

**NORTH BETHESDA MARKET II  
PRELIMINARY PLAN AMENDMENT NO. 12012006D AND  
SITE PLAN AMENDMENT NO. 82012004C**

**Description**

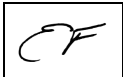
Request to amend Site Plan 82012004B and Preliminary Plan 12012006C to make a minor shift to the Rockville Pike site access point to accommodate an existing utility pole, and to make minor modifications to the multifamily building architecture to reflect interior unit layout changes, convert the ground floor residential units to amenity space, and adjust the loading, trash, and bike room design along Private Street A.

COMPLETED: 5/5/2025

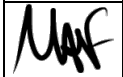
PLANNING BOARD HEARING DATE: 5/15/2025

MCPB ITEM NO. 6

## Planning Staff



Erin Fowler, Planner II, Midcounty Planning, [Erin.Fowler@montgomeryplanning.org](mailto:Erin.Fowler@montgomeryplanning.org), 301-495-1334



Matthew Folden, Supervisor, Midcounty Planning, [Matthew.Folden@montgomeryplanning.org](mailto:Matthew.Folden@montgomeryplanning.org), 301-495-4539



Carrie Sanders, Chief, Midcounty Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

### LOCATION/ADDRESS

Located on the southeast quadrant of the intersection of Nicholson Lane and Woodglen Drive.

### MASTER PLAN & ZONE

2010 *White Flint Sector Plan*  
CR-4.0, C-3.5, R-3.5, H-300'  
CR-3.0, C-1.5, R-2.5, H-150'

### PROPERTY SIZE

4.41 acres

### APPLICANT

Woodglen Master Owner, LLC  
Woodglen Master Owner II, LLC

### ACCEPTANCE DATE

February 21, 2025

### REVIEW BASIS

Chapters 50, 59-D-3.7(d) (Zoning Ordinance in effect on 10/29/14), and 59-7.7.1.B.3

### Summary:

- Section 50-4.2.F.2.c. of the Subdivision Regulations states that the Planning Director may only approve a minor amendment to a preliminary plan related to validity period phasing. Because the Subject Application proposes changes unrelated to the validity period phasing, it must be reviewed by the Planning Board.
- The Preliminary Plan Amendment will allow a minor shift to the Rockville Pike site access point to avoid conflicts with an existing utility pole.
- The Site Plan Amendment will allow minor modifications to the multifamily building's architecture to reflect interior unit layout changes and minor adjustments to the loading, trash, and bicycle storage room design.
- All previously approved conditions remain in full force and effect.

## SITE DESCRIPTION

### VICINITY

The Subject Property occupies the majority of the block bounded by Rockville Pike (MD 355) to the east, Woodglen Drive to the west, Nicholson Lane to the north, and Executive Boulevard to the south. It is located approximately one block south of the WMATA North Bethesda Metro Station and the Bethesda North Marriott Hotel and Conference Center, and one block southeast of the Kennedy-Shriver Aquatic Center and Wall Local Park. The Subject Property and the blocks to its north and south serve as a transition between the dense commercial uses along Rockville Pike and the primarily residential uses to the west.



