



**Montgomery County Conference Center:
Preliminary Plan Amendment No. 12000087B, Site Plan Amendment No. 82000040E**



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Completed: 1/12/2018

Description

Request to modify the approved Preliminary Plan and Site Plan to delineate the boundaries of the Bethesda North Marriott Hotel and Conference Center:

- Current use: conference center and hotel;
- Located north of Marinelli Road, west of Rockville Pike (MD 355) and east of Executive Boulevard;
- 11.81 acres of land zoned CR4 C3.5 R3.5 H300 and CR4 C2.0 R3.5 H250 in the *White Flint Sector Plan*;
- Applicants: Montgomery County Revenue Authority and JBG (North Bethesda Hotel, LLC);
- Filing Date: September 25, 2017.

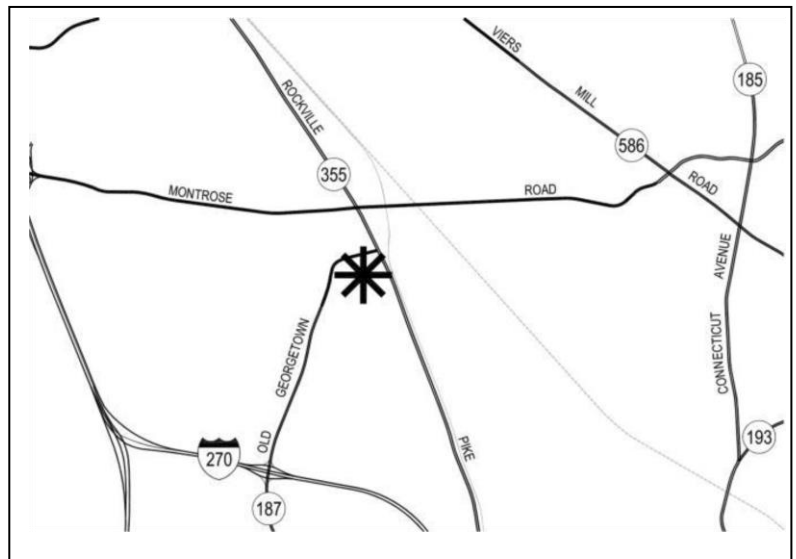


Figure 1 – Vicinity Map of the Hotel and Conference Center.

Summary

Staff recommends approval with conditions.

The proposed amendments will delineate the boundaries of the Montgomery County 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. This project will realign Executive Boulevard and create a new street identified as Market Street in the Sector Plan.

RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Preliminary Plan Recommendations

Staff recommends approval of Preliminary Plan No. 12000087B subject to the following conditions. All site development elements submitted to M-NCPPC on November 6, 2014, are required except as modified by this approval:

1. The Applicant must comply with the conditions of all previous approvals for Preliminary Plan No. 12000087; and Preliminary Plan Amendment No. 12000087A 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 Site Plan.
 - b. Provide all the approved resolutions.

Site Plan Recommendations

Staff recommends approval of Site Plan Amendment No. 82000040E subject to the following conditions. All site development elements submitted to M-NCPPC on November 6, 2014, are required except as modified by this approval:

1. The Applicant must comply with the conditions of approval for Site Plan No. 820000400; Site Plan Amendment No. 82000040A; Site Plan Amendment No. 82000040B; Site Plan Amendment No. 82000040C, and Site Plan Amendment No. 82000040D, except as amended by this approval.
2. Certified Site Plan
Prior to the approval of the Certified Site 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 Site Plan.
 - b. Provide all the approved resolutions.

SITE ANALYSIS

Site Location

The Subject Property is located at the northwestern corner of Rockville Pike (MD 355) and Marinelli Road in the *White Flint Sector Plan* area. To put the area into context, to the south of the subject property are two high-rise multi-family residential buildings and the Metro Pike Shopping Center; Wall Local Park, Kennedy Shriver Aquatic Center, and an M&T Bank are to the west of the property across Executive Boulevard; an automotive dealership and a Capital One bank are to the north; and a commercial shopping center is located to the immediate east. The White Flint Metro Station located across Rockville Pike, has a station entrance on the east side of the intersection of Rockville Pike and Marinelli Road.



Figure 2 – Overview of the Hotel and Conference Center and context.

The Property currently consists of a hotel with 450 rooms and a 96,645-square-foot conference center. There are 777 parking spaces on the property, including 30 garage parking spaces. Marinelli Road and Executive Boulevard provide vehicular access to the site. There are no known historic resources, wetlands, floodplains, endangered or threatened species or habitats, steep slopes, or other environmental or cultural features on site.

Previous Approvals

Preliminary Plan and Amendments

The Planning Board approved Preliminary Plan No. 120000870 on July 20, 2000, 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 April 25, 2007, the Planning Board approved Preliminary Plan Amendment No. 12000087A to modify the previous conditions of approval for the existing lot on 11.81 acres of land located at the northwest corner of the intersection of Rockville Pike and Marinelli Road, east of Executive Boulevard in the North Bethesda-Garrett Park master plan area.

Site Plan and Amendments

The Planning Board approved Site Plan No. 820000400 on October 31, 2000 for 214,020 square feet for a hotel and conference center which included 225 hotel rooms. Following this approval, the subsequent amendments followed:

- On September 10, 2004, a minor Site Plan Amendment No. 82000040A, which was approved administratively, allowed the addition of three parking ticket stations.
- On May 10, 2005, Site Plan Amendment No. 82000040B, which was approved administratively, permitted the modification to handicapped parking spaces.
- On April 25, 2007, the Planning Board approved Site Plan Amendment No. 82000040C by Resolution MCPB No. 07-40 for a 113,510-square-foot hotel expansion, including 225 hotel rooms.
- On January 21, 2015, the Planning Board approved Site Plan Amendment No. 82000040D by Resolution MCPB No. 15-012, to delineate the existing parking spaces for the Bethesda North Marriott Hotel and Conference Center.

The Planning Board approved the Mandatory Referral No. MR2016017 on May 2, 2016, to replace the existing North Bethesda Conference Center surface parking lot of 512 parking spaces with a six-level parking structure with a footprint of approximately 36,000 square feet and encompassing a maximum of 660 parking spaces.

Proposal

The proposed amendments will delineate the boundaries of the conference center property after portions of the original Bethesda North Conference Center and Hotel land area are transferred to the adjoining roadways and other properties (Executive Boulevard and the new “Main Street”, or Market Street) to achieve the vision of the 2010 *White Flint Sector Plan* grid-like street pattern for this area; especially with the potential link of Market Street’s through connection to Rockville Pike (MD 355).

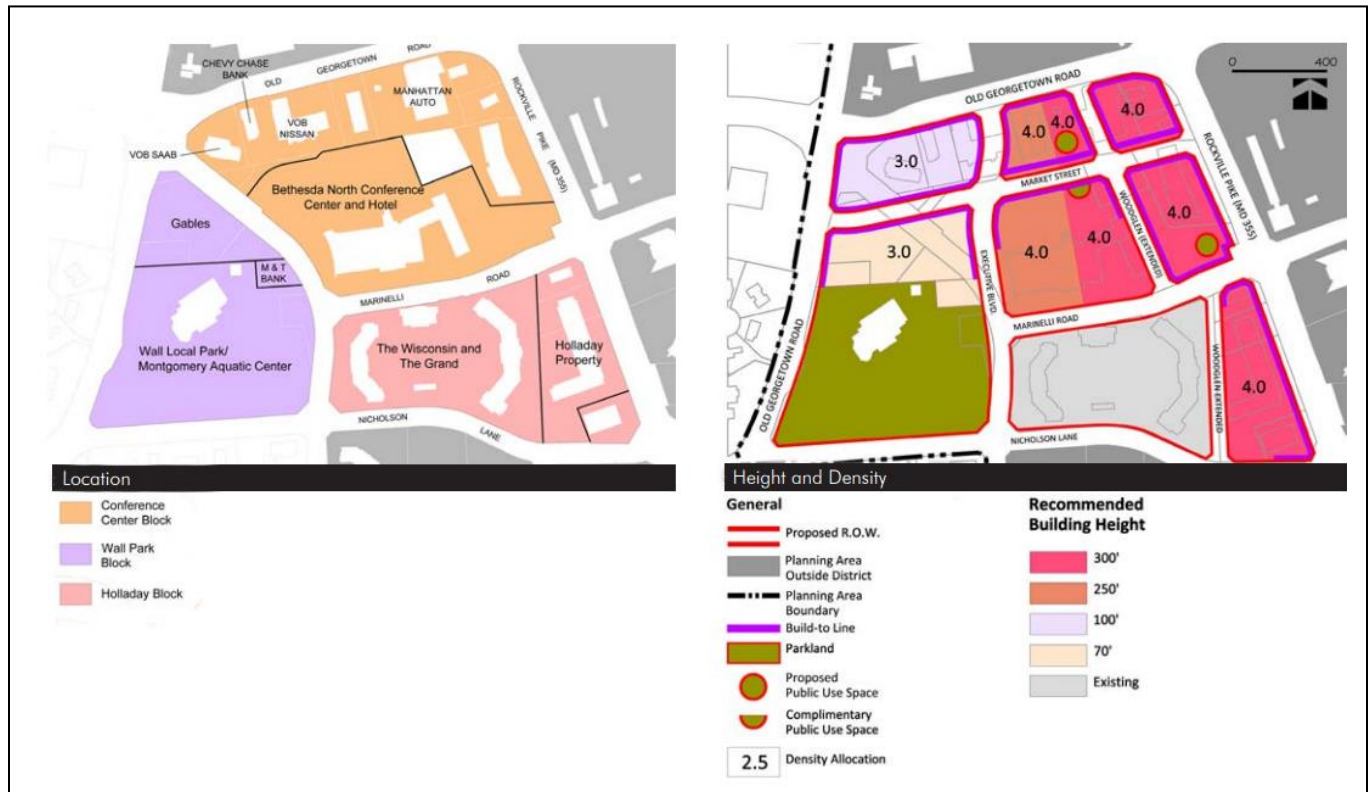


Figure 3 – The image on the left depicts the existing conditions of the Metro West District; the image on the right shows the White Flint Sector Plan recommendations for a street grid with the road realignment of Executive Blvd. and the creation of Market Street.

Per the recommendation of the 2010 *White Flint Sector Plan* (Sector Plan), the Montgomery County Department of Transportation (MCDOT) began the White Flint West Workaround Project which will realign Executive Boulevard and create a new street identified as Market Street in the Sector Plan (Figure 4). The Western Workaround Project began in 2011 and is currently underway (see Figure 4 for overview graphic of the project area).

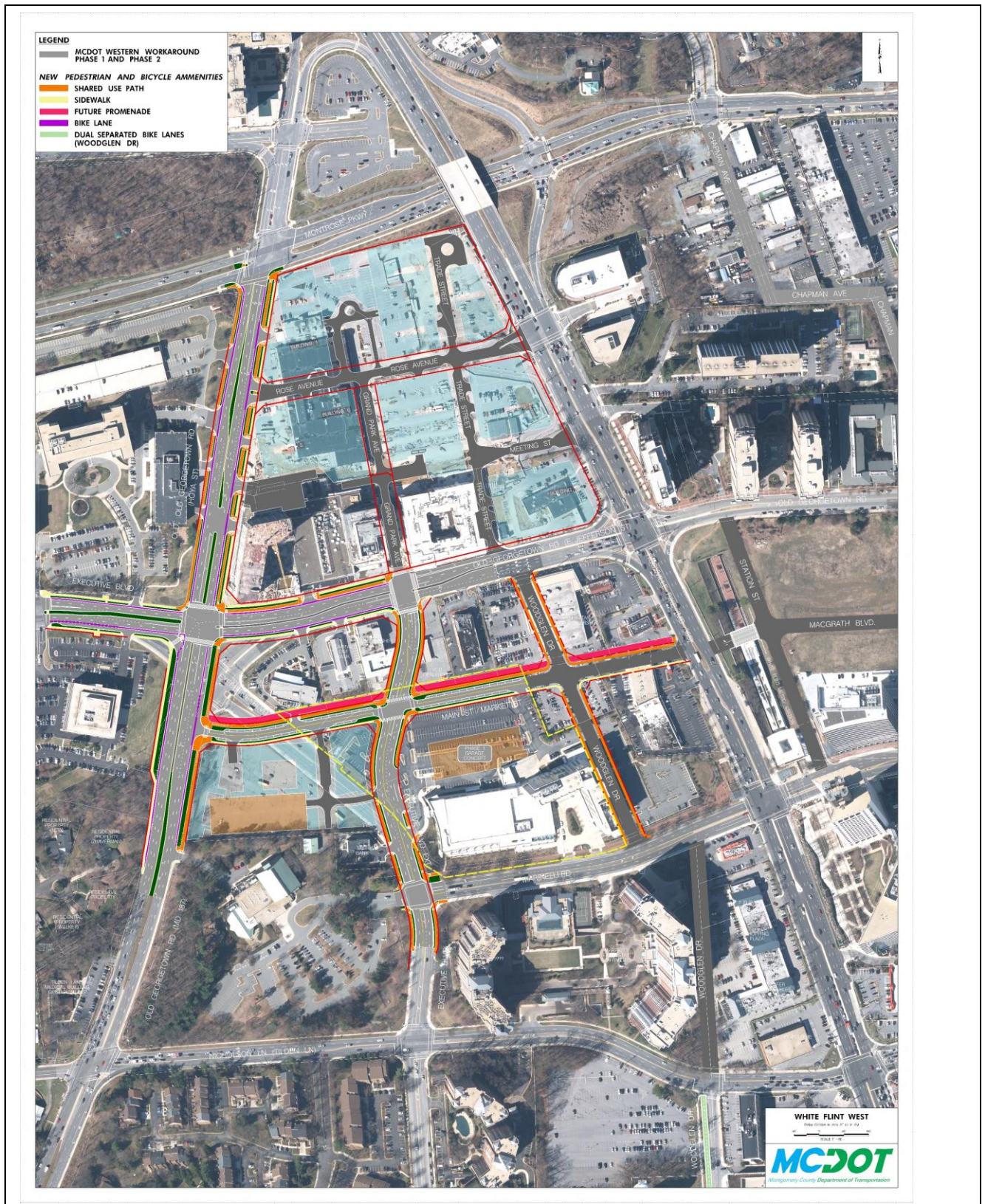


Figure 4 - The Western Workaround Project capital improvement project (CIP No. 50116).

