



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

MCPB No. 18-061
Preliminary Plan No. 12000087C
Bethesda North Marriott
Date of Hearing: July 19, 2018

JUL 25 2018

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on July 20, 2000, the Planning Board approved Preliminary Plan No. 120000870 (1-0087), Montgomery County Conference Center, 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 11.81 gross acres in the TS-R Zone (subsequently rezoned CR4 C3.5 R3.5 H300 and CR4 C2.0 R3.5 H250), located west of Rockville Pike (MD 355), north of Marinelli Road and east of Executive Boulevard in the White Flint Policy Area and the White Flint Sector Plan, and in the *North Bethesda/Garrett Park Master Plan* area; and

WHEREAS, on April 25, 2007, the Planning Board approved Preliminary Plan No. 12000087A, Montgomery County Conference Center, by MCPB Resolution No. 07-39, to modify the previous conditions of approval for the existing lot; and

WHEREAS, on April 13, 2018, the Planning Board approved Preliminary Plan No. 12000087B, Montgomery County Conference Center, by MCPB Resolution No. 18-027, to delineate the boundaries of the conference center property after portions of the original Bethesda North Conference Center land area are transferred to the adjoining roadways (Executive Boulevard and the new "Main Street," or Market Street) and other properties to achieve the vision of the *2010 White Flint Sector Plan* for this area, as well as remain consistent with the capital improvement project (CIP) No. 50116 (2000445) of the Western Workaround project; and

WHEREAS, on April 30, 2018, Brookfield Property Group ("Applicant"), filed an application for approval of an amendment to the previously approved preliminary plans to convert the existing lounge area in the Bethesda North Marriott Hotel into five additional hotel guest rooms, with no additional gross floor area proposed on 4.70 acres located on the north side of Marinelli Road, west of Rockville Pike and east of Executive Boulevard ("Subject Property") in the *2010 White Flint Sector Plan* area; and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan No. 12000087C, Bethesda North Marriott ("Preliminary Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 6, 2018, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 19, 2018, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment, subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Preliminary Plan No. 12000087C subject to the following conditions: ¹

1. The Applicant must comply with the conditions of all previous approvals for Preliminary Plan No. 120000870; and Preliminary Plan Amendment No. 12000087A and 12000087B except as amended by this Approval.
2. Prior to the approval of the Certified Preliminary Plan and subject to Staff review and approval, the Applicant must:
 - a. Include all elements of the approved Amendment on the relevant sheets of the Certified Preliminary Plan, including all approved Resolutions.

BE IT FURTHER RESOLVED that all other preliminary plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board finds, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan, and subsequent aforementioned amendments and that all findings remain in effect; and

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and


BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 25 2018 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Patterson, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor, and Vice Chair Dreyfuss absent at its regular meeting held on Thursday, July 19, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board