



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

MCPB No. 21-135
Sketch Plan Amendment No. 32018011A
4 Bethesda Metro Center
Date of Hearing: December 16, 2021

JAN 12 2022

RESOLUTION

WHEREAS, under Sections 59-7.1.2 and 59-7.3.3 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on October 17, 2018, the Planning Board approved Sketch Plan 320180110, by Resolution MCPB No. 18-082, to allow up to 1,092,242 total square feet (including 358,578 existing square feet to remain for 3 Bethesda Metro and 233,664 existing square feet to remain for the Hyatt Hotel) on 4.34 acres of CR- 8.0 C-8.0 R-7.5 H-210 and CR-8.0 C-8.0 R-7.5 H-290, and the Bethesda Overlay Zone zoned land, located at the intersection of Wisconsin Avenue and Old Georgetown Road ("Subject Property") in the Bethesda CBD Policy Area and 2017 Bethesda Downtown Sector Plan ("Sector Plan") area; and

WHEREAS, on August 6, 2021, BOP Bethesda Metro Center LLC ("Applicant") filed an application for approval of an amendment to the previously approved sketch plan to extend the Sketch Plan's eligible period to submit a Site Plan by three years, on the Subject Property; and

WHEREAS, the application to amend the sketch plan was designated Sketch Plan Amendment No. 32018011A, 4 Bethesda Metro Center ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 3, 2021, setting forth its analysis and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

WHEREAS, on December 16, 2021, Staff presented the Application to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Application subject to certain conditions, by motion of Commissioner Cichy, seconded by Commissioner Verma; with a vote of 4-0; Chairman Anderson, Commissioners Cichy, Patterson and Verma voting in favor, with Commissioner Rubin being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Sketch Plan Amendment No. 32018011A, subject to the following new condition, while all other conditions of the original approval remain in full force and effect¹:

New Condition

13. Site Plan Submittal

The associated site plan, in conformance with Section 7.3.3.G of the Zoning Ordinance, must be submitted within thirty-six (36) months of the date of the resolution for Sketch Plan Amendment 32018011A.

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

BE IT FURTHER RESOLVED that having considered 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, this Application does not alter the intent, objectives, or requirements in the originally approved sketch plan, and all findings not specifically addressed remain valid and in effect, that:

Modified Finding

7. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project is envisioned to be built in one phase. The limitations set forth by Section 59.7.3.3.G of the Zoning Ordinance require submittal of a site plan within 36 months (three years) after the date of the resolution mailing unless

¹ For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

a longer period is established by the resolution. The original Sketch Plan Resolution (MCPB No. 18-082) was mailed on October 17, 2018 and did not establish a longer period. The Applicant initially submitted this Application to extend the submittal period on August 6, 2021, prior to the site plan submission deadline. In the Applicant's Statement of Justification, the Applicant noted that being located within an active bus and metro station, required coordination with WMATA, and pandemic related uncertainties, had resulted in several unavoidable delays in finalizing a site plan design.

Based on the Project's complex location and proximity to an active metro station and bus depot, and the required coordination with varying organizations, the Applicant's request to allow additional time, from October 17, 2021 to October 17, 2024, is a reasonable request and will not alter the Applicant's ability to deliver the Project in a single phase as previously approved.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; 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 all binding site development elements shown on the latest version of 4 Bethesda Metro Center, Sketch Plan No. 320180110 received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; 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 12 2022 (which is the date that this Resolution is mailed to all parties of record).

* * * * *

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 Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy, Patterson, Verma, voting in favor of the motion, and Commissioner Rubin abstaining at its regular meeting held on Thursday, January 6, 2022, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board