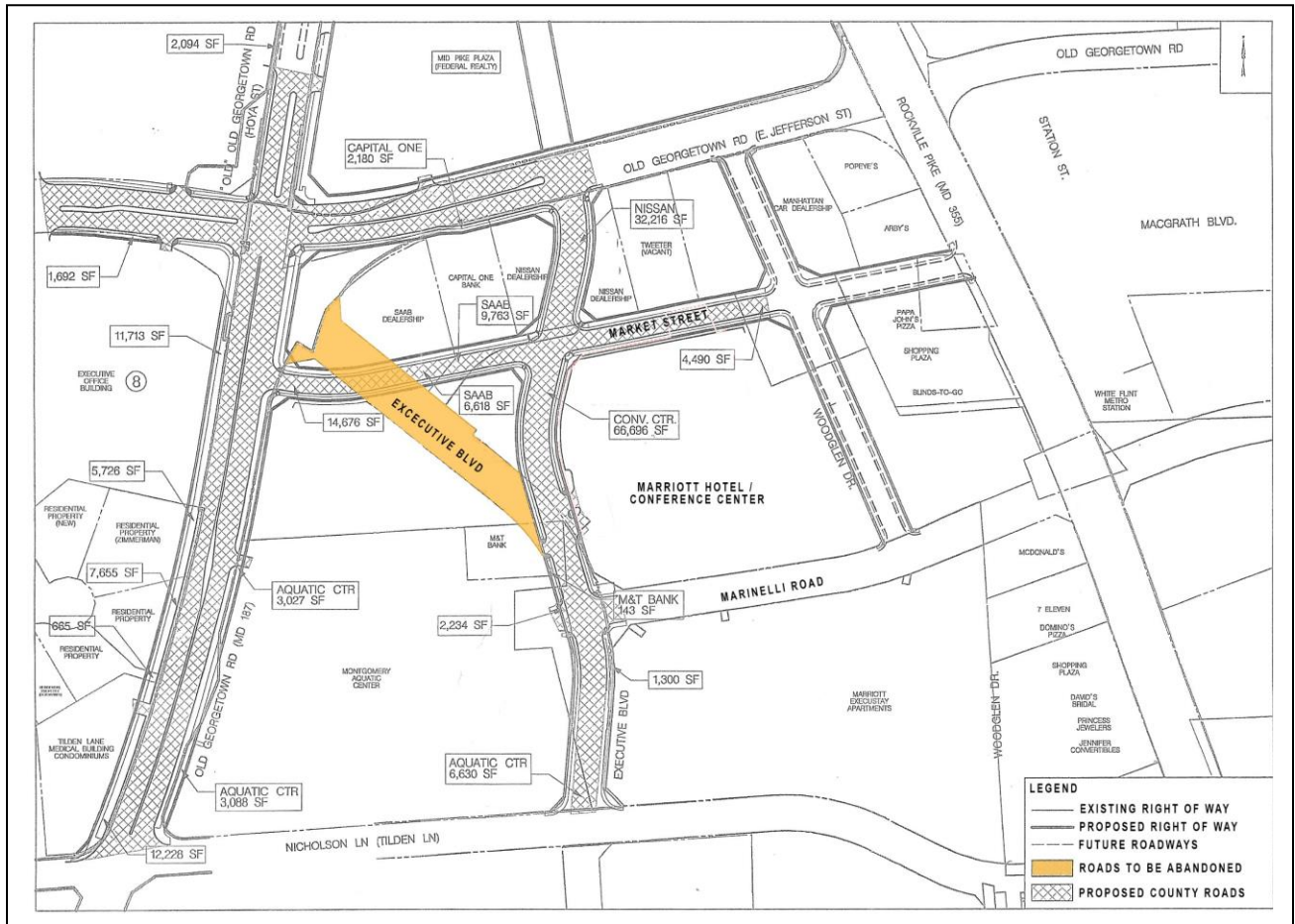


Figure 5 – The Western Workaround project denotes the portion of the Executive Boulevard to be abandoned and incorporated into adjacent properties to form the resultant street grid pattern proposed within the White Flint Sector Plan recommendations.

As depicted in Figure 4, both the realignment of Executive Boulevard and the creation of Market Street impact the Conference Center property and require dedication or sale of portions of the Conference Center property to the County or the adjoining property owners, respectively. The realignment of Executive Boulevard separates a triangular portion of the Subject Property (showing label “SAAB 6,618SF” in Figure 5) from the rest of the Conference Center property and is to be sold to the adjacent property owners of the Gables White Flint property (Site Plan No. 820150010 and Site Plan Amendment No. 820150010A). The portion of the Subject Property to be dedicated to realign Executive Boulevard and the new Market Street is highlighted in cross hatch in Figure 5. As a general note, the reference to Executive Boulevard within the Gables White Flint property certified site plan is renamed to Grand Park Avenue.

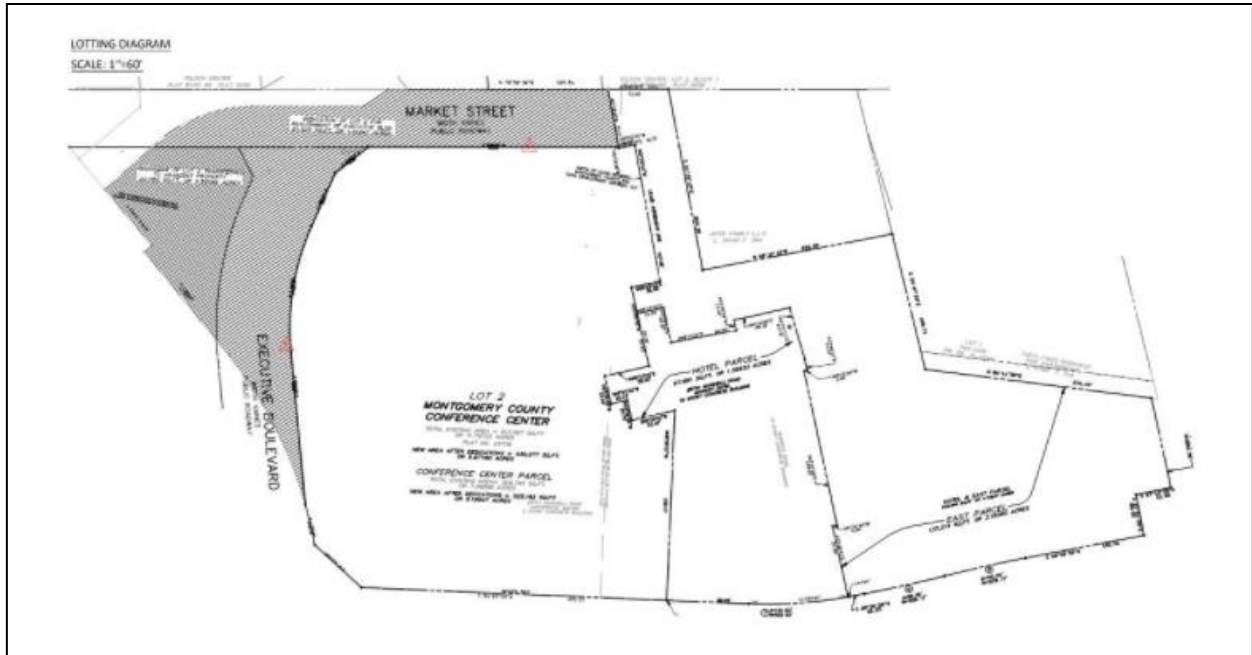


Figure 6 – The area highlighted in shade will be severed from the Subject Property and incorporated into the adjoining Market Street, Executive Boulevard, and the Gables property.

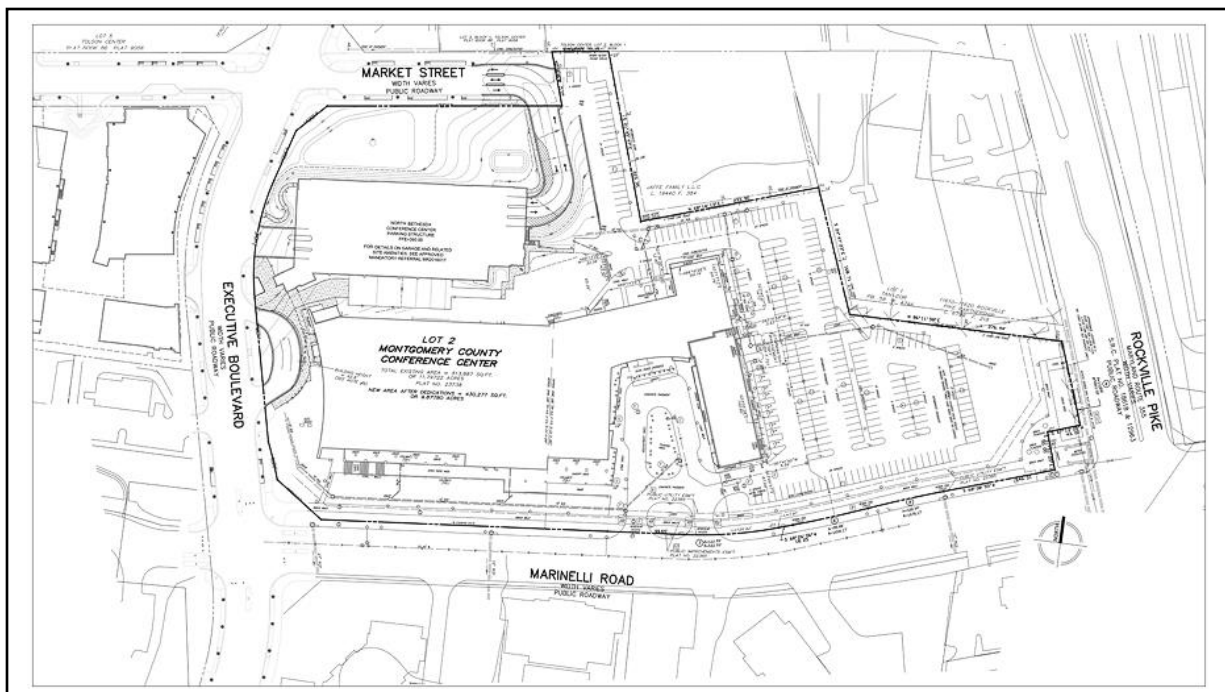


Figure 7 – The subject property after approval of the proposed amendment. The proposed amendment will not impact the area of the Site Plan Amendment No. 82000040D but will modify the area subject to Mandatory Referral No. MR2016017.

ANALYSIS AND FINDINGS

Preliminary Plan Amendment

The proposed amendment does not alter the development standards, intent or the findings of the original approval of Preliminary Plan No. 12000087, and subsequent Preliminary Plan Amendment No. 12000087A. All previous findings and conditions of approval remain valid.

Site Plan Amendment

The proposed amendment does not alter the development standards, intent or the findings of the original approval of Site Plan No. 82000040, and subsequent Site Plan Amendments Numbered 82000040A, 82000040B, 82000040C, and 82000040D. All previous findings and conditions of approval remain valid.

Master Plan Conformance

The Conference Center property is located within 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).

The proposal is consistent with the overall vision, and in both the realignment and creation of public streets recommendation of the Sector Plan.

The proposed amendments do not include any physical change or development on the Property. They delineate the boundaries of the Conference Center property to facilitate the transfer of portions of the Subject Property to the adjoining roadways and other properties (Executive Boulevard and the new “Main Street”, or Market Street) to achieve the grid-like street pattern for this area through realignment of Executive Boulevard and the creation of a new street, as envisioned in the 2010 *White Flint Sector Plan*. Therefore, the proposed Preliminary Plan and Site Plan Amendments are consistent with the Master Plan for the area.

CONCLUSION

The proposed preliminary plan amendment and site plan amendment do not alter the overall design and layout of the approved developments on the remaining conference center property and are consistent with the Metro West District of the White Flint Sector Plan's proposed street grid and block configurations. The modification does not impact the compatibility or efficiency, adequacy, and safety of the conference center property with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. All previous approvals remain in full force and effect, as modified by this Amendment. Staff recommends approval with conditions listed at the beginning of this report.

