

Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB

Item No. 1.C

Date: 01.14.2021

Wisconsin Place, Preliminary Plan Amendment 11999030C and Site Plan Amendment 82001010H

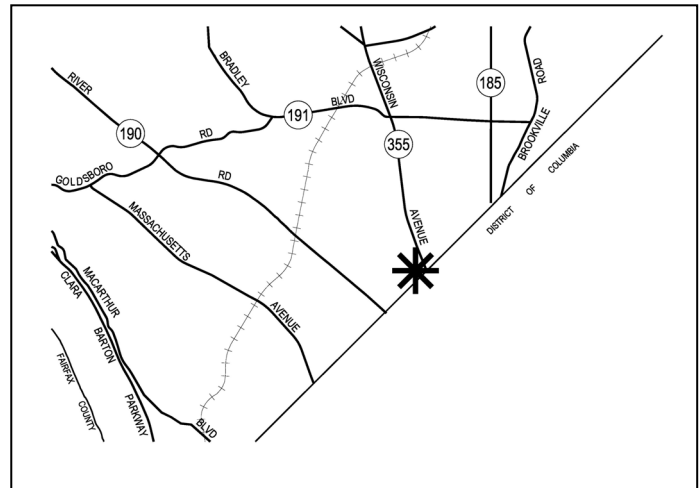
[GB] Grace Bogdan, Planner Coordinator, DownCounty, Grace.Bogdan@montgomeryplanning.org, 301.495.4533

[SD] Stephanie Dickel, Supervisor, DownCounty, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527

[C] Elza Hisel-McCoy, Chief, DownCounty, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 1.04.2021

- Preliminary Plan and Site Plan amendment to allow up to 13,385 square feet of existing retail to be converted to 5,037 square feet of medical clinic and 8,348 square feet of medical/general office use;
- Located on the northwest quadrant of Wisconsin Avenue and Western Avenue;
- 7.97 acres zoned CR 3.0 C 2.75 R 3.9 H 145T (CBD 2 & Chevy Chase Comparison Retail Overlay Zones) 1998 *Friendship Heights Sector Plan*;
- Applicant: T-C Wisconsin Place Owner LLC;
- Acceptance date: October 22, 2020;
- Review Basis: Per Section 59.7.7.1.B.3, Pre-2014 Chapter 59.



Summary

- Staff recommends **approval with conditions**.
- Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.
- The Subject Property, known as Wisconsin Place, was approved for development and constructed in the early 2000s to allow a 1,050,000 square foot mixed-use development encompassing approximately 8 acres, comprised of retail, office, residential, a grocery store, community center, department store, and public use space.
- The Amendments will allow up to 13,385 square feet of retail to potentially convert to medical clinic and/or medical office use. Any square footage that is not converted may remain as retail.
- The Amendments will not increase the overall density approved for the Site and will not result in any change to building footprints.

SECTION 1: RECOMMENDATION AND CONDITIONS

Preliminary Plan Amendment 11999030C

Staff recommends approval of Preliminary Plan Amendment 11999030C, to allow up to 13,385 square feet of existing retail to be converted to 5,037 square feet of medical clinic and 8,348 square feet of medical/general office use. The following site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the conditions below. The following Condition 1 supersedes the previous condition, while all other conditions remain in full force and effect:

1. Approval under this preliminary plan amendment is limited to the following:
 - a. 265,000 square feet of retail space, of which up to 13,385 square feet may be converted to up to 5,037 square feet of medical clinic and/or 8,348 square feet of medical/general office use, with any given combination not to exceed 265,000 square feet. Any of the 13,385 square feet not converted to medical clinic or medical/general office use may remain as retail;
 - b. 305,000 square feet of office space (which may be increased by the conversion in 1.a above);
 - c. 433 high rise apartment units; and
 - d. 50,000 square feet of retail for a grocery store.

Site Plan Amendment 82001010H

Staff recommends approval of Site Plan Amendment 82001010H, to allow up to 13,385 square feet of existing retail to be converted to 5,037 square feet of medical clinic and 8,348 square feet of medical/general office use. Any of the 13,385 square feet not converted to medical clinic or medical/general office use may remain as retail. The site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required. All original conditions remain in full force and effect.