Figure 1 – Neighborhood Vicinity Map with Subject Property outlined in yellow

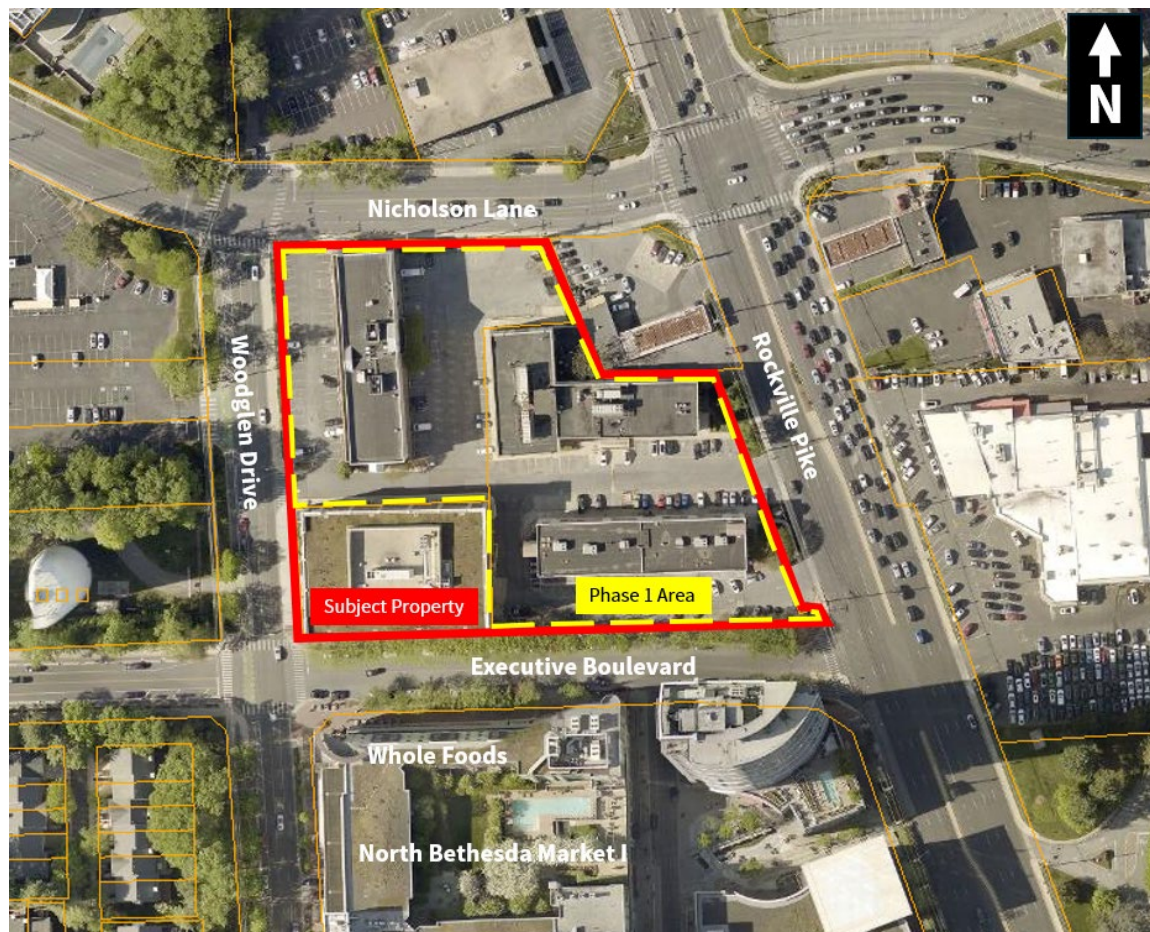
### PROPERTY DESCRIPTION

The Subject Property is comprised of 4.41 acres located in the NoBe District of the 2010 *White Flint Sector Plan* (Sector Plan). The Subject Property is split-zoned between the CR-3.0, C-1.5, R-2.5, H-150' zone (the existing office building in the southwest corner of the Site, not a part of phase 1 of development) and the CR-4.0, C-3.5, R-3.5, H-300' zone for the rest of the Subject Property.



The Subject Property is currently occupied by four commercial buildings and surface parking lots that are in the process of being demolished. The remainder of the block features a gas station at the corner of Nicholson Lane and Rockville Pike that is not part of the Subject Property. The Subject Property is currently served by public water and sewer.

The Subject Property is located within the Cabin John Creek watershed, which is classified as a Use Class I-P by the State of Maryland. The Subject Property contains no forest, streams, wetlands, or other sensitive environmental features. There are no documented streams or stream valley buffers on or immediately adjacent to the Subject Property, and no wetlands or rare or endangered species. No historic resources or cemeteries are known to exist on the Property.



*Figure 2 – Subject Property outlined in red, with Phase 1 Area outlined in yellow dashed line*

## PREVIOUS APPROVALS

### [Sketch Plan No. 320110030](#)

The Planning Board approved Sketch Plan No. 320110030 by Corrected Resolution, MCPB No. 11-07 on August 12, 2011, which established a maximum total density of 740,528 square feet, including a maximum of 368,000 square feet of non-residential development; maximum height of 150 feet in the CR-3.0, C-1.5, R-2.5, H-150' zone and 300 feet in the CR-4.0, C-3.5, R-3.5, H-300' zone; general location and extent of public use space; and a total of 150 percentage points for public benefits from the incentive categories of Transit Proximity, Connectivity, Diversity, Design, and Environment.

### [Site Plan No. 820120040](#)

The Planning Board approved Site Plan No. 820120040 by Corrected Resolution, MCPB No. 12-31 on March 1, 2012, to allow up to 740,528 square feet of mixed-use development including up to 368,000 square feet of non-residential development and 392,000 square feet of residential (up to 414 residential units). The Site Plan approved the transformation of the existing strip commercial property surrounded by surface parking into three mixed-use, pedestrian-friendly, urban blocks with buildings of various heights. The approved plan was an extension of North Bethesda Market I, located just south of the Site. It extended the tree lined "retail paseo" and added a new central plaza that blended vehicular, bicycle and pedestrian circulation to create a vibrant retail space.

### [Preliminary Plan No. 120120060](#)

The Planning Board approved Preliminary Plan No. 120120060 by Resolution, MCPB No. 12-30 on April 9, 2012, to create one lot to allow a maximum of 740,528 square feet of mixed-use development including a maximum of 368,000 square feet of non-residential development, and up to 392,000 square feet of new residential uses (up to 414 units). One existing 67,260 square-foot commercial building was to remain as part of the maximum 368,000 square feet of commercial uses allowed. Additional dedications along Rockville Pike and Nicholson Lane, and a truncation at the intersection of Woodglen Drive and Executive Boulevard were required as part of the approval.

### [Sketch Plan Amendment No. 32011003A, Preliminary Plan Amendment No. 12012006A & Site Plan Amendment No. 82012004A](#)

The Planning Board approved Sketch Plan Amendment No. 32011003A by Resolution MCPB No. 15-009 on February 12, 2015, to allow the Applicant to build the development in three phases instead of one; reallocate 100,000 square feet of the approved non-residential floor area to residential density; and add an option to not build a residential building.

The Planning Board approved Preliminary Plan Amendment No. 12012006A, MCPB No. 15-010 on February 12, 2015, to amend the plan for creation of five lots and three private street parcels for a maximum of 740,528 square feet of development, including up to 268,000 square feet of non-residential uses and up to 492,000 square feet of residential uses, including a minimum of 12.5%

MPDUs. Preliminary Plan Amendment No. 12012006A was never certified and plats were never recorded. Based on this approval, and subsequent automatic extensions granted by the County Council in 2015 and 2020, the Preliminary Plan would be valid until 2024, and the Adequate Public Facilities determination remains valid until 2026.