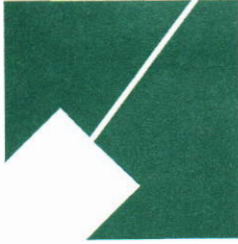
Attachments:

1. Preliminary Plan No. 120000870 (1-00087)
2. Preliminary Plan Amendment No. 12000087A, Resolution No. 07-39
3. Site Plan No. 820000400 (8-00040)
4. Site Plan Amendment No. 82000040A
5. Site Plan Amendment No. 82000040B
6. Site Plan Amendment No. 82000040C, Resolution No. 07-40
7. Site Plan Amendment No. 82000040D, Resolution No. 15-012
8. Mandatory Referral No. MR2016017

ATTACHMENT 1

Date Mailed: July 28, 2000

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Wellington with a vote of 3-0;
Comms. Bryant, Holmes and
Wellington voting in favor (Comms.
Perdue and Hussmann absent)

MONTGOMERY COUNTY PLANNING BOARD

REVISED OPINION

Preliminary Plan 1-00087

NAME OF PLAN: MONTGOMERY COUNTY CONFERENCE CENTER

On 05/09/00, the Montgomery County Maryland and Quad Center L.L.C. submitted an application for the approval of a preliminary plan of subdivision of property in the TS-R zone. The application proposed to create 1 lot on 11.2 acres of land. The application was designated Preliminary Plan 1-00087. On 07/20/00, Preliminary Plan 1-00087 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 submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-00087 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-00087, subject to the following conditions:

- (1) Limit approval under this Preliminary Plan application to a conference center of 96,645 gross square feet of building area with 36,120 square feet of walled meeting area and a hotel with 225 guest rooms in Phase I and an additional 225 guest rooms (450 total) in Phase II. The applicant is also subject to:
 - a) As a condition of the zoning case, enter into an agreement with the Montgomery County Department of Public Works and Transportation (DPWT) and the Planning Board to provide that the reservation practices for the Conference Center/Hotel will not permit the simultaneous scheduling of activities or events that would generate more traffic than equivalent to 2,675 persons arriving and 375 departing the facility during any hour of the day
 - b) Make the Development Approval Payment (DAP) to the Montgomery County Department of Finance before receipt of any building permits.
 - c) Fund the twelve (12) intersection improvements identified in 1997 which were required as a condition of Zoning Case No. G-745 or alternative improvements to reflect current circumstances. Refer to Attachment No. 1 for the specific improvements conditioned at zoning or proposed alternative improvements

- d) Enter into a traffic mitigation agreement with the Planning Board and DPWT with the following elements:
 - 1) Implement a traffic mitigation program to include charging prevailing parking rates, transit fare subsidies, emergency rides home, taxi, and shuttle services
 - 2) Participate in the North Bethesda Transportation Management District (TMD) which includes data collection, compliance monitoring, and information dissemination. The applicants should designate a person to be the Transportation Coordinator for this purpose
 - 3) Achieve a traffic mitigation goal of at least 39% non-SOV work-trips in Stage II of the *North Bethesda/Garrett Park Master Plan* for the employees
 - e) Schedule employees to *not* arrive and leave during the weekday morning peak period (7:00 to 9:00 a.m.) and the weekday evening peak period (4:00 to 6:00 p.m.) as proffered by the applicant
 - f) Provide adequate traffic calming for the Georgetown Village Condominium development to discourage Commonwealth Drive as a cut through between Nicholson Lane and Edson Lane. Georgetown Village Condominium have tentatively agreed to install mechanical devices with arms across the travel lanes at each end of Commonwealth Drive. No special card or code will be required to activate the gate and raise the arm. The arms are to automatically rise and allow entry when a vehicle is detected in front of the device.
 - g) Coordinate with DPWT regarding the following:
 - 1) Adequate access to the site on the north side of Marinelli Road without adversely impeding the safety of the accesses to the Wisconsin Condominiums on the south side of Marinelli Road.
 - 2) Safe and adequate access and circulation for automobiles, taxis, buses, trucks, and pedestrians
 - 3) On-site loading of trucks of various sizes
 - h) Assure adequate on-site parking for Phase I while the parking garage for Phase II is under construction
 - i) Participate in the Share-A-Ride district for employees in accordance with the *Approved and Adopted North Bethesda - Garrett Park Master Plan* dated December 1992
 - j) Before release of any building permits, coordinate with WMATA to relocate and have in operation a replacement Metro park-and-lot including the bus bays and kiss-and-ride drop-off area on the east side of Rockville Pike (MD 355)
- (2) Compliance with Chapter 22A of the Montgomery County Zoning Ordinance (Forest Conservation). The applicant must satisfy all requirements prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permit(s), as appropriate
- (3) Compliance with conditions of MCDPS stormwater management approval dated 7-24-00

- (4) All road right of way shown on the approved preliminary plan shall be dedicated by the applicant, unless otherwise designated on the preliminary plan
- (5) All roads shown on the approved preliminary plan shall be constructed by the applicant to the full width mandated by the North Bethesda/Garrett Park Master Plan and North Bethesda Sector Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan "To be Constructed by (others)" are excluded from this condition
- (6) Access and improvements, as required, to be approved by MCDPW&T prior to recording of plat
- (7) No clearing, grading or recording of plats prior to site plan approval
- (8) Final location of buildings, on-site parking, vehicular and pedestrian site circulation will be reviewed and approved with site plan
- (9) A lighting and landscaping plan must be submitted as part of the record plat application for review and approval by staff prior to recording of plat
- (10) The validity of the Preliminary Plan is also dependant upon the applicant abiding by all the terms and conditions of approval under District Council Resolution No. 13-1332 for Zoning Application G-745
- (11) Necessary easements
- (12) This Preliminary Plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (13) The Adequate Public Facilities review for this Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion

ATTACHMENT 2



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APR 25 2007

MCPB No. 07-39
Preliminary Plan No. 12000087A
Montgomery County Conference Center
Date of Hearing: February 1, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on April 26, 2006, Montgomery County, MD and Quad Center, LLC, filed an application for approval of an amendment to the conditions of approval of a preliminary plan of subdivision for an existing lot containing 11.81 acres of land located at the northwest corner of the intersection of Rockville Pike and Marinelli Road, east of Executive Boulevard ("Property" or "Subject Property"), in the North Bethesda-Garrett Park master plan area ("Master Plan"); and

WHEREAS, the preliminary plan amendment application was designated Preliminary Plan No. 12000087A, Montgomery County Conference Center ("Preliminary Plan" or "Application"); and

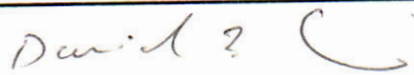
WHEREAS, on April 27, 2006 JBG purchased Quad Center LLC's interest in the Montgomery County Conference Center, and assumed Quad Center LLC's role as Applicant in this matter;² and

WHEREAS, Staff issued a memorandum to the Planning Board, dated January 21, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

² Montgomery County and JBG are referred to collectively as "Applicants."

Approved as to
Legal Sufficiency:



8787 Georgia Avenue, Silver Spring, Maryland 20910

M-NCPPC Legal Department
www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

E-Mail: mcp-chairman@mncppc.org

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WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on 02/01/07, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on February 1, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Robinson; seconded by Commissioner Bryant; with a vote of 5-0, Chairman Hanson and Commissioners Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 12000087A to modify the previous conditions of approval for the existing lot on 11.81 acres of land located at the northwest corner of the intersection of Rockville Pike and Marinelli Road, east of Executive Boulevard ("Property" or "Subject Property"), in the North Bethesda-Garrett Park master plan area ("Master Plan"), subject to the following conditions:

- 1) Previous condition 1.c., must be amended as follows:

The Applicants must fund the twelve (12) intersection improvements identified in 1997, which were required as a condition of Zoning Case No. G-745, except that participation (on a pro rata basis) in the following alternative improvements are acceptable at the intersections noted below:

- a) Rockville Pike and Montrose Road/Randolph Road: A Maryland State Highway Administration (SHA) project for an interchange at MD 355 and Montrose Road/Randolph with construction funding to begin construction in 2007.
- b) Montrose Road and Farm Haven Drive: The Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) Project No. 500311, Montrose Parkway West that is under construction to widen Montrose Road from four to six lanes on the east-west intersection approaches.
- c) Montrose Road and Tildenwood Drive: The DPWT CIP Project No. 500311, Montrose Parkway West that is under construction to widen Montrose Road from four to six lanes on the east-west intersection approaches.
- d) Rockville Pike and Rollins Avenue/Twinbrook Parkway: The DPWT CIP Project No. 509995, Conference Center Intersection Improvements includes construction of a right-turn lane on the northbound approach of

Rockville Pike (MD 355) and has been funded to begin construction in 2007. Rockville Pike (MD 355) and has been funded to begin construction in 2007.

- 2) The Applicants must record a new plat for dedication of seven more feet of right-of-way from the centerline of Rockville Pike (MD 355). This record plat application must be submitted within three months after the Planning Board resolution for the preliminary plan amendment opinion and must be recorded prior to release of any use and occupancy permit for Phase II of the hotel building.
- 3) The Applicants must enter into an updated Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to include all the Applicants as parties to this Agreement. TMAg to be prepared, signed and submitted to the Planning Board staff by the Applicants prior to the issuance of any building permit for the Phase II hotel building. This agreement must be signed and fully executed prior to issuance of any use and occupancy permit for the Phase II hotel building.
- 4) The Applicants must provide two more inverted-U bike racks (i.e., each storing two bicycles) and two more bike lockers. The bike racks must be located in a public, well-lit and weather-protected area within 100 feet of the entrance for hotel patrons. The bike lockers also should be located in a well-lit and weather-protected area within 100 feet of the main entrance for employees.
- 4) All other previous conditions of approval as contained in the Planning Board Opinion dated October 31, 2000 remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *Public facilities will continue to be adequate to support and service the area of the proposed subdivision.*

The Planning Board reviewed the Applicants' request to substitute pro rata contributions to certain County and State roadway projects as alternatives to the previously required improvements at specific intersections, and find that the contributions are acceptable because the specific projects will mitigate proposed

trips from the convention center and hotel to the same, or a greater extent. The Planning Board also finds that the previously approved Traffic Mitigation Agreement (TMAg) between the applicant, the Planning Board and Montgomery County Department of Public Works and Transportation (MCDPWT), must be updated to include JBG, Inc. as a party to the agreement.

As part of the transportation review of this preliminary plan amendment, it was determined that an inadequate amount of right of way dedication had been given for Rockville Pike (MD 355) along the property frontage. In order to meet master plan requirements for the ultimate right of way for Rockville Pike (MD 355), the Planning Board finds that the Applicants are required to dedicate an additional 7 feet of right of way.

2. All previous conditions remain in full force and effect.

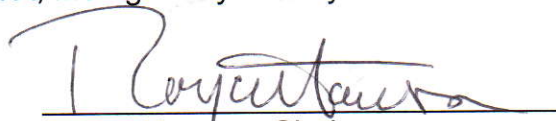
The Planning Board further finds that the preliminary plan amendment does not affect the previous findings of the Board regarding the preliminary plan, and all other previous conditions of approval remain in full force and effect.

BE IT FURTHER RESOLVED, that the date of this Resolution is APR 25 2007 (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).

* * * * *

At its regular meeting, held on Thursday April 5, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Wellington, seconded by Commissioner Bryant, with Chairman Hanson, Vice Chair Perdue, and Commissioners Bryant, and Wellington, present and voting in favor. Commissioner Robinson was absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 12000087A, Montgomery County Conference Center.



Royce Hanson, Chairman
Montgomery County Planning Board

ATTACHMENT 3

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 25, 2000

SITE PLAN REVIEW: #8-00040

PROJECT: Montgomery County Conference Center

Action: Approval subject to conditions. Motion was made by Commissioner Bryant , seconded by Commissioner Wellington, with a vote of 3-0, Commissioners Bryant, Holmes and Wellington voting for. Commissioners Hussmann and Perdue were absent.

The date of this written opinion is July 25, 2000 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 24, 2000 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-00087 is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On July 20, 2000 Site Plan Review #8-00040 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 submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the TS-R zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Montgomery County Planning Board APPROVES Site Plan Review #8-00040 which consists of a 214,020 square foot Hotel and Conference Center including 225 hotel rooms subject to the following conditions:

1. Provide brick-paved driveway aprons per Bethesda Streetscape Standards
2. Adjust light levels in parking lot to reduce over- and under-lighted area
3. Provide light level plan for street sidewalks, building entrances and plaza
4. If WMATA declines to pay for the repaving of its portion of the plaza, obtain permission to assume this and the maintenance obligation in the Conference Center budget
5. Provide 8% parking lot landscaping per zoning approval
6. Enter into an agreement with MCDPWT for streetscape maintenance in the ROW
7. Bus stop relocations, subject to MCDPWT approval, shall be shown on Signature Set
8. Signature Set for Site Plan for Phase I shall conform to Phasing Plan set forth in the Binding Elements of Zoning Case G-745
9. Standard Conditions dated October 10, 1995:
 - A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 1. Development Program to include a phasing schedule as follows:
 - a) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - b) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - c) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - d) Phasing of stormwater management, sediment/erosion control, trip mitigation
 2. Site Plan Enforcement Agreement to delineate transportation management program, streetscape maintenance agreement or other requirement of a condition of approval..
 - B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to

include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

1. Limits of disturbance;
 2. Methods and location of existing street tree protection;
 3. Forest Conservation areas;
 4. Conditions of DPS Stormwater Management Concept approval letter
 5. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to demolition, clearing and grading;
 6. The development program inspection schedule.
- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- D. No demolition, clearing or grading prior to M-NCPPC approval of signature set of plans.

