

APPROVAL

Maryland-National Capital
Park and Planning Commission

Approved Preliminary Subdivision Plan No. 199083

At its meeting of 12/20/01

Approval, Pursuant to the FY 2001 Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("Pay and Go"), Subject to the Following Conditions:

(1) Approval under this preliminary plan is limited to a maximum of 232,628 square feet of Office development and 179,372 square feet of Retail development including a Grocery Store. The applicant shall also pay to the Montgomery County Department of Finance the balance of the expedited development approval excise tax prior to receipt of building permits, as provided by County law.

(2) The applicant shall abide by the conditions enumerated in the May 24, 2001 Transportation Planning Division memo as follows:

1) Provide an ultimate 120 foot right-of-way on Wisconsin Avenue.

2) Provide an ultimate 120 foot right-of-way on Western Avenue.

3) Provide for a total of 60 feet of right-of-way on Wisconsin Circle.

4) Restrict access to the site from Wisconsin Circle to a "right-of-way" only for visitors' use. Employees will not be able to use this access to enter the site.

5) Participate in the public-private partnership funding of safety and efficiency improvements along Wisconsin Avenue between Wisconsin Circle and Western Avenue by:

a) Reconstructing the curb at the southeast corner of the intersection of Wisconsin Avenue and Western Avenue and modifying the median on Wisconsin Circle at Wisconsin Avenue. The Maryland Department of Transportation is committed to provide up to \$500,000 in matching funds for this project that will be administered by the Department of Public Works and Transportation (DPWT) as a Capital Improvement Project.

b) Widening eastbound Western Avenue to provide three lanes between Wisconsin Circle and Military Road if required by the D.C. Department of Public Works (DCDPW) in conjunction with the granting of an access permit.

6) To satisfy Local Area Transportation Review (LATR), participate equally with the owner/developers of Wisconsin Place (Block's, PP #1-99080) and Friendship Commons (GBCO, PP #1-99039) in funding the cost of the following two road improvements. The road improvements shall be completed prior to the issuance of an occupancy permit for any of the developments, with funding provided by the various applicants at the time the improvements are constructed:

a) Widen within the existing curbs by re-striping the southbound approach of Friendship Boulevard at Western Avenue to provide for one left-turn lane, one through lane and one through-right turn lane. A new signal phasing is needed at this intersection to provide split phasing for Friendship Boulevard and Jennifer Street.

b) Provide separate left-turn lanes along eastbound and westbound Western Avenue at River Road by re-striping the existing lane designation and change the traffic signal phasing to provide concurrent signal phasing along Western Avenue.

7) To satisfy LATR, the applicant shall participate at a 20% share with the developers of Wisconsin Place (Block's) and Friendship Commons (GBCO) in funding the cost of the following road improvements:

a) Add right-turn lanes within the existing right-of-way on both the eastbound and westbound River Road (MD 190) approaches at Little Falls Parkway to provide for exclusive right-turn lanes.

b) Conduct a traffic study at the time that occupancy of the three Friendship Heights developments (i.e. Wisconsin Circle, Friendship Commons and Chevy Chase Center) reaches either 600,000 square feet of office or 350,000 square feet of retail, over and above what already exists on the sites as of the date of this memorandum.

c) Construct improvements to Little Falls Parkway, if warranted by the traffic study and approved by the State Highway Administration (SHA) and the Maryland-National Capital Park and Planning Commission, to widen Little Falls Parkway.