The Planning Board approved Site Plan Amendment No. 82012004A by Resolution MCPB No. 15-011 on February 12, 2015, to build the development in three phases instead of one, with the third phase to be approved in a separate, future site plan amendment; to reallocate 100,000 square feet of the approved non-residential floor area to residential density; and to add an option in Phase 1 to not build a residential building. This Site Plan was never certified and none of the previously approved improvements have been implemented. The subsequent Sketch Plan and Preliminary Plan approvals fully superseded these approvals.

#### [Sketch Plan Amendment No. 32011003B & Preliminary Plan Amendment No. 12012006B](#)

The Planning Board approved Sketch Plan Amendment No. 32011003B by Resolution MCPB No. 21-071 on August 11, 2021, for construction of up to a maximum of 740,528 square feet of development, comprising up to 492,000 square feet of residential uses and up to 268,000 square feet of non-residential uses on the Subject Property.

The Planning Board approved Preliminary Plan Amendment No. 12012006B by Resolution MCPB No. 21-072 on August 11, 2021, to reconfigure lots and private street parcels, adjust phasing, and modify the Final Forest Conservation Plan to reflect the revised site layout on the Subject Property.

#### [Preliminary Plan Amendment No. 12012006C, Site Plan Amendment No. 82012004B, & Forest Conservation Plan No. F20230170](#)

The Planning Board approved Preliminary Plan Amendment No. 12012006C by Resolution MCPB No. 23-074 on July 26, 2023, to extend the preliminary plan validity period by two years to expire on March 12, 2026, and to allow for demolition of existing buildings prior to recording a record plat on the Subject Property.

The Planning Board approved Site Plan Amendment No. 82012004B by Resolution MCPB No. 23-075 on July 26, 2023, to develop one seven-story building containing up to 280 residential dwelling units and one single-story retail building containing up to 7,500 square feet of commercial uses on the Subject Property.

The Planning Board approved a Final Forest Conservation Plan No. F20230170 by Resolution MCPB No. 23-076 on July 26, 2023, which mandated a 0.66-acre afforestation requirement as calculated in the Forest Conservation Worksheet. The Applicant will meet the requirement off-site in a forest bank or by payment of fee-in-lieu.



## PROPOSAL

### PRELIMINARY PLAN AMENDMENT NO. 12012006D

As previously approved, Phase 1 of the future redevelopment (shown in Figure 2) will create a new, east-west private street connecting Woodglen Drive and Rockville Pike. The new two-way Private Street A will have on-street parking, street trees, and sidewalks for pedestrian travel to and through the project. The Applicant is proposing to retain this plan as previously approved. However, during detailed site design following the most recent Planning Board approvals, the Applicant determined that the alignment of the east-west private road (Private Street A), as shown on the Preliminary Plan No. 12012006C, conflicts with an existing utility pole that must remain (shift shown in Figure 3). As such, the Preliminary Plan Amendment proposes to make a minor shift to the Rockville Pike site access point to avoid impacts to the existing utility pole.