WHITE FLINT METRO STATION

| INTERIOR PUBLIC USE SPACE TABULATION | |
|--------------------------------------|----------------|
| PARKING LOT AREA | 5.77 AC. |
| PUBLIC USE SPACE REQUIRED | 0.29 AC.(5.0%) |
| PUBLIC USE SPACE PROVIDED | 0.35 AC.(6.1%) |

| PARKING TABULATION | |
|-------------------------------|-----|
| SPACES REQUIRED PER ORDINANCE | 643 |
| HANDICAP SPACES PROVIDED | 18 |
| COMPACT CAR PROVIDED | 85 |
| REGULAR SPACES PROVIDED | 648 |
| TOTAL SPACES PROVIDED | 740 |

| STORM DRAINAGE STRUCTURE SCHEDULE | | | |
|-----------------------------------|---------------|---------------|---|
| STRUCTURE NUMBER | TYPE | MCOD STD. NO. | REMARKS |
| 1 | *A MANHOLE | MC-510.01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING |
| 2 | *A -10" INLET | MC-501.01 | |
| 3 | *A MANHOLE | MC-510.01 | PROVIDE CONNECTION FOR ROOF & PIT DRAIN LEADER PIPING |
| 3A | *A -10" INLET | MC-501.01 | |
| 4 | *A MANHOLE | MC-510.01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING |
| 5 | TRENCH DRAIN | N/A | PROVIDE TRAFFIC BEARING FRAME AND GRATE |
| 6 | *A -10" INLET | MC-501.01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING |
| 7 | *A-15" INLET | MC-501.01 | |
| 8 | *A-15" INLET | MC-501.01 | |
| 9 | *A-10" INLET | MC-501.01 | |
| 10 | *A MANHOLE | MC-510.01 | |
| 11 | *A-15" INLET | MC-501.01 | |
| 12 | *A INLET | MC-506.02 | TERMINAL INLET |
| 13 | *A-15" INLET | MC-501.01 | |
| 14 | *A-10" INLET | MC-501.01 | |
| 15 | *A MANHOLE | MC-510.01 | |
| 16 | *J INLET | MC-506.01 | |
| 17 | *A MANHOLE | MC-510.01 | |
| 18 | *J INLET | MC-506.01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING |
| 19 | *J INLET | MC-506.01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING |
| 20 | NOT USED | N/A | |
| 21 | *A-10" INLET | MC-501.01 | |
| 22 | *A-10" INLET | MC-501.01 | |
| 23 | *A-20" INLET | MC-501.01 | |
| 24 | *A-20" INLET | MC-501.01 | |
| 25 | STORMGATE | N/A | HIGH FLOW BYPASS MANHOLE (SEE SHEET 16A) |
| 26 | *A-20" INLET | MC-501.01 | |
| 27 | *A MANHOLE | MC-510.01 | |
| 28 | *A MANHOLE | MC-510.01 | |
| 29 | *A-15" INLET | MC-501.01 | |
| 30 | *A MANHOLE | MC-510.01 | |
| 31 | *A-15" INLET | MC-501.01 | |
| 32 | *A MANHOLE | MC-510.01 | |
| 33 | *A-15" INLET | MC-501.01 | |
| 34 | *A-15" INLET | MC-501.01 | |
| 35 | *A-20" INLET | MC-501.01 | CONSTRUCT OVER EXISTING 27" RCP PIPE |
| 36 | STORMGATE | N/A | HIGH FLOW BYPASS MANHOLE (SEE SHEET 16A) |

| | | |
|----|--------|--------------------------------|
| C1 | 5/1/02 | PERMIT CHANGES |
| C2 | 7/8/04 | FARE COLLECTION SYSTEM CHANGES |

| No. | Date | Item |
|----------------|------|------|
| REVISIONS | | |
| Drawn S.K. | Seal | |
| Checked JRL | | |
| Approved | | |

2 MONTGOMERY COUNTY
CONFERENCE CENTER

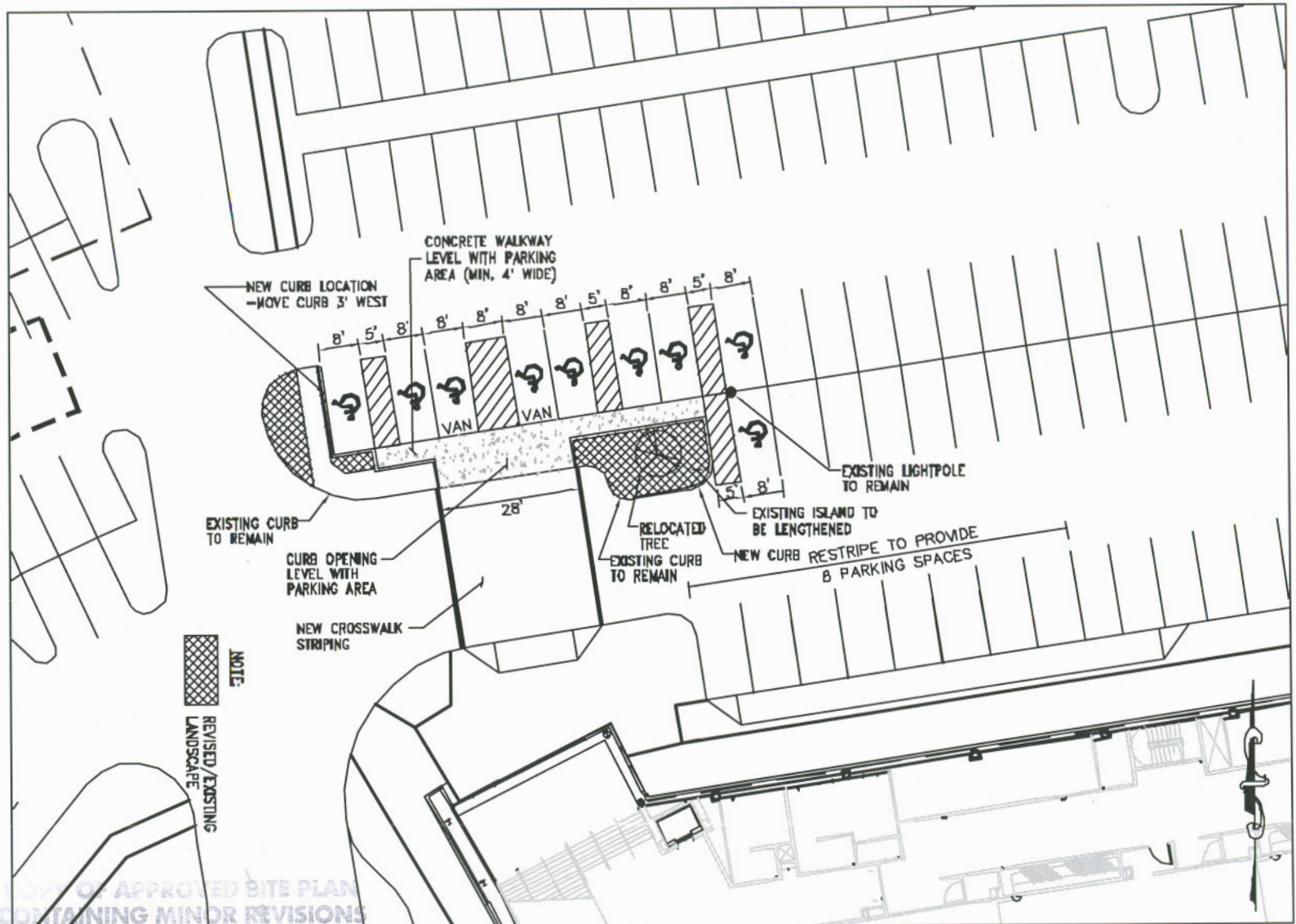
IRTKL
IRTKL ASSOCIATES INC.
1250 CONNECTICUT AVENUE
WASHINGTON, DC 20036

DHA
DELOAN HAMPTON & ASSOCIATES, Chartered
8403 COLESVILLE ROAD, SUITE 600
SILVER SPRING, MD. 20910
PH: (301) 585-0100 ; FAX: (301) 585-6486

PRELIMINARY PLAN
AND SITE PLAN

| | | |
|------------|--------------|-------------|
| Contr. No. | 20 -95781.05 | C-4B |
| Scale | 1"=40' | |
| Date | MARCH, 2002 | |

ATTACHMENT 5



COPIES OF APPROVED SITE PLAN
CONTAINING MINOR REVISIONS
APPROVED BY STAFF AS SHOWN

FILE NO. 8- 00040B

MONTGOMERY COUNTY PLANNING DEPARTMENT

Nichols 5.10.2005
AUTHORIZED SIGNATURE DATE

MONTGOMERY COUNTY CONFERENCE CENTER

WHITE PLANT MEMO STATION

REVISION: 001

PAGE: 008

SKETCH TITLE:

ADDITIONAL VAN HANDICAPPED SPACE

DATE: FEBRUARY 9, 2005 REVISIONS

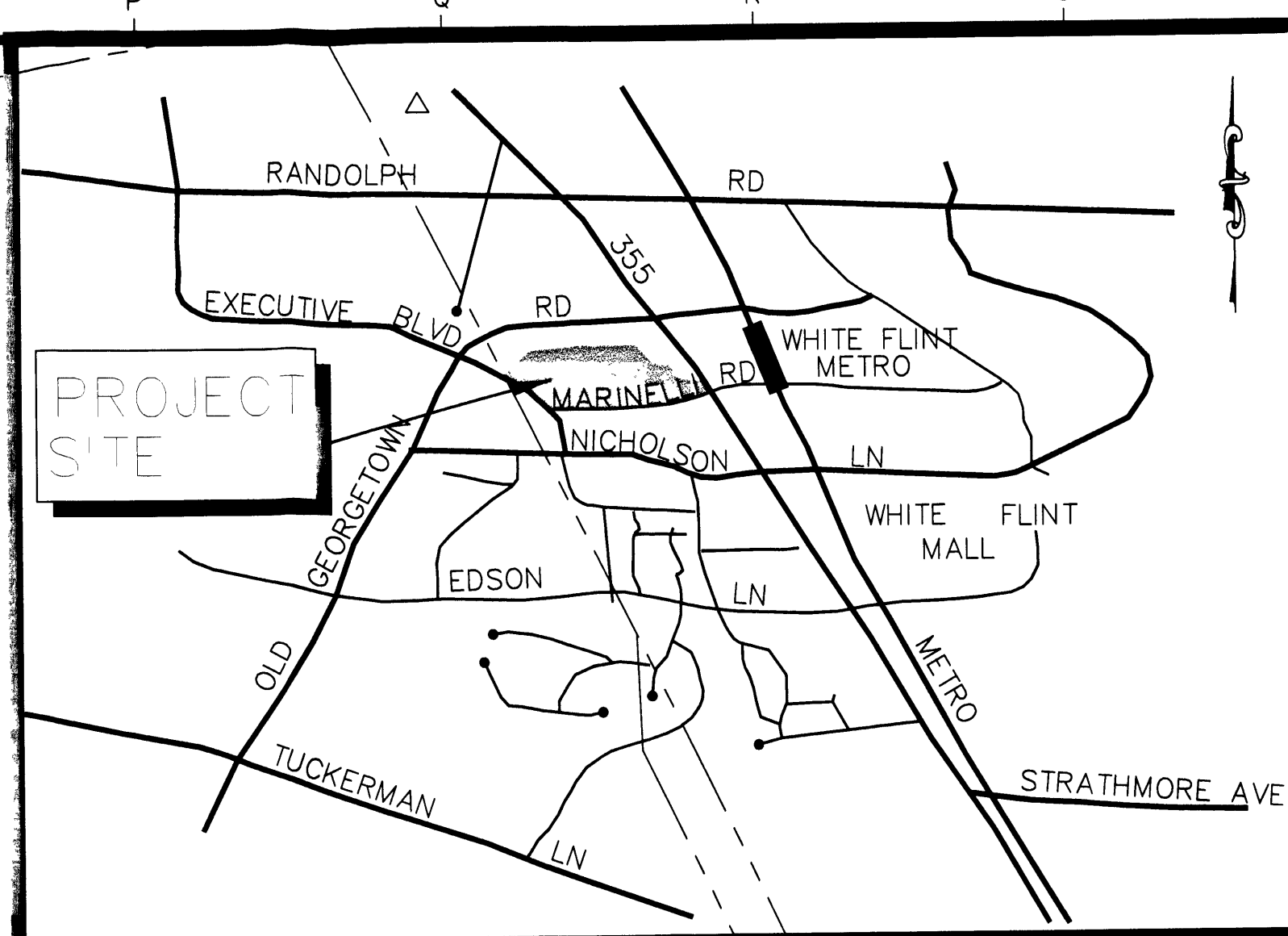
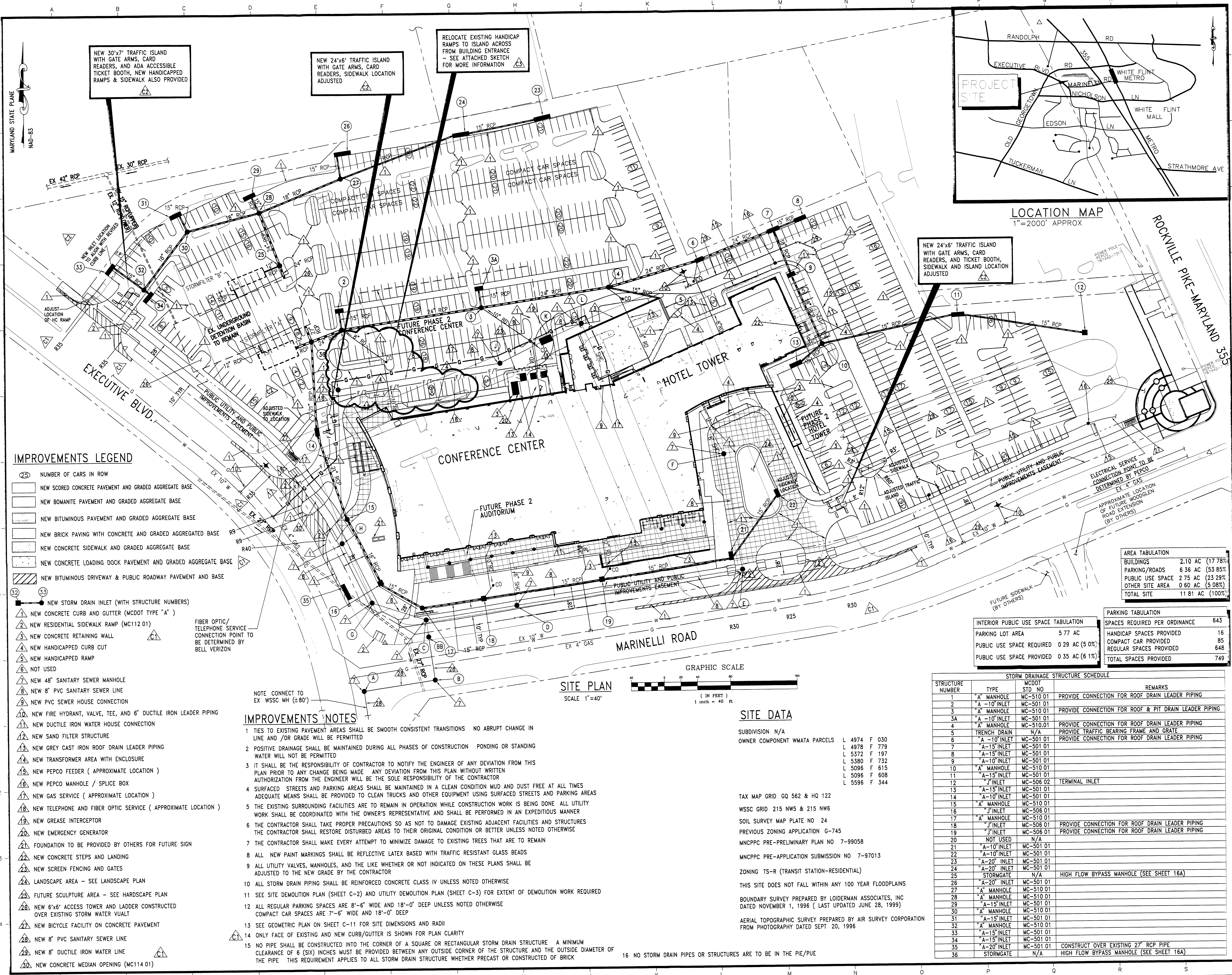
SCALE: 1" = 30'

