



White Flint Substation 229, Mandatory Referral, MR2018008



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Completed: 7/6/2018

Description

Request to construct an unmanned Pepco substation on vacant property at the intersection of Nebel Street and Marinelli Road;

Location: Southwest quadrant of the intersection of Nebel Street and Marinelli Road.

Master Plan: 2010 *White Flint Sector Plan*.

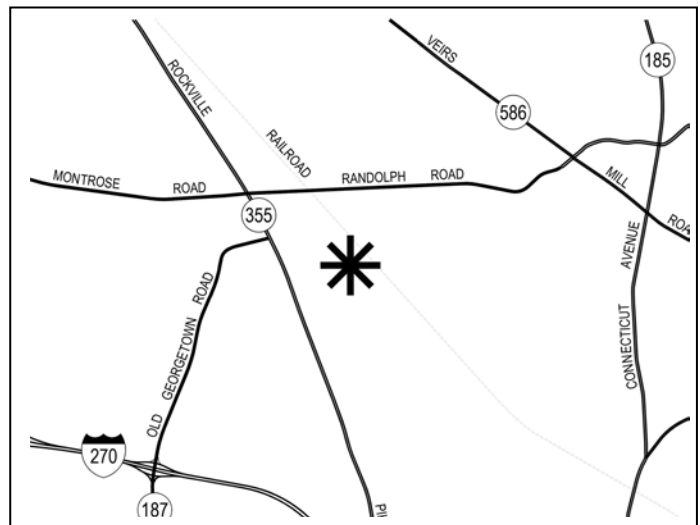
Zone: CR-3.0, C-1.5, R-2.5, H-200.

Property Size: 62,691 square feet.

Application Accepted: May 25, 2018.

Applicant: The Potomac Electric Power Company (PEPCO).

Review Basis: Mandatory Referral, MD Land Use Code § 20-301.



Summary

- Staff recommends approval to transmit comments to PEPCO.
- The Planning Board action on a Mandatory Referral is advisory.
- Staff worked with the applicant on the building's design which resulted in a high-quality design for the substation using materials and facade treatment that provide visual interest and better integration with the newer construction of the 2010 *White Flint Sector Plan* area.
- Administrative Subdivision Plan No. 620180020 is currently under review on the Property. All Forest Conservation Law, frontage improvements, and platting requirements will be applied as part of the review. The Property will need to be platted prior to issuance of any building permit.
- Staff has not received any community correspondence regarding this application.

RECOMMENDATION

Staff recommends approval with the following comments to be transmitted to PEPCO:

1. Staff recommends further coordination with Staff and the Montgomery County Department of Transportation regarding frontage improvements on Nebel Street and Marinelli Road, including the construction of sidewalks, bike facilities, landscaping and lighting.
2. Continue to work towards approval of Administrative Subdivision Plan No. 620180020. Forest Conservation Law, frontage improvements, and platting requirements of the Property must be met prior to issuance of a building permit.

Site Description and Vicinity

The Mandatory Referral site (“Property” or “Subject Property” – outlined in red in Figure 1 below) is located at the southwest corner of Nebel Street and Marinelli Road. The approximately 62,691 square foot Property is zoned CR-3.0, C-1.5, R-2.5, H-200 and is within the 2010 *White Flint Sector Plan* area (“Sector Plan”).

Within the approximately half-mile radius of the Property is the White Flint Metro Station, Rockville Pike (355), and the Pike & Rose development to the west; the CSX and MARC Train’s Brunswick Line to the east; and the White Flint Mall and White Flint Park to the south.



Figure 1: Site and Vicinity

Project Description

The purpose of the Application (Attachment 1 – Mandatory Referral Site Plan) is to allow for the construction of a new unmanned electrical PEPCO substation on the Property. The Applicant is proposing to construct the new substation to increase capacity and improve reliability of power supply in the surrounding network. The new substation is needed to meet anticipated load growth in the White Flint area.

The substation footprint is 34,480 square feet, resulting in a commercial floor-area-ratio (FAR) of approximately 0.55, which is well below the permitted FAR of 1.5 for commercial use by the Property's zoning. The building will be approximately 44 feet in height, with setbacks ranging from approximately 20 feet from Marinelli Road and 8 feet from Nebel Street. The substation will be accessed by two driveways, one located on Nebel Street and the other on Marinelli Road. The project will provide frontage improvements, including sidewalks, the *Bicycle Master Plan* recommendation for a separated bike lane with a protected intersection along the property frontage of Marinelli Road and Nebel Street, and landscaping and lighting. The Applicant is continuing to coordinate with Staff and the Montgomery County Department of Transportation to implement these improvements. Final details for these will be determined with the associated Administrative Subdivision under review.

