






Bethesda North Marriott: Preliminary Plan Amendment No. 12000087C and Site Plan Amendment No. 82000040F

-  Lori Shirley, Planner Coordinator, Area 2 Division, Lori.Shirley@montgomeryplanning.org, 301-495-4557
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Completed: 07/06/2018

Description

Request to convert the existing lounge area in the Bethesda North Marriott Hotel and Conference Center into five additional hotel guest rooms from 450 to 455 rooms, with no additional gross floor area proposed.

Location: North side of Marinelli Road (5701 Marinelli Road), west of Rockville Pike (MD 355) and east of Executive Boulevard.

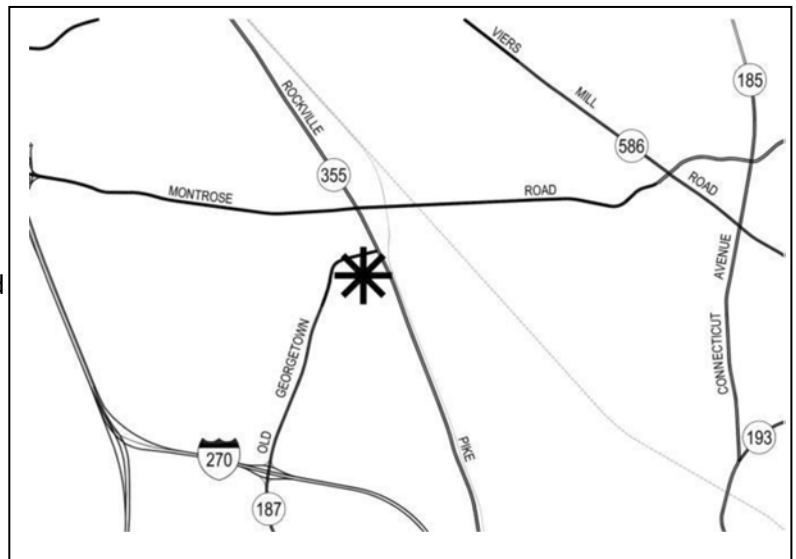
Master Plan: 2010 *White Flint Sector Plan*.

Zone: CR-4.0, C-2.0, R-3.5, H-250.

Property Size: 4.70 acres.

Applicant: Brookfield Property Group.

Application Accepted: April 30, 2018.



Summary

- Staff recommends approval of Preliminary Plan Amendment No. 12000087C and Site Plan Amendment No. 82000040F with conditions.
- The application is a Limited Major Amendment that is *di minimis* in scope because it will not alter the intent, development standards or objectives of the approved plans. The review basis for these amendments is in relation to requirements in Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance, respectively.

RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Preliminary Plan Recommendations

Staff recommends approval of Preliminary Plan No. 12000087C subject to the following conditions. All site development elements submitted to M-NCPPC on March 18, 2018, are required except as modified by this approval:

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

Site Plan Recommendations

Staff recommends approval of Site Plan Amendment No. 82000040F subject to the following conditions. All site development elements submitted to M-NCPPC on March 18, 2018 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 No. 82000040A, Site Plan No. 82000040B, Site Plan No. 82000040C, Site Plan No. 82000040D, and Site Plan No. 82000040E, except as amended by this approval.
2. Prior to 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, including all approved Resolutions.

SITE DESCRIPTION AND PROPOSAL

Site Vicinity and Context

The Bethesda North Marriott Hotel and Conference Center property (Property or Subject Property) is located at the northwestern corner of Rockville Pike (MD 355) and Marinelli Road in the 2010 *White Flint Sector Plan* (Sector Plan) area. It is adjacent to the Wisconsin and the Grand, two high-rise multi-family residential buildings and the Metro Pike Shopping Center to south of the property; Wall Local Park, Kennedy Shriver Aquatic Center, and an M&T Bank to the west across Executive Boulevard; Commercial properties, including an automotive dealership and a Capital One bank to the north; and a commercial shopping center 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 1: Hotel and Conference Center (outlined in red) and existing road network

