M Zone requires an additional 25 percent of the open space requirement applicable to active and passive recreation facilities. The proposed recreation facilities that are credited toward the open space requirement include the tot lot, open play area and indoor swimming pool. All facilities are located within the building.

The proposed stormwater management concept consists of (1) on-site water quality and recharge control via grass swales, dry swales, a modified dry swale, drywells and a surface sand filter. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

c. Landscaping and Lighting

The proposed landscaping on the site consists of buffer planting for the surface parking facility, shade trees in the islands and the Bethesda Streetscape standards on each of the proposed roads.

The entry points into the site, including the surface parking facility, garage entry and service bays are accented with a mix of evergreen shrubs and trees for screening and ornamental shrubs to highlight the access points.

The surface parking contains shade trees in the parking islands and shrubs to buffer the parking spaces from Old Georgetown Road and Nebel Street. The surface parking was strategically located so the building would act as a buffer to the community green, while activating the streets with the streetscape improvements and the ground floor retail.

The streetscape for the public and private streets is modeled after the Bethesda streetscape standards in order to effectively create an urban environment. The minimum spacing for the street trees (4" caliper) shall be 30 feet on-center within 5-foot x 12-foot tree pits in amended soil panels. The paving is a minimum of 15-foot-wide, inclusive of the tree pits for pedestrian circulation and activation of the streets. The pavers along Main Street will complement the architecture of the building and contains a basketweave pattern with spot paver accents in the walk to provide movement and articulation through the walkway. The paving along Citadel Avenue and Park Avenue consists of a herringbone pattern in order to create a hierarchy and differentiation from Main Street.

The lighting plan shall be consistent with the Bethesda streetscape standards and include Washington Globe fixtures for the public and private roads. Overhead light fixtures, approximately 20 feet in height are provided in the surface parking facility within the parking islands. Bollards are proposed within the public use space area to define pedestrian circulation and activation.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

The proposed recreation facilities that are credited toward the overall 35 percent open space requirement include the tot lot, open play area and indoor swimming pool. The active and passive recreation requirement is 25 percent of the 35 percent requirement. All facilities are located within the building.

The Applicant is providing a tot-lot, (6) picnic/sitting areas, an open play area, swimming pool on the roof top, an indoor swimming pool, and indoor community space and community garden.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

Citadel Avenue is proposed as a public road with a 70 foot right-of-way. The Applicant is constructing the eastern portion of Citadel Avenue for access to Lot E for Old Georgetown Road to Main Street. Citadel Avenue will eventually connect through with the development of the overall Bethesda Center North plan, (Lots A-D, Site Plan #8-05034) to Marinelli Drive. Lot D (WMATA Parking Garage) is constructing their portion of Citadel Avenue. A pedestrian connection will be made on an interim use to complete the unconstructed portion of Citadel Drive. The western portion of Park Avenue and northern segment of Main Street will be constructed with this application. Both streets are private and connect to Nebel Street and Rockville Pike, respectively.

The surface parking lot for the retail component is situated in the rear of the building adjacent to Old Georgetown Road and Nebel Street. The lot gains access in three different locations: a right-in, right-out movement from Citadel Avenue, equipped with a median in Citadel Avenue to deter full turning movements; a right-in only from Old Georgetown Road to address queuing at the intersection of Old Georgetown Road and Citadel Avenue; and a full turning access point from Park Avenue via Nebel Street.

Pedestrian circulation includes the Bethesda streetscape standards along Citadel Avenue, Main Street and Park Avenue. The pedestrian circulation consists of minimum 15-foot-wide sidewalks, including a 5-foot-wide tree pit by the curb. The walkway connects to both Old Georgetown Road and Nebel Street where sidewalks exist in the public right-of-way.

The Applicant is requesting a waiver to reduce the total number of parking spaces for the retail component by 36 spaces. Staff is supportive of the waiver request based on the objective of the zoning and proximity to the Metro.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The 17 to 18-story building associated with Lot E are compatible with adjacent residential and industrial buildings and with planned development for the overall site.

The building frames the future community green and creates an internal urban edge along Main Street and Citadel Avenue. The building mass is complementary to the planned development within the overall site and is not detrimental to the adjacent high-rise

residential uses opposite Old Georgetown Road. High-rise residential and retail uses are permitted in the TS-M Zone and consistent with the existing uses in the surrounding vicinity. The style and materials associated with the architecture of the building are consistent with nearby structures and will be further reinforced in style and design for the overall development.

The intensity of the use, location and height of the building and the massing is compatible with the surrounding existing development and is in context with the overall Bethesda Center North site.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The forest conservation requirements are being satisfied for Lot E through on-site planting and credits for preservation in the overall development in the remaining Lots A-D.

APPENDIX

- A. Planning Board opinion for Preliminary Plan 1-05038, Resolution No. 15-151.
- B. Memorandums from agencies
- C. Waiver Request for reduction of parking spaces