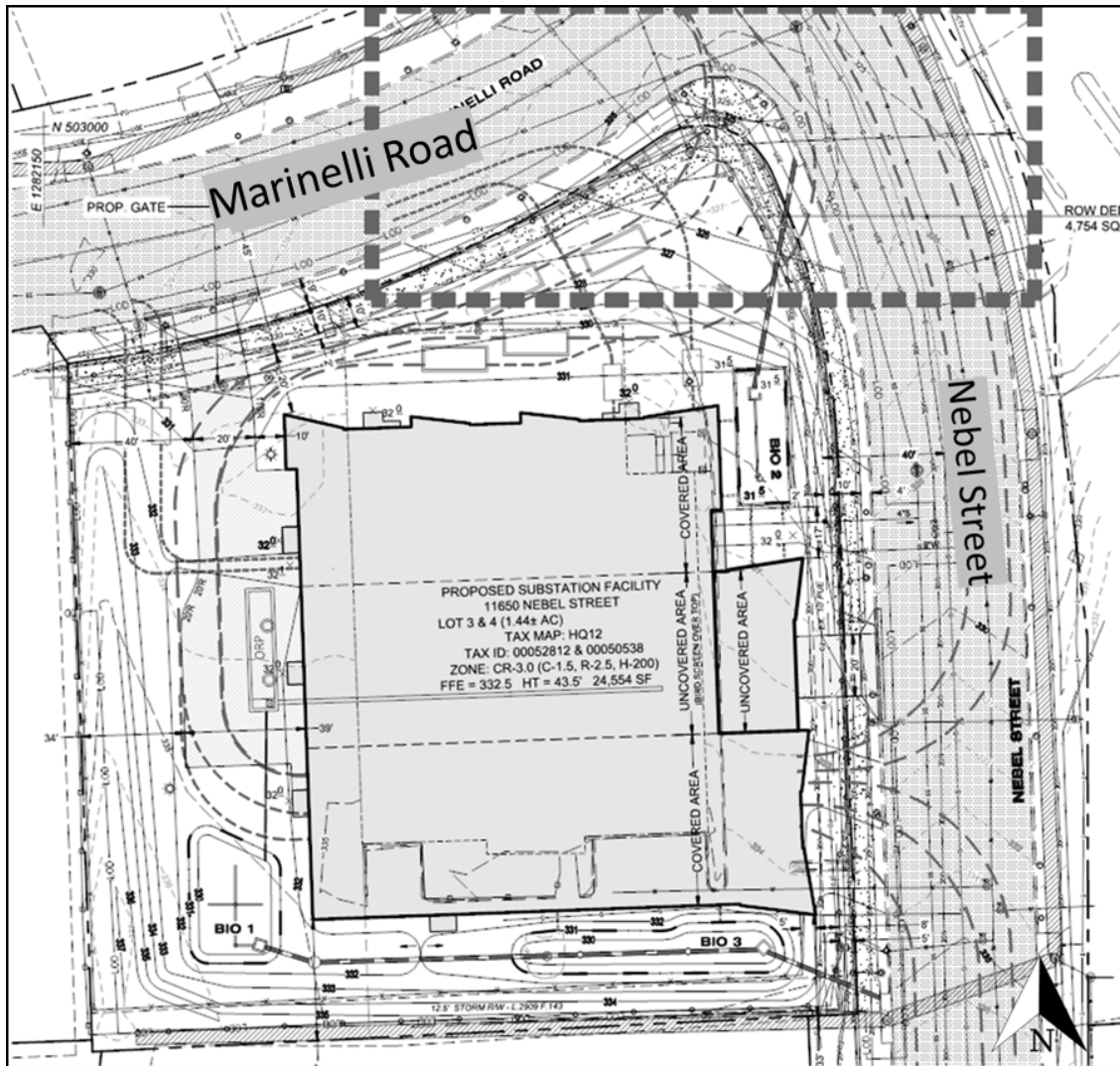
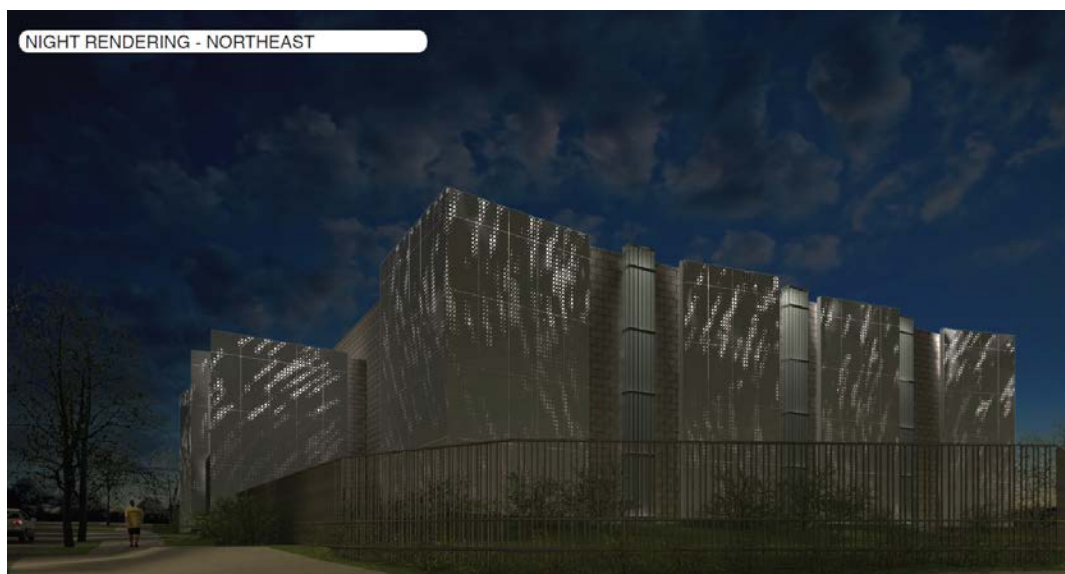