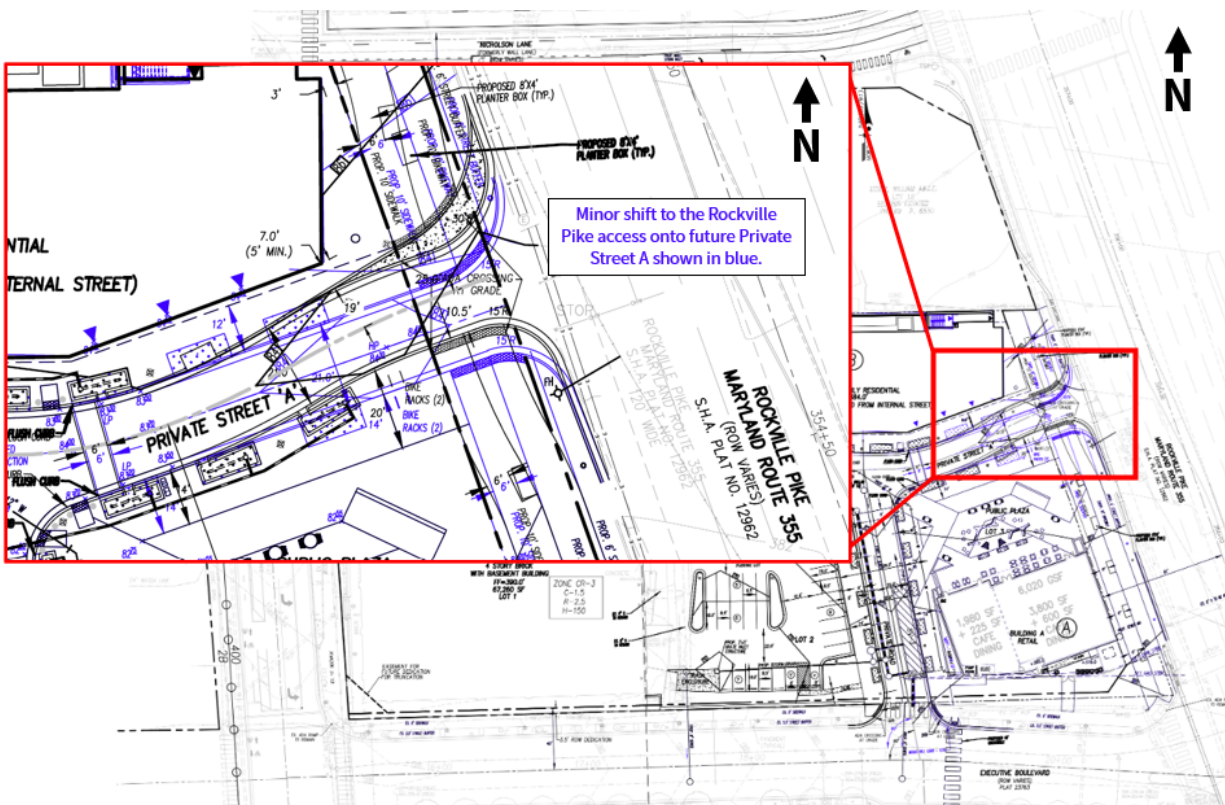


Figure 3 – Proposed shifted Rockville Pike access point

During the review of this minor shift to the Rockville Pike (MD 355) access point, the Maryland State Highway Administration (MD SHA) determined that modifications to the intersection were necessary. MD SHA requires the northwest curb return be increased from a 15-foot radius to a 30-foot radius to accommodate truck movements into the Site from southbound Rockville Pike. In order to adequately address the 30-foot-SHA-required radius while maintaining the 15-foot radius recommended for a constrained urban environment, the Applicant, Planning Staff, and MD SHA developed a solution that

entails having a 15-foot radius followed by a mountable truck apron before transitioning to a 30-foot radius and full height curb at the sidewalk, as shown in Figure 4. This proposal addresses MD SHA's access permit requirements and the Planning Department's guidelines for smaller turning radii.

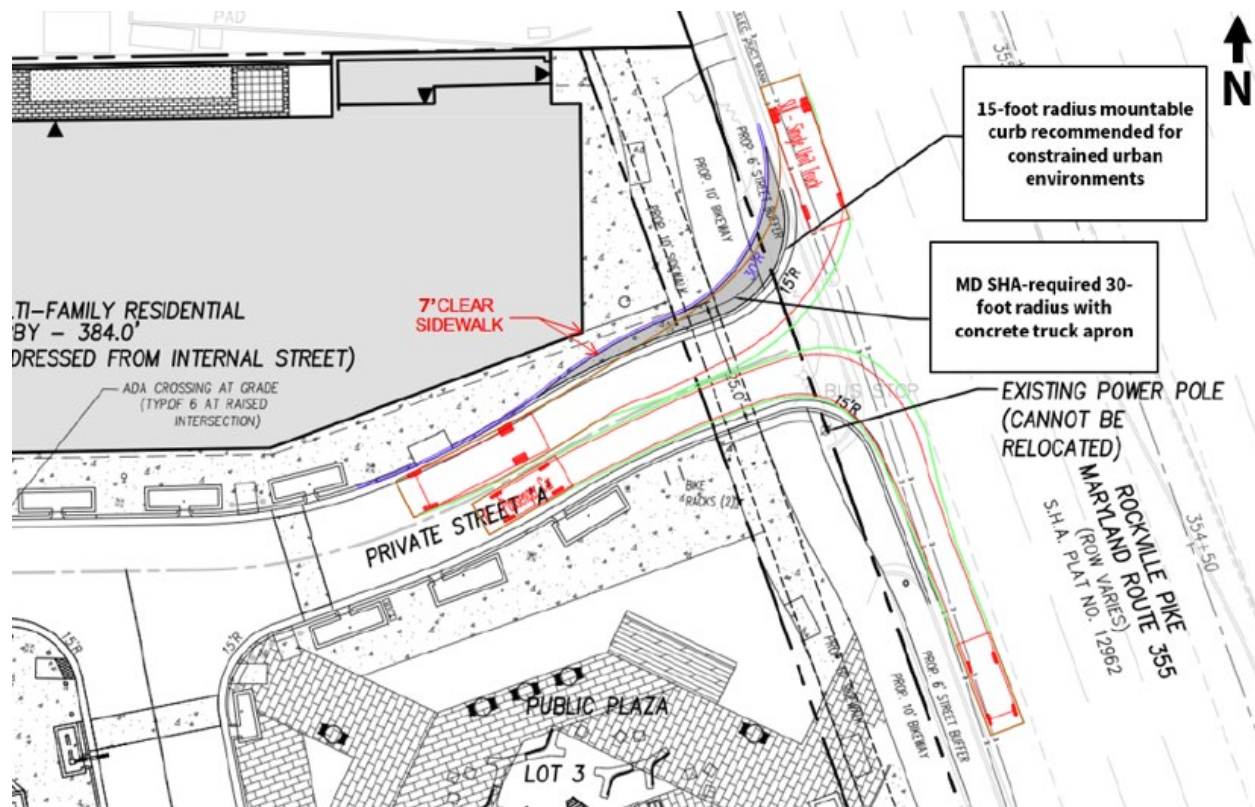


Figure 4 – Truck Turning Templates for Private Street A's Rockville Pike Site Access

#### SITE PLAN AMENDMENT NO. 82012004C

In addition to the Preliminary Plan Amendment, the Applicant seeks to amend Site Plan No. 82012004B to make minor modifications to the building architecture and fenestrations to reflect interior unit layout changes and the conversion of ground floor walk-up residential units to amenity space. Additionally, the Site Plan Amendment proposes minor adjustments to the loading area, trash, and bicycle room design along Private Street A.



