



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

MCPB No. 18-062  
Site Plan No. 82000040F  
Bethesda North Marriott  
Date of Hearing: July 19, 2018

JUL 25 2018

**RESOLUTION**

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

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan 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 rooms, on 11.81 gross acres in the TS-R Zone (subsequently rezoned CR4 C3.5 R3.5 H300 and CR4 C2.0 R3.5 H250), located west of Rockville Pike (MD 355), north of Marinelli Road and east of Executive Boulevard, in the White Flint Policy Area and the *White Flint Sector Plan*, and in the *North Bethesda/Garrett Park Master Plan* ("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 handicap 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 930 underground parking spaces; and

WHEREAS, on January 21, 2015, the Planning Board approved Site Plan No. 82000040D, Montgomery County Conference Center Bethesda North Marriott Hotel

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Approved as to  
Legal Sufficiency:

  
M. C. P. C. Legal Department  
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and Conference Center, by MCPB Resolution No. 15-012 to delineate the existing parking spaces for the Bethesda North Marriott Hotel Conference Center; and

WHEREAS, on September 25, 2017, the Planning Board approved Site Plan No. 82000040E, Montgomery County Conference Center, by MCPB Resolution No. 18-028 to delineate the boundaries of the Montgomery County Conference Center property after portions of the original Bethesda North Conference Center land area 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, including a Final Forest Conservation Plan; and

WHEREAS, on April 30, 2018, Brookfield Property Group ("Applicant"), filed an application for approval of an amendment to the previously approved site plans to convert the existing lounge area in the Bethesda North Marriott Hotel and Conference Center into five additional hotel guest rooms, with no additional gross floor area proposed; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82000040F, Bethesda North Marriott ("Site Plan," "Amendment," or "Application"); and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff recommendation and analysis set forth in the Staff Report and hereby approves Site Plan 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.

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

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and subsequent aforementioned amendments and that all findings remain in effect; 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 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 Planning Board in this matter, and the date of this Resolution is JUL 25 2018 (which is the date that this resolution is mailed to all parties of record); and

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

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**CERTIFICATION**

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

  
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Casey Anderson, Chair  
Montgomery County Planning Board