REF DWG: C-4

CIVIL SKETCH #1

IRTEL
IRTEL ASSOCIATES INC.
1750 CONNECTICUT AVENUE
WASHINGTON, DC 20008

DPA
DEION HARRISON & ASSOCIATES, Chartered
8445 COLEVILLE ROAD, SUITE 600
SILVER SPRING, MD 20910
PH(301) 583-0100 ; FAX(301) 583-6446



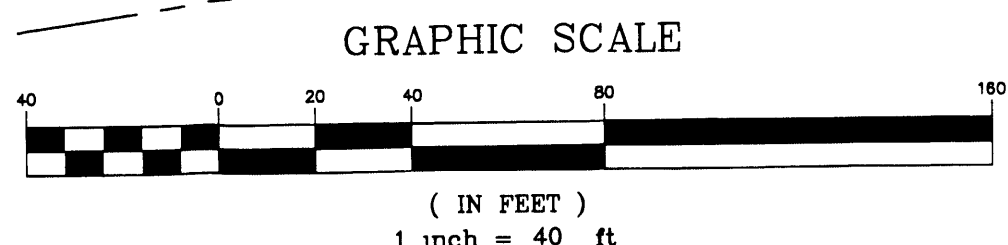
IMPROVEMENTS LEGEND

- 25 NUMBER OF CARS IN ROW
- NEW SCORED CONCRETE PAVEMENT AND GRADED AGGREGATE BASE
- NEW BOMANITE PAVEMENT AND GRADED AGGREGATE BASE
- NEW BITUMINOUS PAVEMENT AND GRADED AGGREGATE BASE
- NEW BRICK PAVING WITH CONCRETE AND GRADED AGGREGATE BASE
- NEW CONCRETE SIDEWALK AND GRADED AGGREGATE BASE
- NEW CONCRETE LOADING DOCK PAVEMENT AND GRADED AGGREGATE BASE
- NEW BITUMINOUS DRIVEWAY & PUBLIC ROADWAY PAVEMENT AND BASE
- NEW STORM DRAIN INLET (WITH STRUCTURE NUMBERS)
- NEW CONCRETE CURB AND GUTTER (MCDOT TYPE "A")
- NEW RESIDENTIAL SIDEWALK RAMP (MC112 01)
- NEW CONCRETE RETAINING WALL
- NEW HANDICAPPED CURB CUT
- NEW HANDICAPPED RAMP
- NOT USED
- NEW 48" SANITARY SEWER MANHOLE
- NEW 8" PVC SANITARY SEWER LINE
- NEW PVC SEWER HOUSE CONNECTION
- NEW FIRE HYDRANT, VALVE, TEE, AND 6" DUCTILE IRON LEADER PIPING
- NEW DUCTILE IRON WATER HOUSE CONNECTION
- NEW SAND FILTER STRUCTURE
- NEW GREY CAST IRON ROOF DRAIN LEADER PIPING
- NEW TRANSFORMER AREA WITH ENCLOSURE
- NEW PEPCO FEEDER (APPROXIMATE LOCATION)
- NEW PEPCO MANHOLE / SPUCE BOX
- NEW GAS SERVICE (APPROXIMATE LOCATION)
- NEW TELEPHONE AND FIBER OPTIC SERVICE (APPROXIMATE LOCATION)
- NEW GREASE INTERCEPTOR
- NEW EMERGENCY GENERATOR
- FOUNDATION TO BE PROVIDED BY OTHERS FOR FUTURE SIGN
- NEW CONCRETE STEPS AND LANDING
- NEW SCREEN FENCING AND GATES
- LANDSCAPE AREA - SEE LANDSCAPE PLAN
- FUTURE SCULPTURE AREA - SEE HARDSCAPE PLAN
- NEW 6'x6' ACCESS TOWER AND LADDER CONSTRUCTED OVER EXISTING STORM WATER VIALT
- NEW BICYCLE FACILITY ON CONCRETE PAVEMENT
- NEW 8" PVC SANITARY SEWER LINE
- NEW 8" DUCTILE IRON WATER LINE
- NEW CONCRETE MEDIAN OPENING (MC114 01)

IMPROVEMENTS NOTES

- TIES TO EXISTING PAVEMENT AREAS SHALL BE SMOOTH CONSISTENT TRANSITIONS NO ABRUPT CHANGE IN LINE AND /OR GRADE WILL BE PERMITTED
- POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION PONDING OR STANDING WATER WILL NOT BE PERMITTED
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION MUD AND DUST FREE AT ALL TIMES ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS AND PARKING AREAS
- THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING DONE ALL UTILITY WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER
- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE
- THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO MINIMIZE DAMAGE TO EXISTING TREES THAT ARE TO REMAIN
- ALL NEW PAINT MARKINGS SHALL BE REFLECTIVE LATEX BASED WITH TRAFFIC RESISTANT GLASS BEADS
- ALL UTILITY VALVES, MANHOLES, AND THE LIKE WHETHER OR NOT INDICATED ON THESE PLANS SHALL BE ADJUSTED TO THE NEW GRADE BY THE CONTRACTOR
- ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE CLASS IV UNLESS NOTED OTHERWISE
- SEE SITE DEMOLITION PLAN (SHEET C-2) AND UTILITY DEMOLITION PLAN (SHEET C-3) FOR EXTENT OF DEMOLITION WORK REQUIRED
- ALL REGULAR PARKING SPACES ARE 8'-6" WIDE AND 18'-0" DEEP UNLESS NOTED OTHERWISE COMPACT CAR SPACES ARE 7'-6" WIDE AND 18'-0" DEEP
- SEE GEOMETRIC PLAN ON SHEET C-11 FOR SITE DIMENSIONS AND RADII
- ONLY FACE OF EXISTING AND NEW CURB/GUTTER IS SHOWN FOR PLAN CLARITY
- NO PIPE SHALL BE CONSTRUCTED INTO THE CORNER OF A SQUARE OR RECTANGULAR STORM DRAIN STRUCTURE A MINIMUM CLEARANCE OF 6 (SIX) INCHES MUST BE PROVIDED BETWEEN ANY OUTSIDE CORNER OF THE STRUCTURE AND THE OUTSIDE DIAMETER OF THE PIPE THIS REQUIREMENT APPLIES TO ALL STORM DRAIN STRUCTURE WHETHER PRECAST OR CONSTRUCTED OF BRICK
- NO STORM DRAIN PIPES OR STRUCTURES ARE TO BE IN THE PIE/PUE

SITE PLAN
SCALE 1"=40'



SITE DATA

SUBDIVISION N/A
OWNER COMPONENT WMATA PARCELS L 4974 F 030
L 4978 F 779
L 5372 F 197
L 5380 F 732
L 5096 F 615
L 5096 F 608
L 5596 F 344

TAX MAP GRID GQ 562 & HQ 122
WSSC GRID 215 NW5 & 215 NW6
SOIL SURVEY MAP PLATE NO 24
PREVIOUS ZONING APPLICATION G-745
MNCPPC PRE-PRELIMINARY PLAN NO 7-99058
MNCPPC PRE-APPLICATION SUBMISSION NO 7-97013
ZONING TS-R (TRANSIT STATION-RESIDENTIAL)
THIS SITE DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAINS
BOUNDARY SURVEY PREPARED BY LOIDERMAN ASSOCIATES, INC DATED NOVEMBER 1, 1996 (LAST UPDATED JUNE 28, 1999)
AERIAL TOPOGRAPHIC SURVEY PREPARED BY AIR SURVEY CORPORATION FROM PHOTOGRAPHY DATED SEPT 20, 1996

INTERIOR PUBLIC USE SPACE TABULATION

| | |
|---------------------------|----------------|
| PARKING LOT AREA | 5.77 AC |
| PUBLIC USE SPACE REQUIRED | 0.29 AC (5.0%) |
| PUBLIC USE SPACE PROVIDED | 0.35 AC (6.1%) |

AREA TABULATION

| | |
|------------------|------------------|
| BUILDINGS | 2.10 AC (17.78%) |
| PARKING/ROADS | 6.36 AC (53.85%) |
| PUBLIC USE SPACE | 2.75 AC (23.29%) |
| OTHER SITE AREA | 0.60 AC (5.08%) |
| TOTAL SITE | 11.81 AC (100%) |

PARKING TABULATION

| | |
|-------------------------------|-----|
| SPACES REQUIRED PER ORDINANCE | 643 |
| HANDICAP SPACES PROVIDED | 16 |
| COMPACT CAR PROVIDED | 85 |
| REGULAR SPACES PROVIDED | 648 |
| TOTAL SPACES PROVIDED | 749 |

| STRUCTURE NUMBER | TYPE | MCDOT STD NO | STRUCTURE SCHEDULE | REMARKS |
|------------------|----------------|--------------|---|---------|
| 1 | "A" MANHOLE | MC-510 01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING | |
| 2 | "A" -10" INLET | MC-501 01 | | |
| 3 | "A" MANHOLE | MC-510 01 | PROVIDE CONNECTION FOR ROOF & PIT DRAIN LEADER PIPING | |
| 3A | "A" -10" INLET | MC-501 01 | | |
| 4 | "A" MANHOLE | MC-510 01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING | |
| 5 | TRENCH DRAIN | N/A | PROVIDE TRAFFIC BEARING FRAME AND GRATE | |
| 6 | "A" -10" INLET | MC-501 01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING | |
| 7 | "A" -15" INLET | MC-501 01 | | |
| 8 | "A" -15" INLET | MC-501 01 | | |
| 9 | "A" -10" INLET | MC-501 01 | | |
| 10 | "A" MANHOLE | MC-510 01 | | |
| 11 | "A" -15" INLET | MC-501 01 | | |
| 12 | "J" INLET | MC-506 02 | TERMINAL INLET | |
| 13 | "A" -10" INLET | MC-501 01 | | |
| 14 | "A" -15" INLET | MC-501 01 | | |
| 15 | "A" MANHOLE | MC-510 01 | | |
| 16 | "J" INLET | MC-506 01 | | |
| 17 | "A" MANHOLE | MC-510 01 | | |
| 18 | "J" INLET | MC-506 01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING | |
| 19 | "J" INLET | MC-506 01 | PROVIDE CONNECTION FOR ROOF DRAIN LEADER PIPING | |
| 20 | NOT USED | N/A | | |
| 21 | "A" -10" INLET | MC-501 01 | | |
| 22 | "A" -10" INLET | MC-501 01 | | |
| 23 | "A" -20" INLET | MC-501 01 | | |
| 24 | "A" -20" INLET | MC-501 01 | | |
| 25 | STORMGATE | N/A | HIGH FLOW BYPASS MANHOLE (SEE SHEET 16A) | |
| 26 | "A" -20" INLET | MC-501 01 | | |
| 27 | "A" MANHOLE | MC-510 01 | | |
| 28 | "A" MANHOLE | MC-510 01 | | |
| 29 | "A" -15" INLET | MC-501 01 | | |
| 30 | "A" MANHOLE | MC-510 01 | | |
| 31 | "A" -15" INLET | MC-501 01 | | |
| 32 | "A" MANHOLE | MC-510 01 | | |
| 33 | "A" -15" INLET | MC-501 01 | | |
| 34 | "A" -15" INLET | MC-501 01 | | |
| 35 | "A" -20" INLET | MC-501 01 | CONSTRUCT OVER EXISTING 27" RCP PIPE | |
| 36 | STORMGATE | N/A | HIGH FLOW BYPASS MANHOLE (SEE SHEET 16A) | |