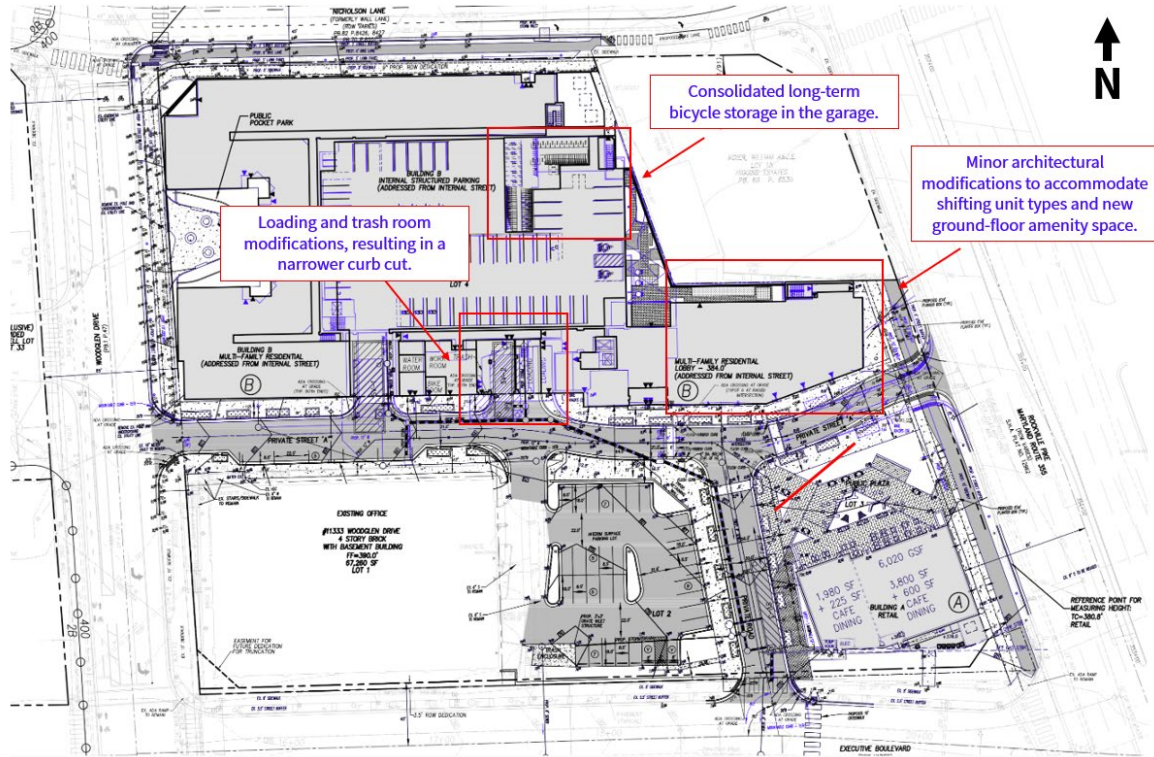


Figure 5 – Proposed Redline of Site Plan

These minor changes to the unit layouts and building architecture are prompted by a shift in the unit mix. Previously, the building was planned with market-rate units and 12.5 percent MPDUs. Now, the Applicant proposes to develop an entirely affordable building (to still include 12.5 percent MPDUs, as outlined by DHCA in Attachment C) with larger unit sizes (three- and four-bedroom units are proposed, where none were previously provided) and more amenity space.

The larger unit sizes will help meet a critical need for more family-sized affordable housing in the county, while having a minimal impact on the overall project approval and maintaining approval of up to 280 units. The Subject Application includes minor façade modifications to conform with the new interior layout, such as shifting window placement to accommodate interior demising walls. Notably, the overall character of the building architecture remains largely unchanged and maintains the same quality of design.

In addition to changing the unit mix and adding ground-floor residential amenity space in lieu of walk-up units, the Subject Application proposes minor modifications to the loading, trash, and bicycle room design along Private Street A. The proposed change would result in a more traditional trash collection system, which would allow a narrower curb cut for the loading area. This will shorten the pedestrian crossing and enhance the pedestrian streetscape.

Previously approved architectural site plan (82012004B)

Proposed architectural site plan (82012004C)

*Figure 6 – Previously Approved and Currently Proposed Architectural Site Plan*

## FINDINGS

A notice of the Subject Amendments was sent to all required parties by the Applicant on February 27, 2025. The notice gave the interested parties 15 days to review and comment on the contents of the Amendment. Staff did not receive any correspondence regarding the Amendments.

## PRELIMININARY PLAN AMENDMENT NO. 12012006D

Per Section 50.4.2.F.2.b. of the Subdivision Regulations, a minor amendment to an approved preliminary plan includes any change that does not change density in a manner that results in greater

adequate public facilities impact; make major changes to lot configuration or location, or right-of-way width or alignment; or alter the intent, objectives, or requirements of the Board in approving the preliminary plan.

The Subject Amendment proposes a minor shift to the Rockville Pike site access point to accommodate an existing utility pole, which will remain. This change does not make major changes to the lot configuration or location or right-of-way width or alignment.