Proposed Preliminary Plan Amendment 1199083A Under CR-2.0 & CR-0.75 Zones									
Vehicle Parking ^{2,5}				Spaces ^{3,4}					
Previous TS-M Zone		Area in SF	Area in SF	minimum		maximum			
Retail		69,220	Retail	69,220	243	4	1		
Restaurant		18,780	Restaurant	11,268	46	1	4		
Office		24,000	Office	24,000	48	6	24		
Subtotal 82001021H		112,000		104,488	337				
Previous CBD-1 Zone		Area in SF	Area in SF	minimum		maximum			
Retail		56,691	Retail	56,691	199	3	3		
Restaurant		27,513	Restaurant	16,508	67	1	3		
Office		203,460	Office	203,460	407	6	6		
Day Care		12,336	Day Care	12,336	38	1	1		
Subtotal 82001013H		300,000		288,995	711	1,241	1,825		
				minimum		maximum			
				1,048		1,825			
Spaces Previously Approved ¹				Total Required Parking ⁴		839		1,825	
1,247				Total Provided Parking ^{2,3}		1,177			
Bicycle, Motorcycle & ADA Parking ^{2,5}									
Previous TS-M Zone		Area in SF	Area in SF	total bike	long term bike	motorcycle	ADA, including Van		
Retail		69,220		7	2	--	--		
Restaurant		18,780		2	1	--	--		
Office		24,000		5	5	--	--		
Subtotal 82001021H		112,000		14	8	3	9		
Previous CBD-1 Zone		Area in SF	Area in SF	total bike	long term bike	motorcycle	ADA, including Van		
Retail		56,691		6	1	--	--		
Restaurant		27,513		3	1	--	--		
Office		203,460		41	35	--	--		
Day Care		12,336		2	2	--	--		
Subtotal 82001013H		300,000		52	39	10	14		
Site Totals		412,000		66	47	10	23		
Provided				66	47	10	23		
				required	82001013C provided	82001021H provided			
Office		227,460		1	1	0	0		
Retail Sales & Services		172,204		2	2	2	2		
Day Care		12,336		0	0	0	0		
Site Totals		412,000		3	3	5	0		
NOTES:									
1. At the time of the Project Plan review, the rate of 1.9 per 1,000 SF was used for Office use, but was changed at the Site Plan approval to the rate of 2.2 per 1,000 SF in accordance with a Binding Order in the TS-M zoning development plan for the remainder of the property.									
2. Site Plan numbers 82001021H & 82001013H are approved, and operate under one ownership with parking & loading being available to the overall existing development across both sites, in one parking facility.									
3. 60% Portion the Area used to Retainment of 57% for purposes of parking calculations.									
4. Non-Auto Driver Mode Share (NADMS) reduction of 20% applied to minimum parking numbers, per Montgomery County Z.O. section 6.2.3.1(a).									
5. Square footage may be allocated between retail and restaurant use, as long as off-street parking provided for the project remains within the minimum and maximum range permitted by the approval of this plan per the Zoning Ordinance.									

SITE TABULATION

	CBD-1		TS-M	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN. LOT AREA	22,000 SF.	150,000 SF.	40,000 SF.	208,200 SF.
FLOOR AREA RATIO	---	---	3 FAR (SECTOR CAP AT 112,000 SF.)	---
MAX. NON-RESIDENTIAL DENSITY (W/SECTOR PLAN CAP OF 300,000 SF.)	2 FAR (300,000 SF.)	2 FAR (300,000 SF.)	---	---
HEIGHT	90 FT.	90 FT. FROM WESTERN AVE. CURB FRONTAGE	3 STORY MAX. PER SECTOR PLAN	3 STORY
MIN. PUBLIC USE SPACE (% OF NET LOT AREA)	20% (30,000 SF.)	20% (30,000 SF.) (77% = 115,263 SF - OFF SITE PUBLIC USE SPACE)	10% (20,820 SF.)	10% (20,820 SF.)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE M-NCP&PC THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN ON THIS PLAN IS COMPLETE, IN ACCORDANCE WITH EXISTING SURVEYS, VISUAL OBSERVATIONS AND AVAILABLE RECORDS.

CHARLES A. IRISH, JR.
MD # 19708

Parkway (within the existing right-of-way) by one lane on both approaches to the intersection of River Road to provide left-turn lanes.

8) As required as a condition of recording for this application, lengthen the left-turn lane on northbound Wisconsin Avenue at Bradley Boulevard/Bradley Lane and replace the split-phase signal operation with concurrent operation of the through movements on Wisconsin Avenue.

9) Widen within the existing curbs, by re-striping, westbound Montgomery Street at Wisconsin Avenue to provide for one left-turn lane and one left-through/right lane.

10) Rebuild Wisconsin Circle between Wisconsin Avenue and Western Avenue to provide a mixed-use street to include the following:

a) Provide a curb extension (hump out) on the west side of the entrance to the site along north side of Wisconsin Circle.

b) Provide a different type of roadway surface in the curb lane westbound and the pull-out eastbound on Wisconsin Circle, i.e. stamped and/or colored concrete, brick or concrete pavers, etc. to create a visible curb activity area, in accordance with the standards and requirements of DPWT.

c) Provide for wide sidewalks as shown on the site plan on both sides of Wisconsin Circle along the site frontage in accordance with the standards and requirements of DPWT.

d) Reconstruct the median with appropriate landscaping.

e) Provide brick crosswalks at both Wisconsin Avenue and Western Avenue intersections with Wisconsin Circle in accordance with standards and requirements of DPWT.

f) Relocate the existing mail stand from the north side of Wisconsin Circle to an off-site location as reflected on the site plan.

g) Coordinate with the DPWT Bicycle Coordinator to provide on-site parking for bicycles.