MONTGOMERY COUNTY CONFERENCE CENTER

PARCEL P652

SUBDIVISION 001

WHITE FLINT METRO STATION

| | |
|--------|----------------------------------|
| 5/1/02 | PERMIT CHANGES |
| 7/8/04 | FARE COLLECTION SYSTEM |
| 4/5/05 | RELOCATE HANDICAP PARKING SPACES |

| No | Date | Item |
|----------|------|------|
| Drawn | SK | Seal |
| Checked | JRL | |
| Approved | | |

MONTGOMERY COUNTY CONFERENCE CENTER

RTKL
RTKL ASSOCIATES INC
1250 CONNECTICUT AVENUE
WASHINGTON, DC 20036

DELOON HAMPTON & ASSOCIATES, Chartered
8403 COLEVILLE ROAD, SUITE 600
SILVER SPRING, MD 20910
PH (301) 585-0100, FAX (301) 585-6486

PRELIMINARY PLAN AND SITE PLAN

| | | |
|----------|--------------|------|
| Contr No | 20 -95781 05 | C-4C |
| Scale | 1"=40' | |
| Date | MARCH, 2002 | |
| Lead Rev | | |

ATTACHMENT 6



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-40
Site Plan No. 8200040C
Montgomery County Conference Center
Bethesda North Marriott-Phase II

APR 25 2007 RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board" or "Board") is required to review site plan applications; and

WHEREAS, pursuant to Montgomery County Code § 59-D-3.4(b), following a public hearing on the application, the Planning Board must, by resolution, approve, approve with conditions or disapprove a proposed site plan; and

WHEREAS, on December 20, 2005, JBG ("Applicant"), filed an application for Approval of Site Plan Amendment 8200040C for an 113,510-square-foot hotel expansion for 225 hotel rooms and 30 spaces of underground parking on approximately 11.81 acres located in the northeast quadrant of the intersection with Marinelli Road and Executive Boulevard, in the TS-R Zone ("Property" or "Subject Property"); and

WHEREAS, on January 19, 2007, Staff issued a memorandum to the Board setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, Applicant's site plan application was designated Site Plan Amendment No. 8200040C, Montgomery County Conference Center, Bethesda North-Marriott-Phase II (the "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on February 1, 2007, Staff presented the Application to the Planning Board at a public hearing for its review and action (the "Hearing"); and

WHEREAS, at its January 19, 2007 hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency:

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

WHEREAS, on February 1, 2007, the Planning Board approved Site Plan Amendment 8200040C for the proposed development;

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board approved Site Plan No. 820040C for a 113,510-square-foot hotel expansion for 225 hotel rooms and 30 spaces of underground parking on approximately 11.81 acres in the TS-R Zone. The Applicant must comply with all site development elements as shown on the Montgomery County Conference Center, Bethesda North Marriott-Phase II plans stamped by the M-NCPPC on November 3, 2006, except as modified by the following conditions:

1. Development Plan

All prior approvals, including the conditions of approval, shall remain in full force and effect unless expressly modified through this amendment.

2. Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan 12000087A as listed in the Planning Board resolution.

3. Site Design

The proposed plan must be revised to graphically designate the valet parking spaces on the plan and provide a sign in front of the spaces.

4. Lighting

- a. The Applicant must provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
- b. All light fixtures, including the building-mounted fixtures, must be full cut-off fixtures or able to be equipped with shields, refractors or reflectors.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures near the adjacent residential properties.
- d. The height of the on-site light poles must not exceed 18 feet including the mounting base.

5. Transportation

The Applicant must comply with the following conditions of approval set forth in the January 3, 2007 memorandum from M-NCPPC Transportation Planning, including:

- a. The Preliminary Plan and Site Plan must be limited to a conference center of 96,645 gross square feet of building area with 36,120 square feet of walled meeting area and Phases I and II hotel buildings with a total of 450 rooms.
- b. The Applicant must record a new plat for dedication of seven more feet of right-of-way from the centerline of Rockville Pike (MD 355). This record plat application must be submitted within three months after the Planning Board approval of the Preliminary Plan amendment resolution and must be recorded

prior to issuance of any use and occupancy permit for the subject phase II hotel building.

- c. The Applicant must become a party to the Traffic Mitigation Agreement for the Montgomery County Conference Center to which Montgomery County and Quad Partners LLC are currently parties. The Applicant must also provide two additional inverted-U bike racks (i.e., each storing two bicycles) and two additional bike lockers. The bike racks must be located in a public, well-lit and weather-protected area within 100 feet of the entrance for hotel patrons. The bike lockers also should be located in a well-lit and weather-protected area within 100 feet of the main entrance for employees.

6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 29, 2005, unless amended by the Montgomery County Department of Permitting Services.

7. Development Program

Construction of the proposed development must be in accordance with a Development Program. The Development Program must be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program must include a phasing schedule as follows:

- a. Landscaping associated with parking lot revisions and hotel building must be completed, as construction of hotel is completed, but no later than six months from the initial occupancy of the hotel.
- b. Pedestrian pathways associated with the proposed hotel must be completed as construction of the hotel is completed.
- c. The updated Traffic Mitigation Agreement under Condition 5.c. must be prepared, signed, and submitted to the Planning Board staff by the Applicant prior to issuance of any building permit for the subject phase II hotel building. This Agreement must be signed and fully executed prior to issuance of any use and occupancy permit for the subject hotel building.
- d. Clearing and grading must correspond to the construction phasing, to minimize soil erosion.

8. Clearing and Grading

No clearing or grading may be performed prior to M-NCPPC approval of the Certified Site Plan.

9. Certified Site Plan

Prior to approval of the Certified Site Plans the following revisions must be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, revised data table and development standards, and Site Plan Resolution.
- b. Limits of disturbance.
- c. Detail of the sign to be installed in front of valet parking spaces.
- d. Provision of two additional inverted-U bike racks and two additional bike lockers.

- e. Revised Public Use Space exhibit showing correct public use space areas.
- f. A note indicating the measuring point for the height of the building.
- g. A lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.

BE IT FURTHER RESOLVED, that the Applicant must comply with all site development elements shown on the Montgomery County Conference Center, Bethesda North Marriott-Phase II plans stamped by the M-NCPPC on November 3, 2006, except as modified by the above conditions of approval; and

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 the Planning Board's approval of the Application is based on the following findings:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan;*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Development Plan (G-745) 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-R Zone as demonstrated in the project Data Table below.

ANALYSIS: Conformance to Development Standards

| | |
|------------------------|-------------------------------------|
| Existing Zone: | TS-R (Transit Station, Residential) |
| Total Acreage: | 11.8148 acres |
| Method of Development: | Optional |

MCPB No. 07-40
 Site Plan No. 8200040C
 Montgomery County Conference Center
 Bethesda North Marriott-Phase II
 Page 5

| Development Standards TS-R Zone | | | | | | |
|---------------------------------------|-------------------------|---------------------------------|-----------------------------------|------------------------------------|------------------------------------|--|
| Development Standard | Required/ Permitted | Approved with G-745 | Approved with Site Plan 820000040 | Approved with Site Plan 820000040A | Approved with Site Plan 820000040B | Proposed for Approval Site Plan 820000040C |
| Min. Tract Area (sf.): | 18,000 | 514,652.69 | 514,652.6 | 514,652.69 | 514,652.69 | 514,652.69 |
| Max. Density | | | | | | |
| a. Dwelling Units | 827 | Not approved for dwelling units | 0 | 0 | 0 | 0 |
| b. Conference Center | 100-190,000 sf. | 96,645 sf. | 96,645 sf. | 96,645 sf. | 96,645 sf. | 96,645 sf. |
| c. Hotel | | | | | | |
| Phase I | | 117,375 sf. (225 rooms) | 117,375 sf. (225 rooms) | 117,375 sf. (225 rooms) | 117,375 sf. (225 rooms) | |
| Phase II | | 235,100 sf. (450 rooms) | | | | 230,885 sf. (450 rooms) |
| Total GSF | | | | | | |
| Phase I | | 214,020 | 214,020 | 214,020 | 214,020 | |
| Phase II | | 331,745 | | | | 327,530 |
| Floor Area Ratio (FAR) | | | | | | |
| | 2.5 | | | | | |
| Phase I | | 0.42 | 0.42 | 0.42 | 0.42 | |
| Phase II | | 0.64 | | | | 0.64 |
| Development Standard | | | | | | |
| Development Standard | Required/ Permitted | Approved with G-745 | Approved with Site Plan 820000040 | Approved with Site Plan 820000040A | Approved with Site Plan 820000040B | Proposed for Approval Site Plan 820000040C |
| Open Space (%) | | | | | | |
| a. Min. Public Use Space | 10 | | | | | |
| b. Min. Active and Passive Rec. Space | 0 | | | | | |
| Total Open Space | 10 | 17 | 23.29 | 23.29 | 23.29 | 27.59 |
| Max. Building Height (ft.): | | | | | | |
| Hotel | determined at Site Plan | 120 feet (12 stories) | 120 feet (12 stories) | 120 feet (12 stories) | 120 feet (12 stories) | 120 feet (12 stories) |
| Conference Center | determined at Site Plan | 35 feet (2 stories) | 35 feet (2 stories) | 35 feet (2 stories) | 35 feet (2 stories) | 35 feet (2 stories) |
| Min. Setbacks (ft.): | | | | | | |
| From Marinelli Road | | | | | | 86.2 |
| From MD 355 (Rockville Pike) | | | | | | 417.6 |

| | | | | | | |
|------------------------------------|-----|-----|-----|-----|-----|------------------|
| Parking Spaces | | | | | | |
| Phase I | 625 | 737 | 749 | 749 | 743 | |
| Phase II | 737 | 768 | | | | 777 ² |
| Parking Lot Landscaping (%) | | | | | | |
| Phase I | 5 | 8 | 8 | 8 | 8 | |
| Phase II | 5 | 7 | | | | 9.55 |

- 1 The height of the new hotel building is 107.77 feet (10 stories) measured from the average elevation of finished ground surface along the front end of the building at elevation 406'.
- 2 Including 747 surface parking spaces and 30 garage parking spaces.
- 3 Phase II information represents the cumulative numbers.

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

a. Buildings and Structures

The location of the buildings and structures is adequate, safe and efficient. The proposed hotel expansion provides an enclosure of the entrance court to the hotel with a prominent wing that will be visible from Rockville Pike. The function of the two facilities (Conference Center and Hotel) provides a relational element for a positive internal connection. The proposed hotel also provides a greater presence on Marinelli Drive, creating a prominent entry for the hotel and a separate entrance for the Conference Center, allowing the two uses to function effectively together.

The height of the new hotel wing is consistent with the existing hotel building at 10 stories and approximately 108 feet. The building height is also consistent with the surrounding existing and proposed development, which contains a mix of residential and commercial uses.

b. Open Spaces

The proposal satisfies the open space requirements by providing over 27 percent of the site area for public use space. The TS-R Zone requires 10 percent of the site be devoted to open space with no requirement applicable to active and passive recreation facilities for hotels. The Site Plan proposes 27 percent of the site as open space area, which is comprised of green area and landscaping located primarily along Marinelli Road and in the amenity planting area at the intersection with Rockville

Pike that frames the entrance to the Conference Center from the Metro station.

c. Landscaping and Lighting

The existing landscaping on the site consists of a mix of shade, evergreen and flowering trees along the frontage of the conference center on Marinelli Road and Executive Boulevard. The amenity planting area at the intersection of Rockville Pike and Marinelli Road is adorned with a mix of evergreens and flowering trees and shrubs.

The surface parking contains shade trees in the parking islands and a treatment of shade and flowering trees as well as shrubs to buffer the parking spaces from all three public roads. The interior parking spaces and planting islands have been modified to maximize the total number of parking spaces. The interior green space requirements have been exceeded by 1.55 percent with this proposal. The DPA required 8 percent interior green space and the proposed interior green space is 9.55 percent.

The existing streetscape for the public streets is modeled after the Bethesda streetscape standards in order to effectively create an urban environment. The existing street trees are within tree pits in amended soil panels. The landscaped walkway also provides a major connection from the White Flint metro to the hotel and conference center.