SECTION 2 - SITE DESCRIPTION

Vicinity

The Subject Site is located in the block bounded by Wisconsin Avenue, Willard Avenue, Friendship Boulevard, and Western Avenue (District of Columbia Boundary). The surrounding area consists of mixed-use, commercial, and residential buildings, with Geico Headquarters property to the west and the Collection at Chevy Chase to the northeast.

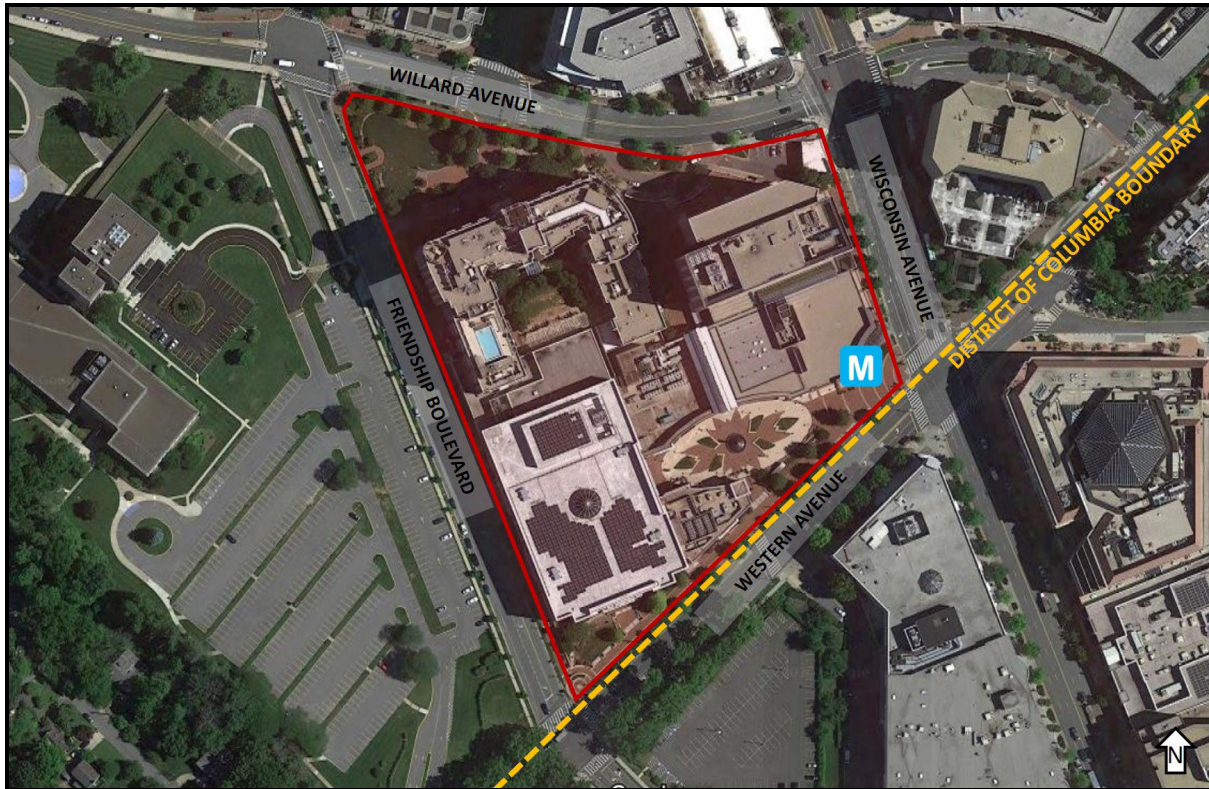


Figure 1 – Aerial Map

Site Analysis

The Subject Site (Subject Property or Property) was developed in the early 2000s as part of the Wisconsin Place mixed-use development, under the CBD-2 and Chevy Chase Comparable Retail Overlay zone (pre-2014 Zoning Ordinance). In addition to the mixed-use development, the Property also contains a park at the intersection of Willard Avenue and Friendship Boulevard, a public plaza fronting on Western Avenue, and the Friendship Heights Metro Station entrance at the intersection of Wisconsin Avenue and Western Avenue.

There are no known rare, threatened, or endangered species on the Property. There are no known historic properties or features on the Subject Property.

SECTION 3 - AMENDMENT DESCRIPTION

Previous Approvals

The Planning Board previously approved Project Plan (919990010), Preliminary Plan (119990300), and Site Plan (820010100) to allow a 1,050,000 square foot mixed-use development encompassing approximately 8 acres, comprised of retail, office, residential, a grocery store, community center, department store, and public use space. Subsequent to these approvals there were several amendments over the years to modify the density of uses and minor changes to site elements, while remaining within the approved development ceiling. Records of these amendments are included as Attachment A.