Section 50-4.2.F.2.c. of the Subdivision Regulations states that the Planning Director may only approve a minor amendment to a preliminary plan related to validity period phasing. Because the Subject Application proposes changes unrelated to the validity period phasing, it must be reviewed by the Planning Board.

#### PRELIMINARY PLAN AMENDMENT FINDINGS

The Preliminary Plan Amendment proposes a minor adjustment to the internal private street alignment and Rockville Pike site access point. The purpose of this amendment is to ensure consistency between the Preliminary and Site Plan certified sets. This change does not alter the intent of the previous findings, which remain unchanged, applicable, and in full effect.

---

#### SITE PLAN AMENDMENT NO. 82012004C

Section 59-7.7.1.B.3 of the Zoning Code addresses Site Plan Amendments for Plans approved or pending before October 30, 2014. Section 7.7.1.B.3.a states that until October 30, 2039, an Applicant may apply to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, subject to certain limitations.

Under Section. 59-D-3.7(d) of the Zoning Code in effect on October 29, 2014, the Planning Director may approve in writing certain applications for amendments to a Certified Site Plan. Such amendments include any change to a parking or loading area, landscaping, sidewalk, recreational facility or area, configuration of open space, or any other plan element that will have a minimal effect on the overall design, layout, quality or intent of the plan. This type of amendment does not include any change that increases density or height or prevents circulation on any street or path. However, because the Preliminary Plan Amendment must be heard by the Board, the subject Site Plan Amendment is being brought to the Board to be reviewed concurrently with the Preliminary Plan Amendment.

The Site Plan Amendment is a minor change to a trash, loading area, and long-term bicycle storage room, minor modifications to building architecture to reflect interior unit layout changes, and the conversion of the ground floor residential units to amenity space (while maintaining the overall previously approved unit count of up 280 units) that will have a minimal effect on the overall design, layout, quality or intent of the plan.



The proposed Amendment is consistent with the provisions of Section 59-D-3.7(d) of the Zoning Ordinance in Effect on October 29, 2014. The Amendment will have a minimal effect on the overall design, layout, quality or intent of the Site Plan. Site Plan No. 82012004C is consistent with FFCP No. F20230170.

This Amendment shall remain valid per Section 59-D-3.8 of the Zoning Ordinance in Effect on October 29, 2014.

#### SITE PLAN AMENDMENT FINDINGS

The Site Plan Amendment proposes minor adjustments that will have a minimal effect on the overall design, layout, quality or intent of the plan. This type of amendment does not include any change that increases density or height or prevents circulation on any street or path. These changes do not alter the intent of the previous findings, which remain unchanged, applicable, and in full effect.

### CONCLUSION

Preliminary Plan Amendment No. 12012006D and Site Plan Amendment No. 82012004C continue to satisfy the findings required for approval in the Subdivision Regulations and Zoning Ordinance. Staff recommends approval of Preliminary Plan Amendment No. 12012006D and Site Plan Amendment No. 82012004C.

#### ATTACHMENTS

*Attachment A: Preliminary Plan*

*Attachment B: Site Plan*

*Attachment C: Agency Approvals*



# mv+a

ARCHITECT  
MV+A | Mushinsky Voelzke & Assoc. CHTD.  
1200 G Street NW, Suite 250  
Washington, DC 20005  
Tel: 202.682.2822

ATTORNEY  
 Lerch, Early, & Brewer, Chtd  
 7600 Wisconsin Ave. S, Suite 700  
 Bethesda, MD 20814  
 Tel: 301.657.0747  
 Contact: Steven Robins

**J • B • A**

205 N. Frederick Ave., S. 100  
Gaithersburg, Maryland 20877  
Tel. (301) 963-1133  
Fax: (301) 963-6306  
[www.iba-inc.net](http://www.iba-inc.net)

PRELIMINARY PLAN AMENDMENT 1/17/2025

[illegible]

NORTH BETHESDA MARKET II

LOT 33, HIGGINS ESTATE  
PLAT 24837, WSSC GRID 214NW05  
TAX GRID MAP HQ12  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