The existing and proposed lighting plan is consistent with the Bethesda streetscape standards and include Washington Globe fixtures for the public and private roads.

d. Recreation

Recreation facilities are not required for hotel uses in the TS-R Zone or as a requirement of the M-NCPPC Recreation Guidelines.

e. Vehicular and Pedestrian Circulation

Existing and proposed vehicular and pedestrian circulation is safe, adequate and efficient.

The existing access points to the site remain from Marinelli Road and Executive Boulevard, both of which are 80-foot-wide rights-of-way and

classified as commercial business district streets. Rockville Pike is classified as a major roadway, M-6, with a 134-foot right-of-way and a Class I bikeway on the east side. The original preliminary plan was approved and Lot 1 was recorded without dedicating seven more feet of right-of-way for 67 feet from the centerline. An approval condition of the concurrent preliminary plan amendment requires dedication of additional right-of-way along the Rockville Pike frontage prior to issuance of any use and occupancy permit for the subject phase II hotel building.

An existing ten-foot-wide bike path (Class II bikeway) is located within the rights-of-way for Executive Boulevard and Marinelli Road, which is consistent with the *Countywide Bikeways Functional Master Plan*.

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

The proposed 10-story building and the subsurface parking are compatible with adjacent residential and commercial buildings and uses and with planned development for the White Flint planning area.

The building wing frames the existing 10-story hotel and conference center and is not detrimental to the adjacent high-rise residential uses opposite Marinelli Road. High-rise uses such as the hotel are permitted in the TS-R Zone and are 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, Chapter 19 regarding water resource protection, and any other applicable law.*

There is no forest on this property and this site is exempt from forest conservation requirements per NRI/FSD #4-05265E, as a modification to an existing use. A Tree Save Plan is not required for this property. There are no environmental features on the property. The property is within the Cabin John Creek watershed. The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

The proposed stormwater management concept consists of on-site channel protection measures via an existing underground vault and on-site water quality control via an additional Stormfilter. On site recharge is not provided for redevelopment projects.

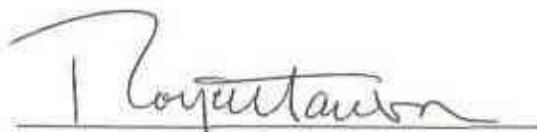
BE IT FURTHER RESOLVED, that this site plan will remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written opinion is APR 25 2007 (which is the date that this opinion 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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

* * * * *

At its regular meeting, held on Thursday April 5, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Wellington, seconded by Commissioner Bryant, with Chairman Hanson, Vice Chair Perdue, and Commissioners Bryant, and Wellington, present and voting in favor. Commissioner Robinson was absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 8200040C, Montgomery County Conference Center – Bethesda North Marriott – Phase II.



Royce Hanson, Chairman
Montgomery County Planning Board

ATTACHMENT 7



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JAN 21 2015

MCPB No. 15-012
Site Plan No. 82000040D
Bethesda North Marriott Hotel and Conference Center
Date of Hearing: January 15, 2015

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-7.1.2 of the Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3 of the Zoning Ordinance, this site plan amendment is being reviewed under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on July 25 2000, the Planning Board approved Site Plan No. 820000400, Montgomery County Conference Center (and Hotel) for 214,020 square feet for a Hotel and Conference Center, including 225 hotel room, on 11.81 gross acres in the Transit Station, Residential (TSR) Zone, located west of Rockville Pike (MD 355), north of Marinelli Road and east of Executive Boulevard ("Subject Property") in the North Bethesda/Garrett Park Master Plan area; and

WHEREAS, on September 10, 2004, the Planning Board staff ("Staff") approved a minor amendment to the previously approved site plan, designated Site Plan No. 82000040A to add three parking ticket stations; and

WHEREAS, on May 10, 2005, Staff approved a minor amendment to the previously approved site plan, designated Site Plan No. 82000040B to modify handicapped parking spaces; and

WHEREAS, on April 25, 2007, the Planning Board approved Site Plan No. 82000040C, Montgomery County Conference Center Bethesda North Marriott-Phase II, by MCPB Resolution No. 07-40, for an 113,510 square feet hotel expansion for 225 hotel rooms and 30 underground parking spaces; and

WHEREAS, on November 11, 2014, the Montgomery County Revenue Authority and JBG/North Bethesda Hotel, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to delineate parking spaces that are associated with the hotel and conference center on the Subject Property; and

Approved as to
Legal Sufficiency:  1/21/15
M-NCPPC Legal Department

WHEREAS, the Applicant's site plan amendment application was designated Site Plan No. 82000040D, Bethesda North Marriott Hotel and Conference Center ("Site Plan," "Amendment" or "Application"); and

WHEREAS, following review and analysis of the Application by Staff and other governmental agencies, Staff issued a memorandum to the Planning Board, dated January 2, 2015, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 15, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82000040D by modifying the following conditions:¹

1. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan No. 820000400; Site Plan No. 82000040A by administrative staff approval; Site Plan No. 82000040B by administrative staff approval; and Site Plan Amendment No. 82000040C, as listed in the Montgomery County Planning Board Resolution No. 07-40, except as amended by this Application.

2. Certified Site Plan

Prior to the approval of the Certified Site 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 Site Plan.
- b. Provide all of the approved resolutions.
- c. Make corrections and clarifications to the development table.

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

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 all site development elements as shown on the Bethesda North Marriott Hotel and Conference Center drawings submitted to M-NCPPC on November 6, 2014, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.

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 Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

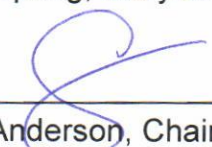
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 21 2015 (which is the date that this resolution is mailed to all parties of record); and

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 Fani-González, seconded by Commissioner Presley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, January 15, 2015, in Silver Spring, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
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DHCA
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DEE METZ
C/O 200-B MONROE STREET
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MILLER, MILLER & CANBY
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MR. GENE VON GUNTEN
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CHRISTINE BENJAMIN
MONTGOMERU COUNTY DEPARTMENT (C)
ECONOCIM DEVELOPMENT
111 ROCKVILLE PIKE
ROCKVILLE, MD 20850

TINA BENJAMIN
C/O 200-B MONROE STREET
ROCKVILLE, MD 20850

ATTACHMENT 8




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


MCPB

Item No.

Date: 05/12/2016

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

 Michael Bello, Planner Coordinator, Area 2 Division, Michael.Bello@montgomeryplanning.org, 301.495.4597

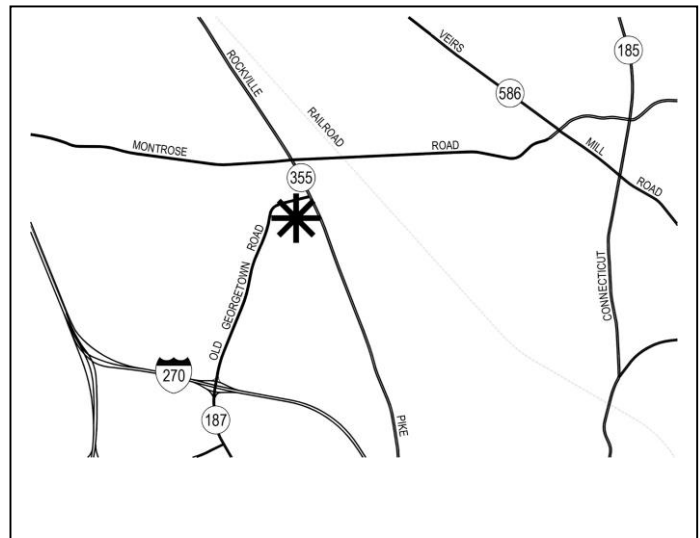
 Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301.495.4650

 Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

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.