12) Modify the traffic signal at Western Avenue at the relocated site access as required by the District of Columbia Department of Public Works (DCDPW).

13) Enter into a Traffic Mitigation Agreement with the Planning Board and DPWT to participate in the Friendship Heights Transportation Management Organization in attaining the objectives of the Transportation Management District, including making their best effort to achieve and maintain a non-auto driver mode share of 29 percent of employees. The Traffic Mitigation Agreement shall be included in the Site Plan Enforcement Agreement for the proposed development.

14) All road right-of-way shown on the approved preliminary plan shall be constructed by the applicant, to the width indicated by the Friendship Heights Sector Plan, and to the design standards imposed by the applicable standards.

15) All road right-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the width indicated by the Friendship Heights Sector Plan.

16) The applicant shall submit to the District of Columbia Department of Public Works (DCDPW) a plan of subdivision for recordation of proposed project, applicant to submit for technical staff approval, a plan of subdivision for recordation of proposed project.

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70)

E-FILE STAMP

SITE PLAN AMENDMENT

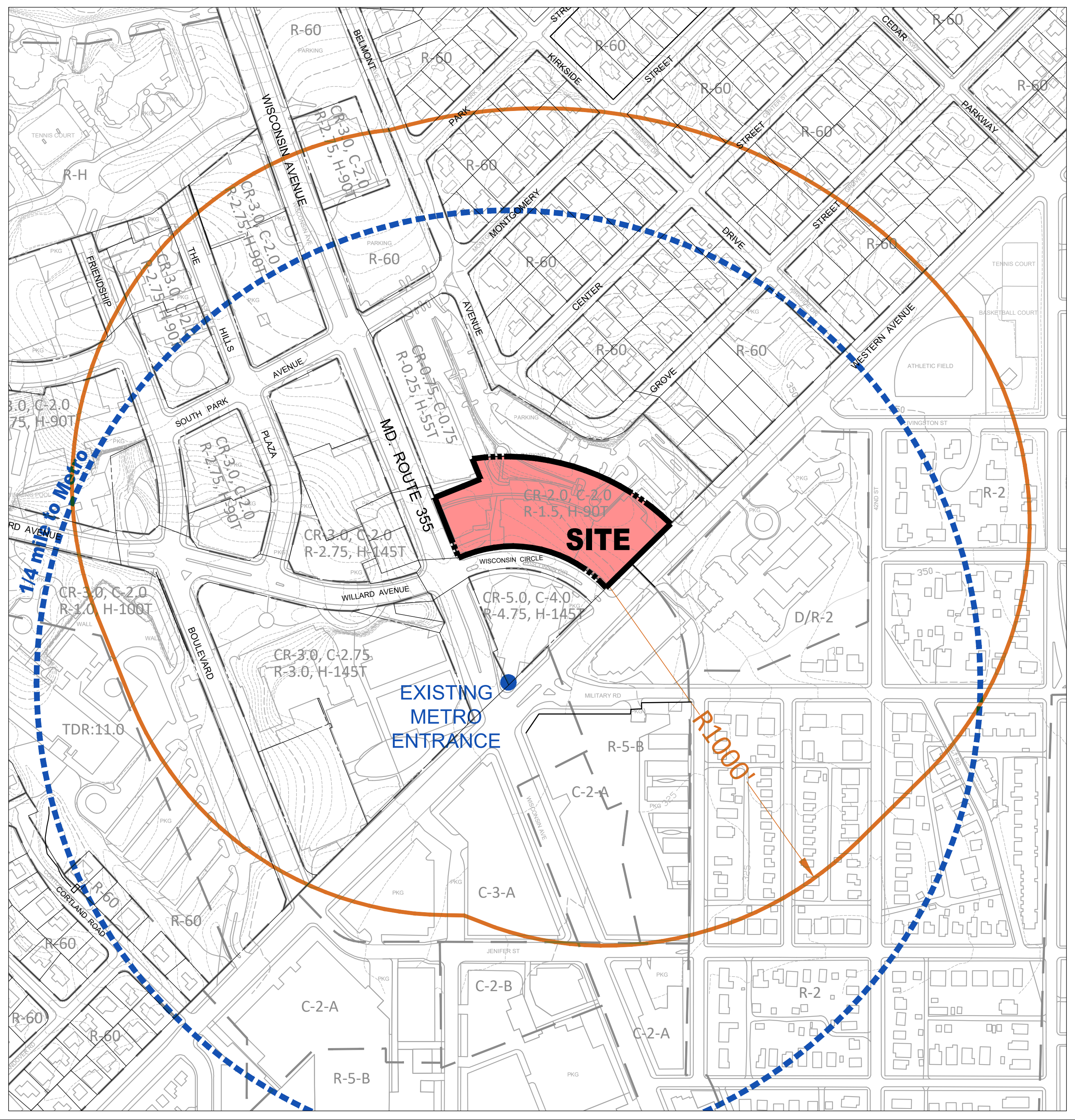
COLLECTION II

M-NCPPC FILE NUMBER: 82001013H

DATA TABLE

CBD-1				ZONING ORDINANCE DEVELOPMENT STANDARDS	APPROVED PROJECT PLAN 91999002A	APPROVED SITE PLAN 8-010130	APPROVED SITE PLAN 8-01013F
LOT AREA							
	CHEVY CHASE CENTER CBD-1 EXISTING LOT AREA	22,000	150,000		150,000	150,000	150,000
	NET LOT AREA		150,000		150,000	150,000	150,000
FLOOR AREA RATIO (FAR) & GROSS FLOOR AREA (GFA)							
	TOTAL ALLOWABLE FAR	2.00	2.00		2.00	2.00	2.00
	(W/SECTOR PLAN CAP OF 300,000 SF)	300,000	300,000		300,000	300,000	300,000
PUBLIC USE SPACE & AMENITY SPACE (BASED ON NET LOT AREA)							
	PUBLIC USE SPACE - SQ FT	30,000	34,924		32,848	30,000	
	PUBLIC USE SPACE - %	20.0%	23.3%		21.9%	20.0%	
	OFF-SITE AMENITY AREA - SQ FT	0	66,815		115,263	120,000	
	OFF-SITE AMENITY AREA - %	0.0%	44.5%		76.8%	80.0%	
	TOTAL PUBLIC USE SPACE & AMENITY AREA - SQ FT	30,000	101,739		148,111	150,000	
	TOTAL PUBLIC USE SPACE & AMENITY AREA - %	20.0%	67.8%		98.7%	100.0%	
	ADDITIONAL OFF-SITE AMENITY AREA IN DISTRICT OF COLUMBIA (WESTERN AVE R/W) - SQ FT	0	12,750		12,750	12,750	
	ADDITIONAL OFF-SITE AMENITY AREA IN DISTRICT OF COLUMBIA (WESTERN AVE R/W) - %	0.0%	8.5%		8.5%	8.5%	
	TOTAL PROJECT OPEN SPACE SQ FT					162,750	
	TOTAL PROJECT OPEN SPACE - %					108.5%	