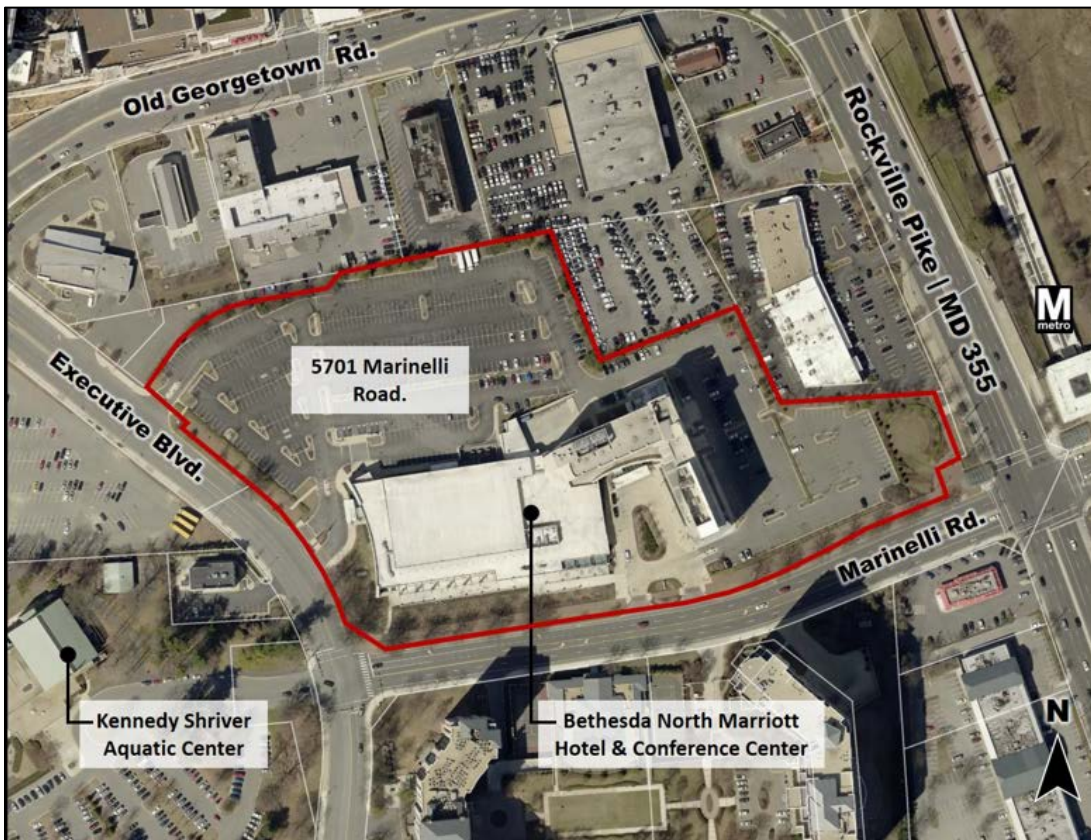


Figure 2: Subject Property (outlined in red)

The Property currently consists of a hotel with 450 rooms and a two-story, 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 Property. 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. After this approval, the subsequent amendments followed:

- 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 1992 *North Bethesda-Garrett Park Master Plan* area.
- On April 13, 2018, the Planning Board approved joint plan amendments (Preliminary Plan No. 12000087B and Site Plan No. 82000040E) (see Figure 2); the applications' purpose was to delineate the boundaries of the Montgomery County Conference Center property after portions of the original Conference Center land area are transferred for the right-of-way for the adjoining roadways (realigned 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. The Board's approvals are in MCPB No. 18-027 and MCPB No. 18-028, respectively.

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. After 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 handicap 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.

Environment

A Final Forest Conservation Plan (FFCP) for this site was included in the approval of Site Plan Amendment No. 82000040E. This FFCP covers all forest conservation requirements for this application. The Subject Site Plan Amendment as submitted has no effect on the approved FFCP.

Mandatory Referral

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

Proposal

The Applicant proposes to convert the existing lounge area into five additional hotel guest rooms to increase the total number of guest rooms from 450 to 455 (see Attachments 1 and 2). No additional gross floor area is proposed.

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. 120000870, and subsequent Preliminary Plan Amendments Nos. 12000087A and 12000087B. 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, 82000040D and 82000040E. All previous findings and conditions of approval remain valid.

Master Plan Conformance

The Hotel and Conference Center property is 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). The proposal is consistent with the overall vision of the Sector Plan.

The proposed amendments do not include any exterior physical change or development on the Property. Therefore, the proposed Preliminary Plan and Site Plan Amendments remain consistent with the Sector Plan.

Adequate Public Facilities

The traffic impact by the original Montgomery Conference Center approval was based on a total of 450 hotel rooms where the first 225 rooms in Phase 1 were built in 2004 and the second 225 rooms in Phase 2 were built later. Any transportation Adequate Public Facilities (APF) revision after January 1, 2017, is now reviewed under the 2016-2020 Subdivision Staging Policy standards. Thus, an increase of five additional hotel rooms does trigger a new APF test (i.e., and the prior five-peak-hour trip *di minimis* provision no longer applies). Currently, Applicants with sites located in the White Flint Special Taxing District are not required to submit a traffic statement or traffic study to satisfy the Local Area Transportation Review test. In lieu of a statement or study, an annual special tax is required based on

the increase in square footage of non-residential uses. The conversion of the internal space will not increase the overall square footage of the hotel and will not require any change to the White Flint special tax.