Figure 2: Proposed Site Plan

Architectural Elevations

PEPCO proposes a high-quality design for the substation with the use of materials and facade treatment within the architectural elevations. Staff commends PEPCO for designing this substation by adding architectural elements that provide visual interest and better integration with the newer construction of the 2010 *White Flint Sector Plan* area. The breakup of the facade, use of brick, metal screening, and lighting will provide for an interesting and aesthetically pleasing building at the corner of Nebel Street and Marinelli Road.





ANALYSIS

Master Plan Conformance

The proposed PEPCO White Flint substation is in the Nuclear Regulatory Commission (NRC) District in the 2010 *White Flint Sector Plan* area. The Sector Plan does not specifically recommend the location of new public utilities; however, utilities are permitted in the CR Zone. Further, the proposed substation will support the future anticipated residential and non-residential growth in the Sector Plan area.

Master Plan Roadways and Bikeways

Nebel Street is classified as a public business district street with a minimum 80-foot right-of-way and is identified in the Sector Plan as a segment of the recreational loop in the Plan area. Marinelli Road is also classified as a public business district street with a minimum 90-foot right-of-way. The submitted

Mandatory Referral shows additional property dedications to implement the Sector Plan recommended minimum rights-of-way for Nebel Street and Marinelli Road. These dedications will be provided as part of the Administrative Subdivision currently under review.

The Sector Plan also recommended a Dual Bikeway (DB-13) for Nebel Street. The Montgomery County Department of Transportation (MCDOT) has implemented a protected bikeway on Nebel Street between Marinelli Road and Randolph Road and is planning another protected bikeway along Marinelli Road between Rockville Pike (MD 355) and Nebel Street. An extension of the existing Nebel Street protected bikeway is anticipated in the future. The submitted Mandatory Referral has been modified to reflect MCDOT's proposed protected bikeway for the intersection of Marinelli Road and Nebel Street. The Applicant will continue to coordinate with Staff and MCDOT to reconcile the frontage improvements, with final details and requirements to be determined as part of the Administrative Subdivision currently under review.

Neighborhood Compatibility

As part of its review, the Planning Board must consider whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties.

The construction of the substation does not substantially change the nature of the Property. The Property is in an area that is envisioned for high-density development and is necessary to support that planned growth. Furthermore, the Applicant has shown great care in the design of this building. Rather than providing a monolithic structure, the Applicant has provided architectural elements and screening which will provide visual interest to evoke an expression of art rather than a substation.

Conformance to Development Standards

The property is zoned Commercial Residential CR-3.0, C-1.5, R-2.5, H-200. The proposed project was analyzed for conformance with the applicable development standards as shown in Table 1 below.

Table 1: Development Standards in the CR Zone

Development Standard	Allowed	Proposed
FAR (Floor Area Ratio)	1.5	0.55
Building Height (max)	200'	44'
Open Space (min)	10%	10%
Principle Building Setback (min)		
Front (abutting CR Zone)	0	8'
Side street setback	0	20'
Side setback (abutting CR Zone)	0	37'
Rear (abutting CR Zone)	0	73'
Rear setback	4'	n/a
Build-to-Area (max. setback & min % of building façade)		
Front	20' max	8' max
Building Front in BTA	70% min	70% min
Side Street Setback	20'	20'
Building Orientation		
Entrance Facing Street or Open Space	Required	Yes

Development Standard	Allowed	Proposed
Transparency		
For Wall Facing a Street or Open Space		
Ground Story, Front	40% min	Due to the use and functionality of the proposed substation, building transparency is not practical. Instead, streetscape elements have been proposed
Ground Story, Side/rear	25% min	
Upper Story	20% min	
Blank Wall -Front (max)	35' max	
Blank Wall -Side/rear (max)	35' max	

Transportation

Access, Circulation, and Parking

There are two primary access points proposed into the site, one from Marinelli Road and the other from Nebel Street. The new Marinelli access is approximately 175 feet west of the intersection of Marinelli Road and Nebel Street, and it will allow access to an on-site parking lot behind the proposed substation. There is an existing access point on Nebel Street that is proposed to be relocated to approximately 215 feet from the intersection of Marinelli Road and Nebel Street. This access will be used only if there is major equipment failure and equipment will need to be replaced. All the entrances will require employee sensors to pass a security gate.