Approved for 82001021J & Approved for 82001013H Under CR-2.0 & CR-0.75 Zones									
Vehicle Parking ^{2,5}			Spaces ^{4,5}						
Site Plan 82001021J ⁶	Area in SF	Area in SF	minimum		maximum				
Retail	69,220	Retail	69,220	243	416				
Restaurant	18,780	Restaurant	11,268	46	136				
Office	24,000	Office	24,000	48	72				
Subtotal 82001021H	112,000		104,488	337	624				
Site Plan 82001013H	Area in SF	minimum		maximum					
Retail	56,691	Retail	56,691	199	341				
Restaurant	27,513	Restaurant	16,508	67	199				
Office	203,460	Office	203,460	407	611				
Day Care	12,336	Day Care	12,336	38	50				
Subtotal 82001013H	300,000		288,995	711	1,201				
				minimum	maximum				
				1,048	1,825				
				839	1,825				
Spaces Previously Approved:			1,247	Total Required Parking ⁴		839		1,825	
				Total Provided Parking ^{2,5}		1,177			
Bicycle, Motorcycle & ADA Parking ^{2,5}									
Site Plan 82001021J ⁶	Area in SF	total bike	long term bike	motorcycle	ADA, including Van				
Retail	69,220	7	2	--					
Restaurant	18,780	2	1	--					
Office	24,000	5	5	--					
Subtotal 82001021H	112,000	14	8	3	9				
Site Plan 82001013H	Area in SF	total bike	long term bike	motorcycle	ADA, including Van				
Retail	56,691	6	1						
Restaurant	27,513	3	1						
Office	203,460	41	35						
Day Care	12,336	2	2						
Subtotal 82001013H	300,000	52	39	7	14				
Site Totals	412,000	66	47	10	23				
		ADA Van Required (1/6 of provided ADA)-->				4			
	Provided	66	47	10	23				
Loading Spaces ²		required	82001013C provided	82001021E provided					
Office	227,460	1	1	0					
Retail Sales & Services	172,204	2	2	2					
Day Care	12,336	0	0	0					
Site Totals	412,000	3		5					
NOTES:									
1. At the time of the Project Plan review, the rate of 1.9 per 1,000 SF was used for Office uses, but was changed at the Site Plan approval to the rate of 2.8 per 1,000 SF in accordance with a Binding Element in the TS-M Zoning/Development Plan for the remainder of the property.									
2. Site Plan numbers 82001021D & 82001013B are approved, and operate under one ownership with parking & loading being available to the overall existing development across both zones, in one parking facility.									
3. 60% Patron Use Area applied to Restaurant SF figures, for purposes of parking calculations.									
4. Non-Auto Driver Mode Share (NADMS) reduction of 20% applied to minimum parking numbers, per Montgomery County Z.O. section 6.2.3.17.a.i									
5. Square footage may be allocated between retail and restaurant use, as long as offstreet parking provided for the project remains within the minimum and maximum range permitted by the approval of this plan per the Zoning Ordinance.									
6. Site Plan 82001 013 H parking tabulations updated per Site Plan 82001 021 J proposed playground addition. Please refer to Site Plan 82001 021 J development tabulations for amendment details. This amendment does not propose any revisions to Site Plan 82001021J site density.									



1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NUMBER HM343, AND WSSC SHEET #207NW4.
2. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A SURVEY PREPARED BY VIK & ALSO INCORPORATES DATA FROM AVAILABLE RECORDS.
3. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS. THE PROPERTY IS PRESENTLY CLASSIFIED IN WATER AND SEWER CATEGORIES W-1 AND S-1, RESPECTIVELY.
4. THE STORMWATER MANAGEMENT CONCEPT PLAN FOR THIS SITE (1998), WAS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON JULY 14, 1999, AND RECONFIRMED ON DECEMBER 12, 2000 AND MARCH 2001. THE STORMWATER MANAGEMENT CONTROLS CONSIST OF ON-SITE STRUCTURAL QUANTITY AND QUALITY CONTROL. S. THE STORMWATER CONCEPT WAS REVISED TO ADDRESS THE SITE PLAN AMENDMENTS FOR THIS SITE ON AUGUST 10, 2016 WITH PERMIT NUMBER 281785 AND INCLUDES ADDITIONAL MEASURES, INCLUDING MICRO-BIORETENTION FACILITIES.
5. BIKE RACKS MUST BE INSTALLED PER MCDOT STANDARD REQUIREMENTS.
6. ALL CAFE SEATING AREAS ARE SUBJECT TO MCDPS REQUIREMENTS.
7. ALL PROPOSED BRICK PAVEMENT SECTIONS SHOULD BE PER CR 16-501 AND MC-111.02. MAIL AGREEMENT IS REQUIRED FOR ALL NON-STANDARD ITEMS IF THEY ARE APPROVED BY MCDPS.
8. THE ORIGINAL FCP WAS APPROVED UNDER PLAN NUMBER 820010130 & 820010210 ON 3/7/11 AND REVISED & APPROVED UNDER 820010130 & 82001021F ON 10/13/17.
9. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.
10. APPLICANT IS AWARE THAT A PORTION OF THE PRIVATE DINING PLATFORM WILL BE LOCATED IN THE PIE (L 25299 F. 355) AND WILL COORDINATE WITH COUNTY AGENCIES, AS APPROPRIATE. MODIFICATIONS TO ELEMENTS WITHIN THE PIE DO NOT REQUIRE AMENDMENT OF THE SITE PLAN.