PP-4

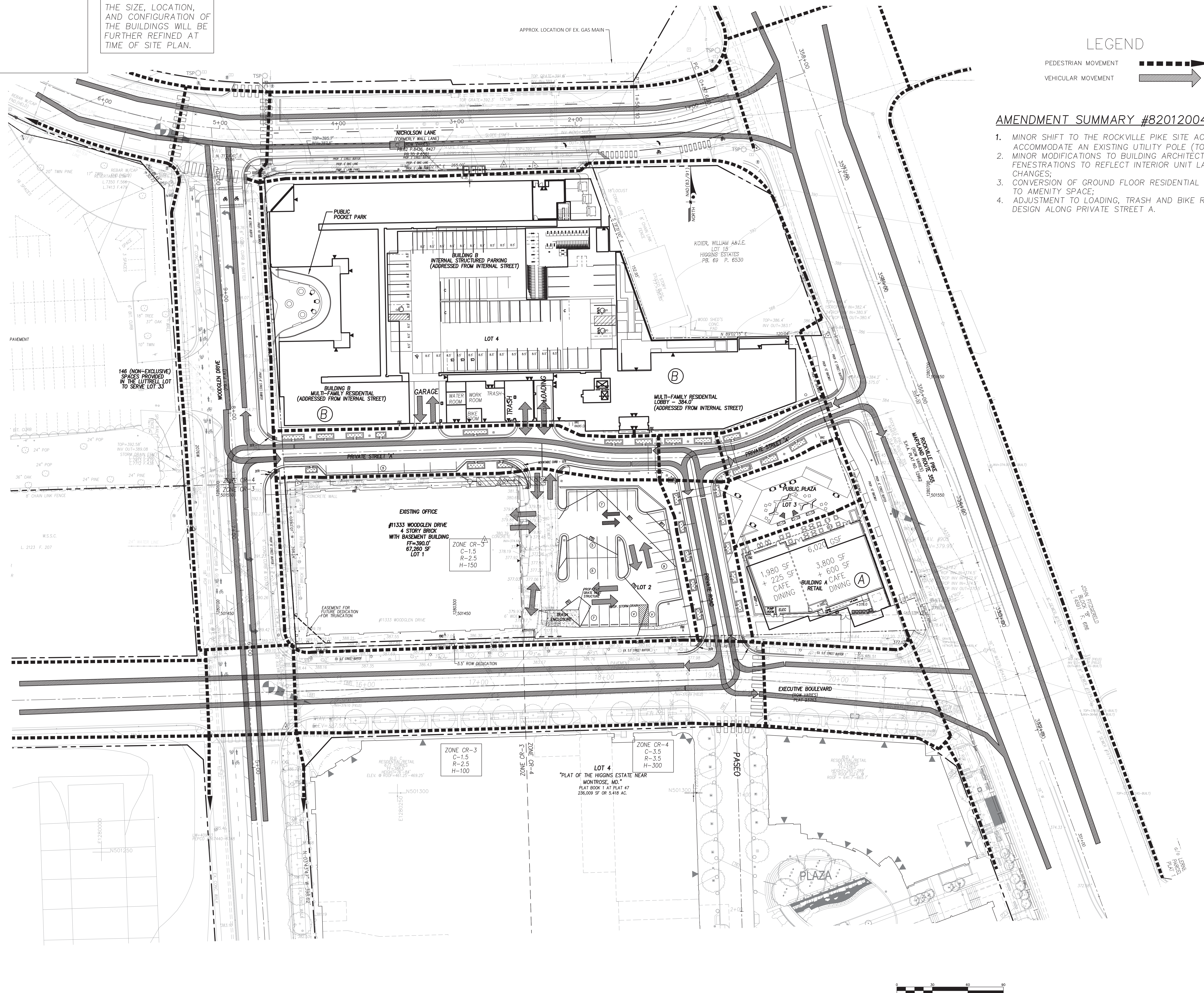
### LEGEND

PEDESTRIAN MOVEMENT      

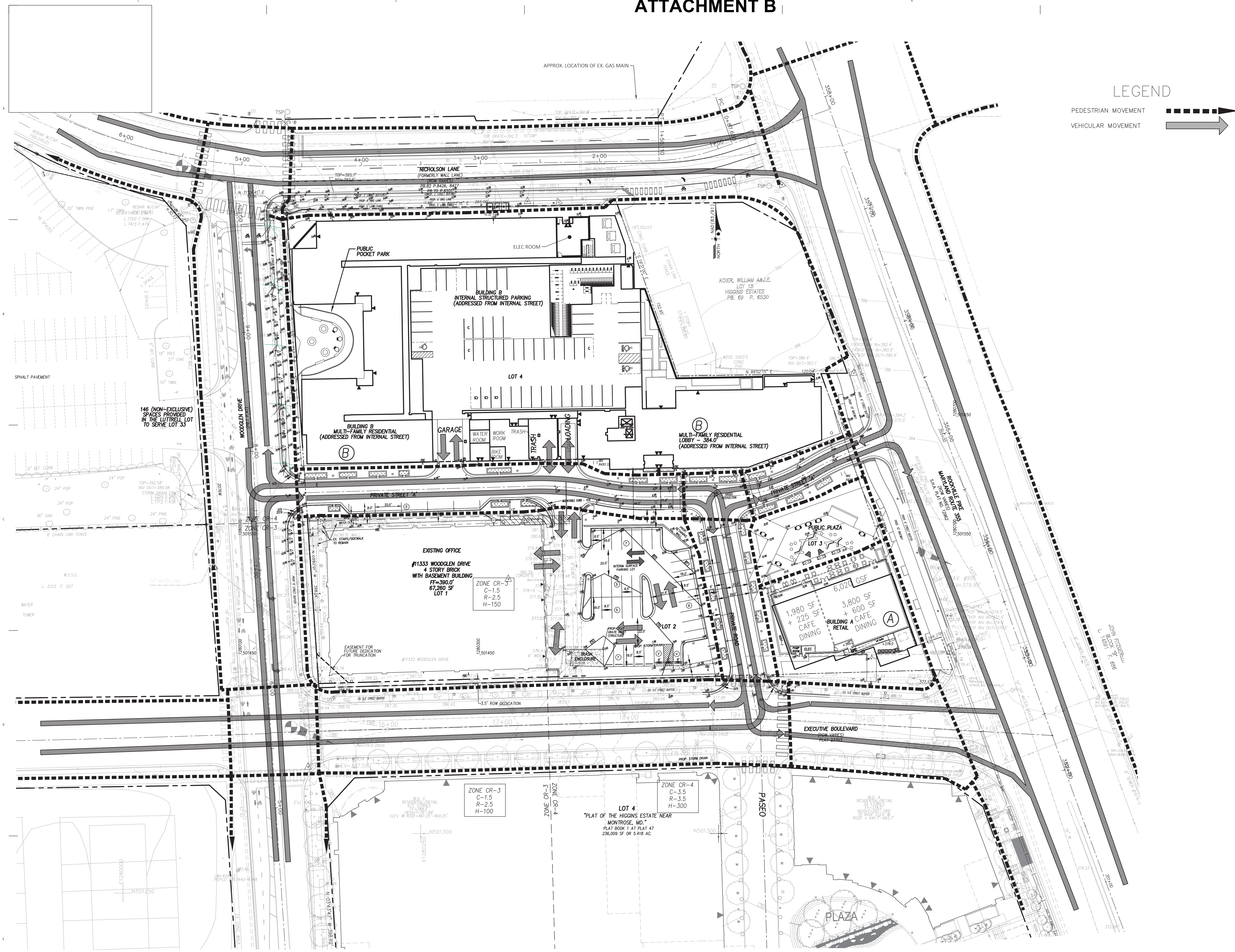
VEHICULAR MOVEMENT      

AMENDMENT SUMMARY #82012004D

1. MINOR SHIFT TO THE ROCKVILLE PIKE SITE ACCES TO ACCOMMODATE AN EXISTING UTILITY POLE (TO REMAIN);
2. MINOR MODIFICATIONS TO BUILDING ARCHITECTURE AND FENESTRATIONS TO REFLECT INTERIOR UNIT LAYOUT CHANGES;
3. CONVERSION OF GROUND FLOOR RESIDENTIAL UNITS TO AMENITY SPACE;
4. ADJUSTMENT TO LOADING, TRASH AND BIKE ROOM DESIGN ALONG PRIVATE STREET A.



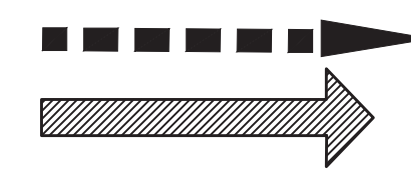




## LEGEND

PEDESTRIAN MOVEMENT

VEHICULAR MOVEMENT



mv+a

OWNER/ APPLICANT  
Woodglenn Master Owner, LLC  
Woodglenn Master Owner II, LLC  
4800 Hampton Ln, Suite 800  
Bethesda, MD 20814  
Tel: 301.657.7325

APPLICANT  
SCG Development Partners, LLC  
8345 Boone Blvd., Suite 540  
Tysons Corner, VA 22182  
Tel: 703.520.0828

ARCHITECT  
mv+a | Moshinsky Voelke Associates, CHD  
1200 G Street, Suite 250  
Washington, DC  
Tel: 202.682.2822

CIVIL ENGINEER  
Johnson Bernat Associates, Inc.  
205 N Frederick Suite 100  
Gaithersburg, MD 20877  
Tel: 301.963.1133

LANDSCAPE ARCHITECT  
LandDesign, Inc.  
200 S Peyton St  
Alexandria, VA 22314  
Tel: 703.549.7784

STRUCTURAL ENGINEER  
Structura, Inc.  
12358 Parklawn Dr Suite 140  
North Bethesda, MD 20852  
Tel: 301.987.9234

MEP ENGINEER  
Scot Engineering, Inc.  
509 Germantown Pike Bldg 2  
Lafayette Hill, PA 19444  
Tel: 215.774.1429

## North Bethesda Market II

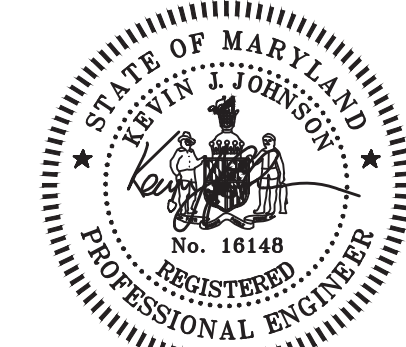
