



MEMORANDUM

DATE: October 29, 2004

TO: Montgomery County Planning Board

VIA: Richard Hawthorne, Acting Chief, *RCH*
Development Review Division

FROM: Catherine Conlon, Acting Supervisor (301-495-4542)
Development Review Division *CC*

REVIEW TYPE: Amendment to Preliminary Plan of Subdivision
APPLYING FOR: 64,800 square feet of additional Research and Development Office;
707,200 square feet office space and 8,000 square feet of retail use
existing

PROJECT NAME: Fishers Place
CASE NO. 1-99043B
REVIEW BASIS: Pursuant to Chapter 59, the Zoning Ordinance
and Chapter 50, the Subdivision Regulations

ZONE: I-1
LOCATION: In the northeast quadrant of the intersection of Fishers Lane and
Twinbrook Parkway

MASTER PLAN: North Bethesda

APPLICANT: The JBG Companies
ATTORNEY: Holland and Knight LLP
ENGINEER: VIKA, Inc.

HEARING DATE: November 4, 2004

Staff Recommendation: Approval, to revise the previous conditions of approval as follows:

- 1) Limit the preliminary plan amendment to and amend the APF Agreement to reflect 780,000 square feet of non-residential development (or 64,800 additional square feet) consisting of the following:
 - a. A maximum of 586,000 square feet of R&D office space;
 - b. A maximum of 186,000 square feet of general office space; and
 - c. A maximum of 8,000 square feet of general retail space.

- 2) Retain the transportation-related conditions of Preliminary Plan No. 1-99043A as approved by the Planning Board on June 21, 2001, and described in Transportation Planning staff's memoranda dated June 15, 2001. The applicable conditions as modified for the current plan are as follows:
 - a. In the event that the applicant desires to convert any portion of the 586,000 square feet of the R&D office use to general office use, further APF review would be required.
 - b. At the intersection of Parklawn Drive and Randolph Road, participate in providing a second southbound left-turn lane on Parklawn Drive and reconfiguring the northbound combination left-turn and (second) through lane to an exclusive left-turn lane on Parklawn Drive. The improvement is one identified to be funded associated with Zoning Case G-745 for the Montgomery County Conference Center which is funded within five years.

Coordinate with the Maryland State Highway Administration's (SHA) project planning study for a grade separated crossing and interchange at Rockville Pike (MD 355) and Randolph/Montrose Road, the project limits terminate at this intersection. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) regarding the project study for the Montrose Parkway.

- c. At the intersection of Twinbrook Parkway and Veirs Mill Road, convert the southbound exclusive right-turn lane on Veirs Mill Road to a combination (third) through lane and right-turn lane including a third through receiving lane.

Coordinate with DPWT and SHA, Office of Planning and Preliminary Engineering, regarding a possible "Bus Rapid Transit" project along Veirs Mill Road. The transit project is proposed currently as a conceptual design to add a right-most bus "queue jumper" lane.

Coordinate with SHA regarding a possible future interchange which is currently being considered in lieu of an intersection improvement. No at-grade

improvement was found feasible as part of SHA's Congestion Relief Study. The intersection is designated as "candidate intersection" M-20 in category III with no funding for planning or construction.

- d. Coordinate with DPWT regarding traffic control at the two site accesses from Twinbrook Parkway and the two site accesses from Fishers Lane. Prepare a traffic signal warrant study for the northern site access from Twinbrook Parkway.
- e. Enter into an agreement with DPWT and the Planning Board to participate in the North Bethesda Transportation Management District (TMD) to satisfy traffic mitigation requirements for both the *North Bethesda/Garrett Park Master Plan* and the APF test of the registered loophole property included in the previously approved Pre-Preliminary Plan No. 7-99026.

Participation includes appointing an employee transportation coordinator who will 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*.

- 3) Prior to recording of plats, applicant to submit site plan application for plan review and approval. Final building locations, parking facilities plan and internal circulation plan to be reviewed and approved with site plan. Internal landscape and streetscape plan to be submitted and approved with site plan.
- 4) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate.
- 5) Access and improvements, as required to be reviewed and approved by MCDPW&T prior to recording of plat(s).
- 6) No clearing grading or recording of plat(s) prior to site plan approval.
- 7) Conditions of MCDPS stormwater management approval.
- 8) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid until June 16, 2011.
- 9) Other necessary easements.

PROJECT DESCRIPTION

The approved preliminary plan for this property includes 715,200 square feet of general office, research and development (R&D) office, and general retail. The combined office components include 707,200 square feet of area, with a maximum of 306,200 square feet of general office and a minimum of 401,000 square feet of R&D. General retail use is limited to 8,000 square feet.

At the time of plan approval, the applicant anticipated that a significant component of Fishers Place would be devoted to office. However, they have found that the office demand in this area is minimal but there is a great demand for R&D space. To satisfy this demand, the applicant has requested revision of the preliminary plan to permit a maximum of 586,000 square feet of R&D space and 186,000 square feet of general office space. The 8,000 square feet originally devoted to retail space will remain the same. The total revised square footage under this approval will be 780,000 square feet.

This plan revision represents a 64,800 square foot increase in the total density for the property. In order to accommodate the additional square footage, the applicant proposes to increase the size of one of the buildings in the subdivision (located at 12709 and 12711 Twinbrook Parkway). As proposed by this amendment, the square footage of the 12709/11 building would increase to 175,000 square feet – 31,000 square feet less than the overall 206,000 square feet originally approved for the building. The building will remain a four story building as originally approved.

A Traffic Statement has been submitted by the applicant which indicates that the proposed change remains consistent with the Policy Area Review and Local Area Transportation Review determinations made under the approved preliminary plan. Staff concludes that the subject preliminary plan will provide safe and adequate access for vehicles and pedestrians, and satisfies the APF requirements. A copy of the Transportation Planning memo is attached.

Attachments:

- Attachment A – Site Vicinity Map
- Attachment B – Preliminary Plan
- Attachment C – Transportation Planning Memo