Description of Amendments

The Applicant requests to amend the Preliminary Plan and Site Plan to allow the potential conversion of up to 13,385 square feet of retail into 5,037 square feet of medical clinic and 8,348 square feet of medical office. Given the changing economic conditions and market demands, the Applicant is requesting flexibility to allow a portion of allowable retail space to be converted to medical clinic, or medical office, or remain as retail. The flexibility will ensure the retail space will remain occupied by desirable tenants throughout the changing economic environment.

The Amendments would allow space within Retail Building A, B, and the ground floor retail in the office building to be used for medical office and/or clinic. These areas are highlighted in Figure 3 below. The Amendments will not add density or change building footprints and will not affect the remaining uses onsite including the department store, grocery store, residential units, or community center.

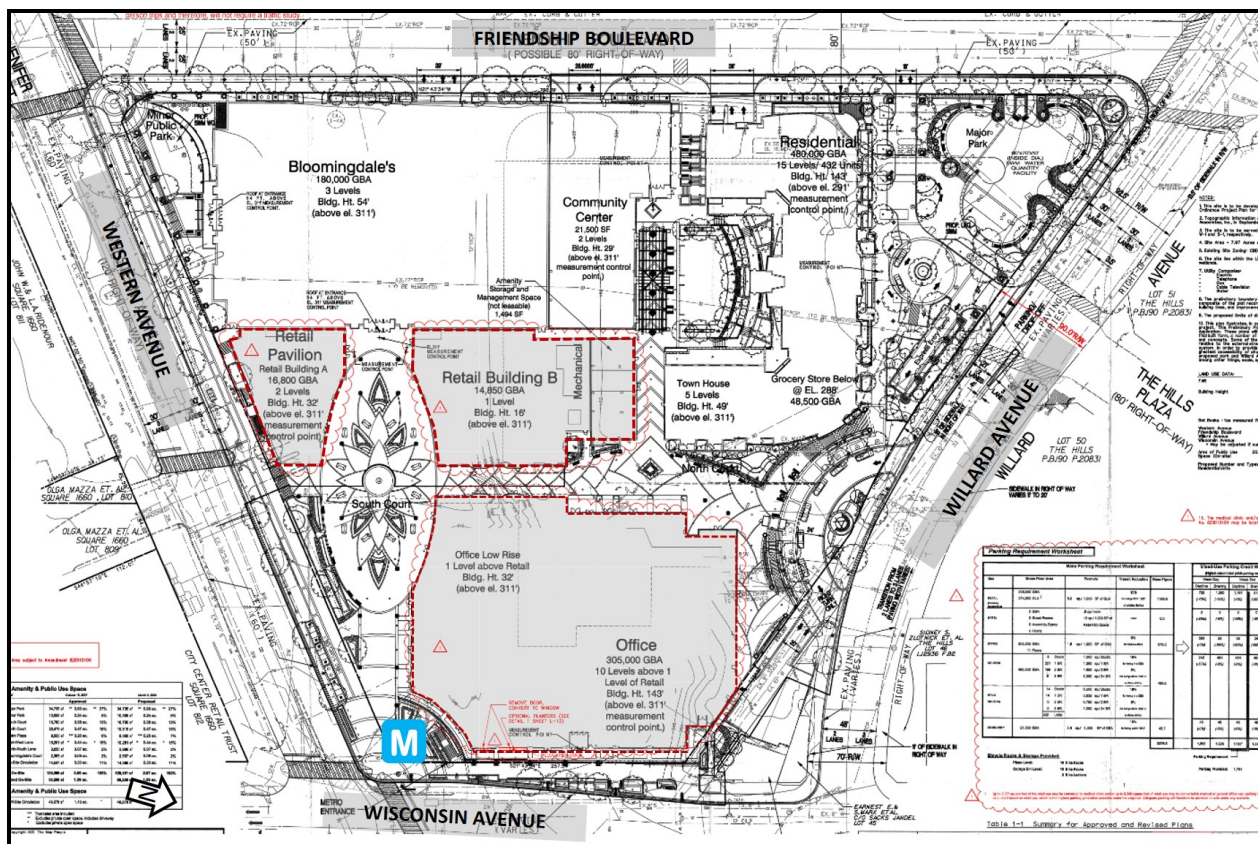


Figure 3 – Rendered Site Plan

SECTION 4 – ANALYSIS AND FINDINGS

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, these Amendments were reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original Preliminary Plan was approved on February 25, 1999 and the Site Plan was approved on April 26, 2001. The proposed Amendments do not alter the intent of the previous findings except as modified below.