Pedestrian Facilities

The existing 11-foot-wide sidewalk with no green panel along Nebel Street and Marinelli Road are proposed to be upgraded per recommendations from MCDOT and the *Bicycle Master Plan*.

Master-Planned Roadways and Bikeways

As stated in the Master Plan Conformance section above, the Applicant will continue to coordinate with Staff and MCDOT to reconcile the frontage improvements, with final details and requirements to be determined as part of the Administrative Subdivision currently under review.

Local Area Transportation Review (LATR)

Development in the White Flint Metro Policy Area is exempt from LATR pursuant to Section TL2 of the 2016 – 2020 Subdivision Staging Policy (“SSP”). In addition, the proposed substation is unmanned, generates fewer than 50 peak-hour person trips, and is exempt from LATR as a “de-minimis” project under the SSP. All other public facilities will continue to be adequate and sufficient following the construction of the project.

Environmental Analysis

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved for the Property on October 10, 2016 (NRI/FSD No. 420170290). The Property contains no streams or their buffers, wetlands or their buffers, hydrologically adjacent steep slopes, 100-year floodplains, or known occurrences of rare, threatened, or endangered species. The site is within the Rock Creek watershed and contains no forest but includes one specimen-size tree. This plan is in compliance with the *Environmental Guidelines*.

Preliminary/Final Forest Conservation Plan

A Preliminary/Final Forest Conservation Plan, including a variance approval, are currently under review as a part of the Administrative Subdivision Plan No. 620180020. Thus, any applicable Chapter 22A Forest Conservation Law requirements are being applied to that regulatory action.

Stormwater Management

The Montgomery County Department of Permitting Services (MCDPS) approved a stormwater management concept plan on June 11, 2018. The stormwater management concept proposes to meet required stormwater management goals via the use of micro-bioretenment facilities.

Community Notification

PEPCO has coordinated with the community for the project with a series of public meetings held on:

- September 20, 2017;
- April 17, 2018; and
- May 14, 2018.

These meetings allowed the community to provide comments regarding the design, architecture, and infrastructure of the project.

CONCLUSION

Staff supports the proposal to construct a substation at the proposed location and recommends approval to transmit comments to PEPCO.

Attachments

1. Mandatory Referral Site Plan
2. Agency Approval Letters

Attachment 2



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 11-Jun-18
TO: Gurmeet Singh Gahunia - ggahunia@dewberry.co
Dewberry
FROM: Marie LaBaw
RE: White Flint Substation
620180020

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **11-Jun-18** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Attachment 2



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 11, 2018

Ms. Sarah Purcell
Dewberry Engineers, Inc.
10461 Mill Rub Circle, Suite 300
Owings Mills, MD 21117-5544

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Revision for
White Flint Substation
Administrative Subdivision Plan #: 620180020
SM File #: 283389
Tract Size/Zone: 1.44 Ac./CR-3
Total Concept Area: 1.6 Ac
Lots/Block: 3 & 4
Parcel(s): N671 & N625
Watershed: Lower Rock Creek

Dear Ms. Purcell:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of micro-bioretenention.

The following items will need to be addressed during the detailed sediment control/stormwater management 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. Provide verification from either MCDOT or MCDPS Right of Way Section that you have adequate capacity of the existing storm drain.
5. Provide easements and covenants for the micro-bioretenention facilities.
6. Use MCDPS latest design criteria at time of plan submittal.
7. Where possible do not provide more than 110% of the maximum storage volume in the micro-bios at the time of plan submission.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Attachment 2

Ms. Sarah Purcell
June 11, 2018
Page 2 of 2

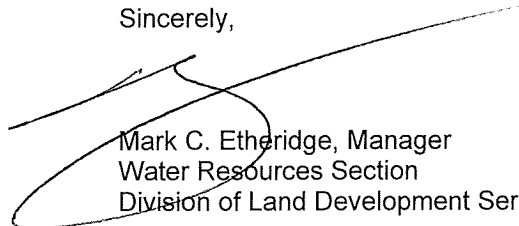
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management 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 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: CN283389 White Flint Substation Revised.DWK

cc: N. Braunstein
SM File # 283389

ESD: Required/Provided 5,696 cf / 5,721 cf
PE: Target/Achieved: 1.8"/1.81"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 ac.