NORTH BETHESDA, MARYLAND

CIRCULATION PLAN  
PHASE 1PROJECT NUMBER  
22002.00

REV.	ISSUE:	DATE
	SITE PLAN AMENDMENT #82012004C	1/17/2025

KEY PLAN

DRAWING STAMP



Professional Certification  
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.  
Licence No.: 16148  
Expiration Date: 08-22-24  
SHEET NUMBER

SCALE: 1"=30'





# ATTACHMENT C



## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

April 11, 2025

Ms. Erin Fowler  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: North Bethesda Market II  
Site Plan #82012004C

Dear Ms. Fowler:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above-referenced plan and recommends Approval for up to 280 units, including up to 25 (12.5%) MPDUs in the overall project, as proposed in the Site Plan, in North Bethesda, Maryland.

The initial site plan (#820120040) application was accepted in 2011 and therefore is not subject to the 15% MPDU requirement per Montgomery County Code Section 25A-5(d)(1), effective October 31, 2018.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

A handwritten signature in blue ink, reading "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY

**DPS-ROW CONDITIONS OF APPROVAL**

**February 28, 2025**

**82012004C North Bethesda Market II**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-BSITE-82012004C-007.pdf”** uploaded on/ dated **“02/05/2025”**.

Based on the amendment summary provided, there seems to be minimal impact to the County ROW; accordingly, we do not have any comment at this point.