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*Sheets revised under this amendment
** New sheets under this amendment

Attachment A



ENGINEERS PLANNERS
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PROFESSIONAL SEAL

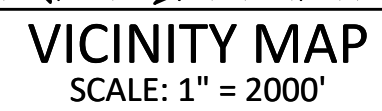
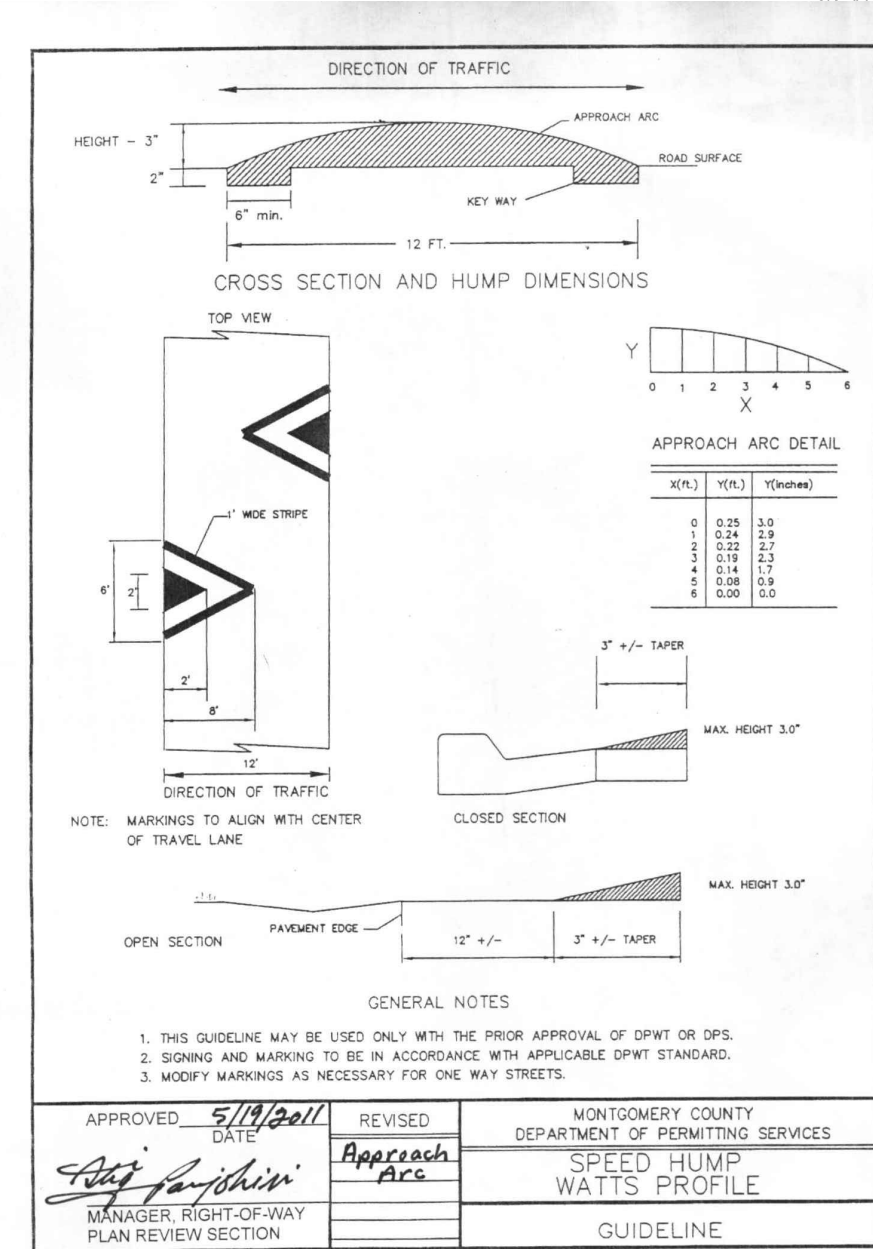
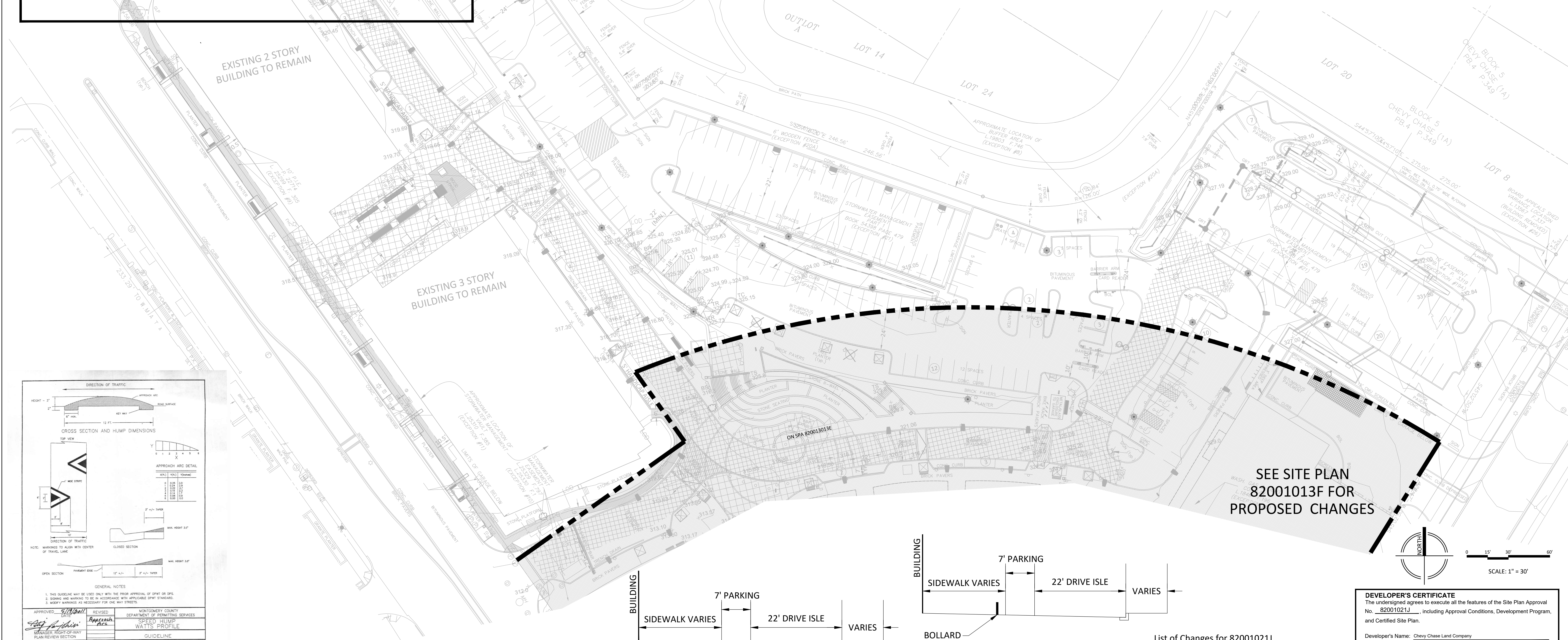
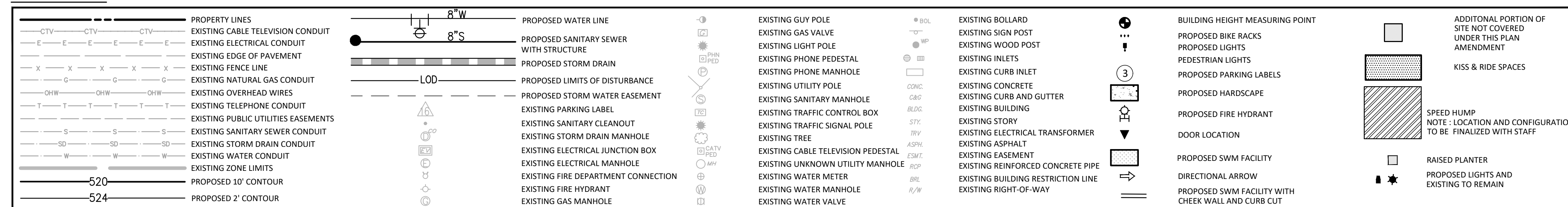
STATE OF MARYLAND
MICHAEL B. GOODMAN
No. 27721
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: MICHAEL GOODMAN
LICENSE No.: 27721
EXPIRATION DATE: 7/1/2022

7TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

SHEET NO. C-4

[illegible]

N.T.S. - PRIVATE DRIVE, ON SITE ONLY

N.T.S. - PRIVATE DRIVE, ON SITE ONLY

N.T.S. - PRIVATE DRIVE, ON SITE ONLY

- 1 Addition of a private playground.
- 2 Removal of approximately 9 parking spaces.

Developer's Name: Chevy Chase Land Company

Contact Person: Thomas Regnell

Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815

Phone: 301-654-2690

Signature: _____