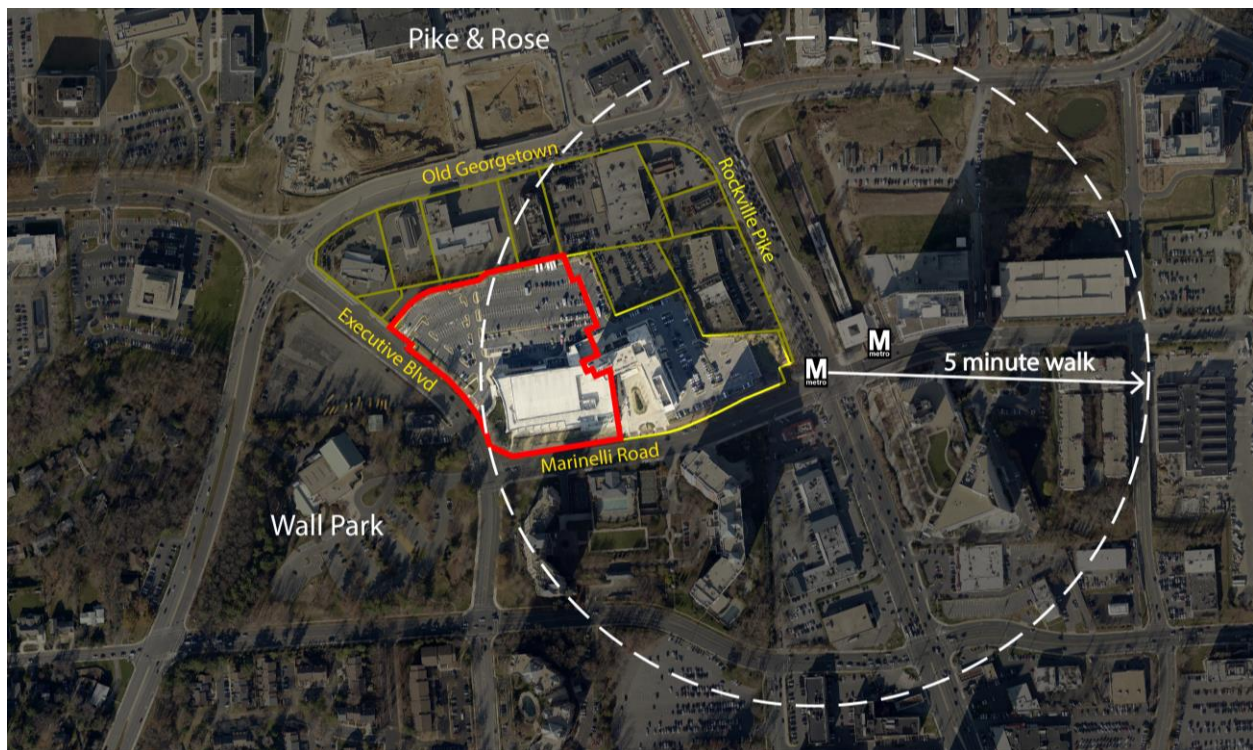


Figure 1: Hotel Conference Center Site and its context

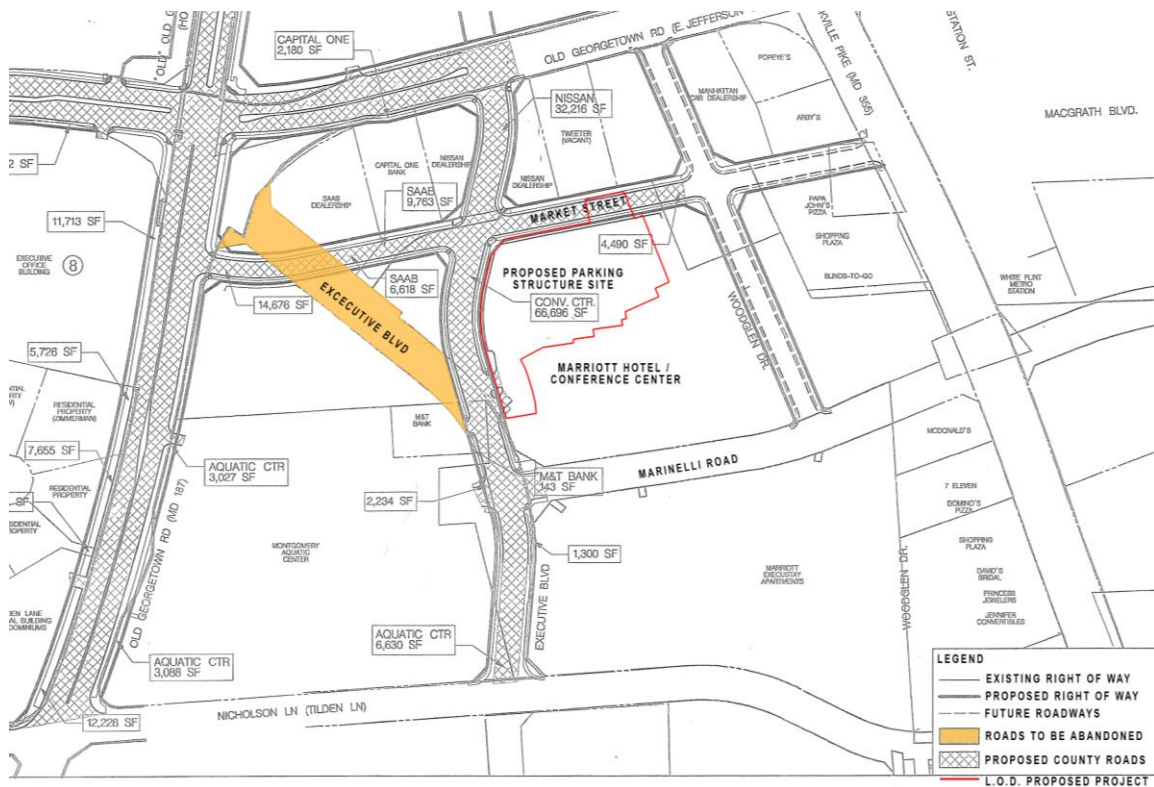


Figure 2: Proposed White Flint West Workaround Street Realignments

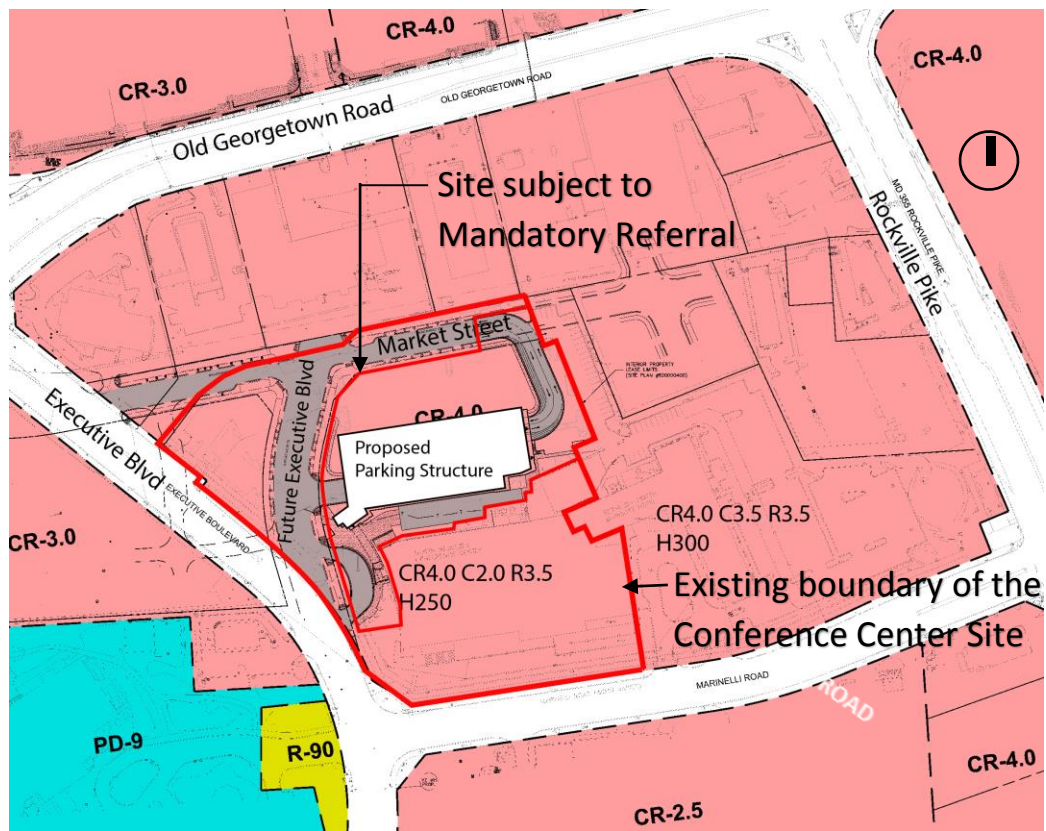


Figure 3: Zoning Map and Site Configuration

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.

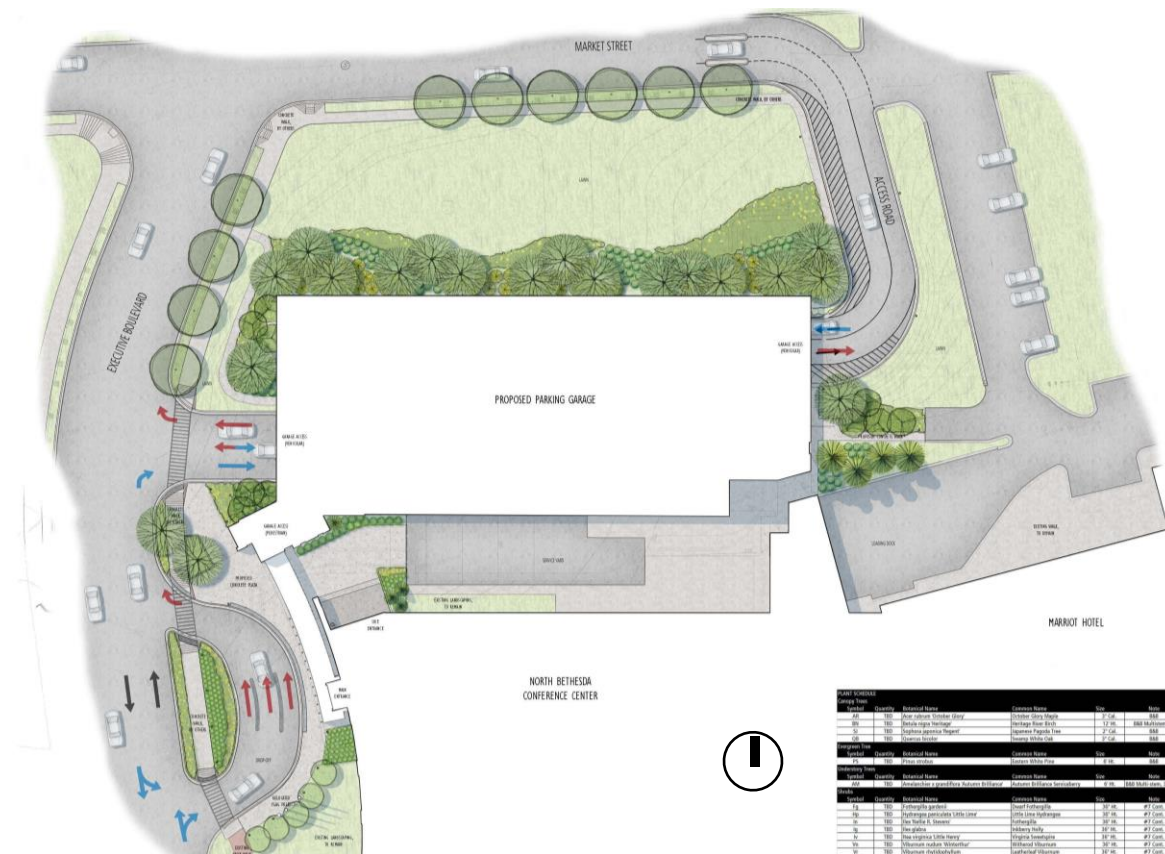
Proposal

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

Figure 4: Proposed Site Plan



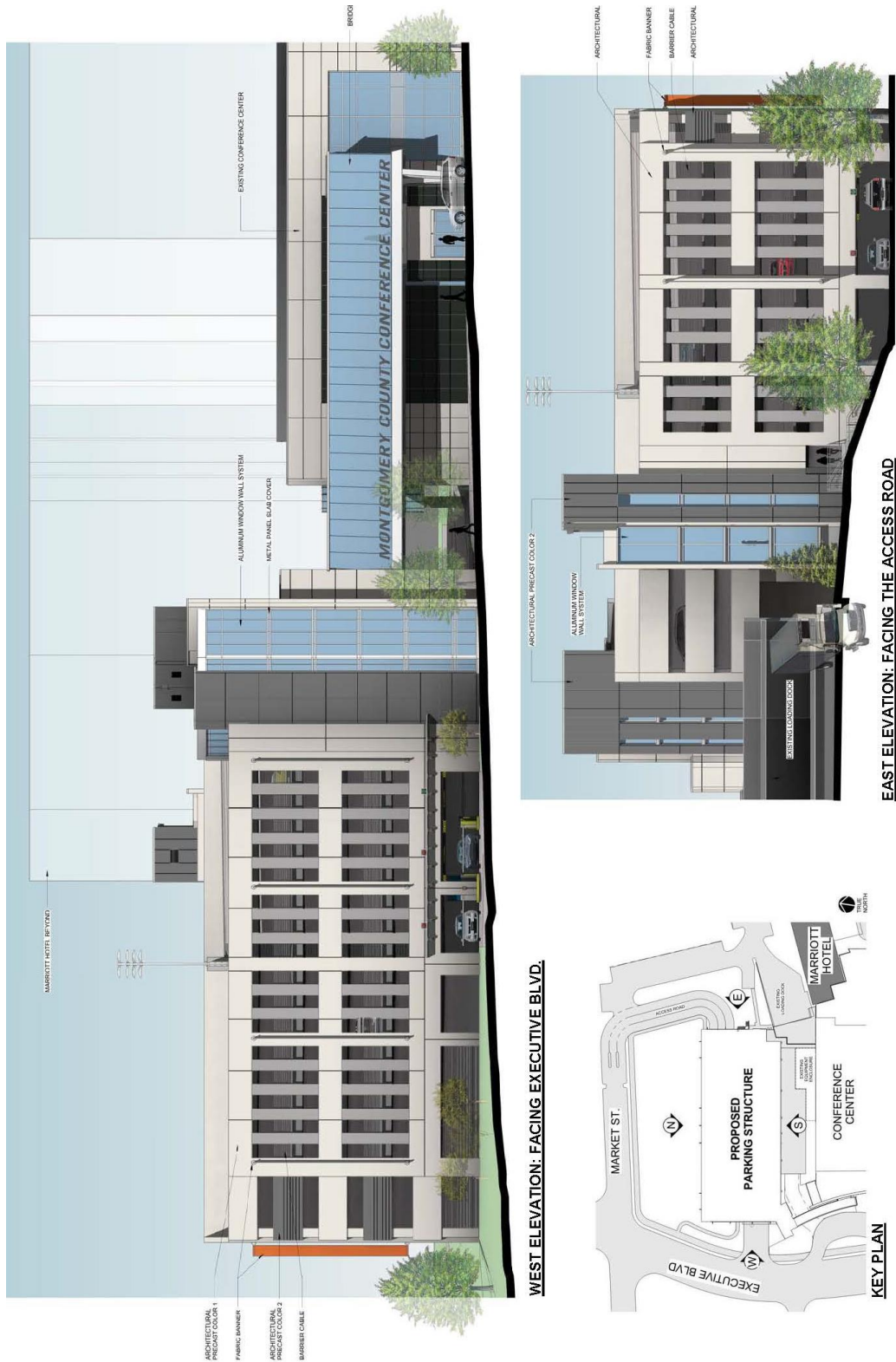


Figure 5: Parking Structure Elevations (East and West Elevations)

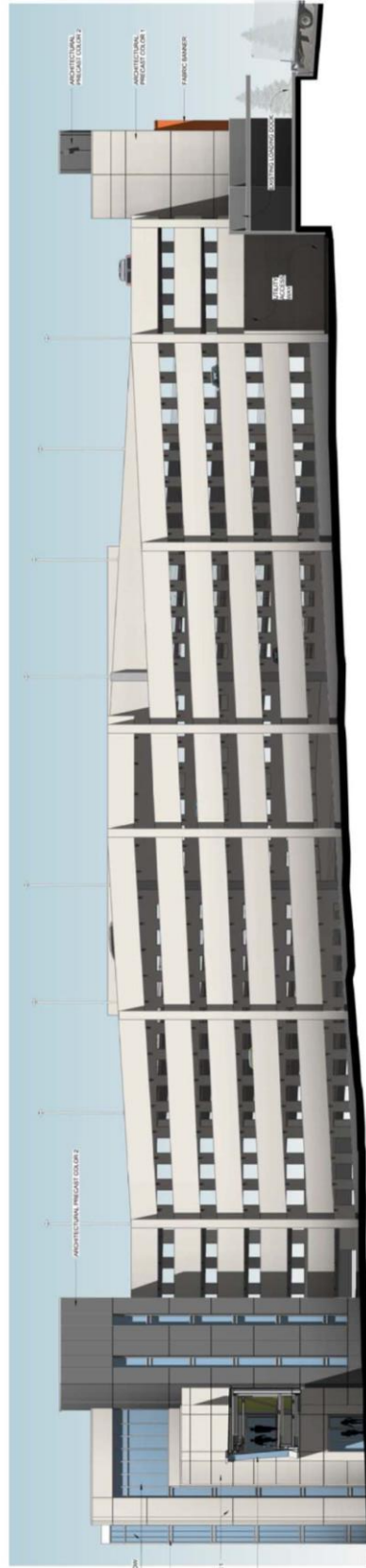


Figure 6: Parking Structure Elevations (North and South Elevations)



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. Roshdieh
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

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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| | | |
|-----|-----------------|--------------------|
| CC: | Jorgen Punda | LG Georgetown, LLC |
| | Ian Duke | VIKA, Inc. |
| | Jason Evans | VIKA, Inc. |
| | Mark Morelock | VIKA, Inc. |
| | Chuck Irish | VIKA, Inc. |
| | Glenn Kreger | M-NCPPC Area 2 |
| | Ed Axler | M-NCPPC Area 2 |
| | Dee Metz | OCE |
| | Tina Benjamin | DED |
| | Daniel McKelvey | Ayers Saint Gross |

| | | |
|-------|-------------------|----------|
| CC-e: | Charles Frederick | OCA |
| | Atiq Panjshiri | DPS RWPR |
| | Sam Farhadi | DPS RWPR |
| | Bruce Johnston | DOT DTE |
| | Tim Cupples | DOT DTE |
| | Dan Sheridan | DOT DTE |
| | Fred Lees | DOT DTEO |
| | Mark Terry | DOT DTEO |
| | Kyle Liang | DOT DTEO |
| | Gary Erenrich | DOT OTP |
| | William Whelan | DOT OTP |
| | Rebecca Torma-Kim | DOT OTP |



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-bioretenention. 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 |