Preliminary Plan No. 11999030C

2. Public facilities will be adequate to support and service the area of the subdivision;

The scope of the Preliminary Plan Amendment, which includes a conversion of 13,385 square feet of retail into 5,037 square feet of medical clinic and 8,348 square feet of medical office space, results in no additional impact on public facilities.

Local Area Transportation Review (LATR)

The transportation impact of Preliminary Plan No. 11999030A was evaluated in accordance with the LATR Guidelines in place at the time of approval and transportation capacity was found to be adequate at that time.

The Subject Amendment represents a net increase of 49 morning peak hour person trips and 5 net evening peak hour person trips. Since the Project estimates a net increase of trips that is fewer than 50 in both the morning and evening peak hours, no further analysis is required under the LATR and adequate public facilities exist to serve the Subject Property.

Site Plan No. 82001010H

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Amendment will modify the Project Data Table as follows, while maintaining conformance with the CBD 2 & Chevy Chase Comparison Retail Overlay Zones.

Development Standard	Permitted/Req'd	Previously Approved	Proposed with 82001010H
Gross Lot Area	22,000 min	389,104 sf	389,104 sf
Net Lot Area	N/A	347,363 sf	347,363 sf
Floor Area Ratio ²	2.70	2.70	2.70
Uses			
Office ¹	300,000 sf	305,000 sf	305,000 sf ⁵
Retail (including dept store) ¹	450,000 sf	265,000 sf	265,000 sf ⁵
Housing		480,000 sf	480,000 sf
Total FAR sf			
Grocery ³	40,000 sf	50,000 sf ²	50,000 sf ²

Community Center ³	12,000 sf	20,500sf	20,500sf
Total Gross sf	1,102,000 sf	1,110,500 sf	1,110,500 sf
Density (dwellings/acre)	200 units/acre	54.33 units/acre	54.33 units/acre
Dwelling Units:		433 units	433 units
Studio		16 units	16 units
1 bedroom		211 units	211 units
2 bedroom		163 units	163 units
3 bedroom		15 units	15 units
MPDU studio		14 units	14 units
MPDU 1 bedroom		14 units	14 units
Public Use Space		4.17	4.17
On-site	20% (1.59 acres)	38% (3.03 acres)	38% (3.03 acres)
Off-site		1.14 acres	1.14 acres
Major Park		0.80 acres	0.80 acres
Building Height			
Office building	143'	143'	143'
Housing	143'	143'	143'
Department Store	143'	54'	54'
Retail	143'	32'	32'
Community Center	143'	29'	29'
Setbacks			
Wisconsin Avenue	40'	40'	40'
Western Avenue	40'	40'	40'
Friendship Avenue	20'	20'	20'
Willard Avenue	30'	30'	30'

¹ Total uses not to exceed 750,000 sf per Sector Plan

² Grocery Store uses 10,000 sf FAR retail space

³ Community Center and Grocery are excluded from FAR limit

⁴ Conceptual mix is subject to revision

⁵ Up to 13,385 square feet of retail may be converted to up to 5,037 square feet of medical clinic and/or 8,348 square feet of medical/general office, with any given combination not to exceed 265,000 square feet. Any square footage that is not converted can remain as retail

SECTION 5 - PUBLIC NOTICE

A notice regarding the Preliminary and Site Plan Amendments were sent to all parties of record by the Applicant on October 23, 2020. The notices gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2. Staff received one inquiry asking for clarification of what retail areas may be converted, there were no further concerns submitted to Staff.

SECTION 6 - RECOMMENDATION AND CONCLUSION

The proposed modifications to the Preliminary and Site Plans will not alter the overall character or impact of the development with respect to the original findings of approvals. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Preliminary Plan Amendment 11999030C and Site Plan Amendment 82001010H with conditions specified at the beginning of the staff report.

ATTACHMENTS

- A. Preliminary Plan and Site Plan resolutions
- B. Agency letters