Traffic Mitigation

The Subject Property is within the boundary of the White Flint Policy Area and the North Bethesda Transportation Management District. The Applicant was required and had entered into a Traffic Mitigation Agreement executed on August 23, 2007, with the Planning Board and MCDOT to assist in achieving and maintaining the staging provisions for the non-auto driver mode share (NADMS) goals in the White Flint Policy Area and participate in the North Bethesda Transportation Management District.

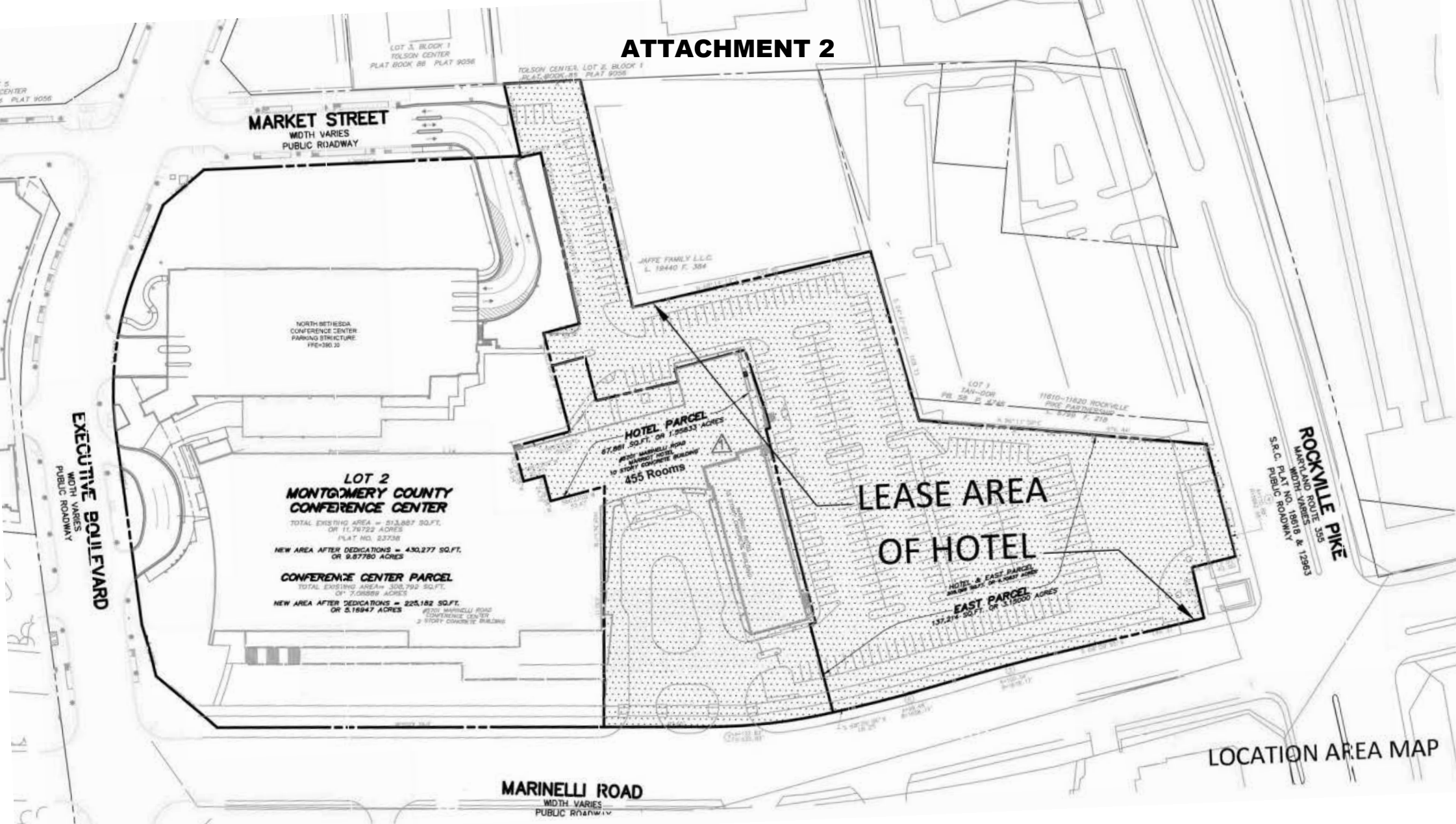
CONCLUSION

The proposed Preliminary Plan Amendment and Site Plan Amendment do not alter the overall design and layout of the approved developments on the adjoining conference center property and remain consistent with the applicable Sector Plan recommendations. The modification does not impact the compatibility or efficiency, adequacy, and safety of the hotel 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 Amendment No. 12000087C
2. Site Plan No. 82000040F

ATTACHMENT 2



LOCATION AREA MAP