

CHEVY CHASE GARDEN PLAZA, SITE PLAN AMENDMENT NO. 81984001B



Description

Request to amend Site Plan No. 81984001A to expand second floor of Building Three on the Subject Property from 16,090 sq. ft. to 19,240 sq. ft., convert the existing office use to day care use, and construct a play area on the Subject Property to support the new daycare operations. This amendment is being reviewed under the pre-2014 Zoning Ordinance.

COMPLETED: 4/27/2026

PLANNING BOARD HEARING DATE: 5/7/2026

MCPB ITEM NO. 11

Planning Staff

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LOCATION/ADDRESS

7750 Old Georgetown Road, southeast of the Old Georgetown Road and Arlington Road intersection.

MASTER PLAN

2025 Bethesda Downtown Plan Minor Master Plan Amendment Plan & 2017 Bethesda Downtown Plan

ZONE

CR-3.0, C-3.0, R-2.75, H-110 & Bethesda Overlay Zone, being reviewed under the previous CBD-1 Zone per Section 7.7.1.C of the Zoning Ordinance

PROPERTY SIZE

85,366 sq. ft.

APPLICANT

MGGB Childcare LLC

ACCEPTANCE DATE

January 7, 2026

REVIEW BASIS

Chapter 59

Summary:

- The original Project Plan was approved by the Planning Board on May 17, 1983 and proposed office, retail, residential, and miscellaneous uses referred to as “Chevy Chase Garden Plaza”. Site Plan No. 820140170 was approved on September 13, 1984 and subsequently amended in 1991 and 2002.
- The Subject Site Plan Amendment proposes to expand the second-floor area of Building 3 on the Subject Property by enclosing an existing mezzanine area. This change increases the usable floor area from 2,039 sq. ft. to 5,189 sq. ft. without expanding the building footprint. The proposal also includes a request to convert the existing office use of the Property to day care use and convert existing outdoor amenity space to an outdoor play area located in the southwest corner of the Subject Property to support the new day care operations, totaling 19,240 sq. ft. of proposed day care use.
- The proposed Amendment is being reviewed under the prior Zoning Ordinance per Section 59-7.7.1.C which allows properties in commercial zones to increase floor area on the site by up to 10% of the amount of gross floor area approved for the site on October 20, 2014 or by 30,000 square feet (whichever is less).
- As of the time of this report, Staff has received community correspondence.
- Staff recommends APPROVAL of the Site Plan Amendment with conditions.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN 81984001B

Staff recommends approval of Site Plan Amendment No. 81984001B, to expand the second floor of the Subject Building, change the existing office use to day care use, and install a play area on the Subject Property. The development must comply with the conditions of approval for Site Plan No. 81984001B. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.¹ The following Conditions supersede all previous conditions.

New Conditions

DENSITY, HEIGHT & HOUSING

1. Density

The Site Plan is limited to a maximum of 19,240 square feet of day care use and 167,508 square feet of existing uses remain on the Subject Property.

OPEN SPACE, FACILITIES AND AMENITIES

2. Amenity Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 46,397 square feet of amenity space (54.35% of net lot area) on-site.
- b) Before the issuance of the final Use and Occupancy certificate for the day care facility, the play area amenity must be completed as specified in the approved plans and certified by a playground safety specialist.

TRANSPORTATION & Circulation

3. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated February 12, 2026, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

AGENCY COORDINATION

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

4. Fire and Rescue

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated April 13, 2026, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

SITE PLAN

5. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan.

6. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- b) Add the following notes:
- i. “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
 - ii. “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
 - iii. “The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times during construction.”
- c) Include approved Fire Department Access Plan.
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.

SECTION 2: SITE DESCRIPTION

VICINITY

The Subject Property is part of the Chevy Chase Garden Plaza development in the 2017 *Bethesda Downtown Plan* and the 2025 *Bethesda Downtown Plan Minor Master Plan Amendment Plan* area. The Site is an 85,366-square-foot (post right-of-way dedications) commercial lot labeled Lot 8 Block 1 in Record Plat no. 15579, currently zoned CR-3.0 C-3.0 R-2.75 H-110 located. The lot is bordered by Arlington Road to the west, Moorland Lane to the south, and Old Georgetown Road to the northeast, creating three (3) intersections. Bethesda Elementary School is located directly across Arlington Road, and the Bethesda Metro Station is located 0.2 miles from the Subject Property.

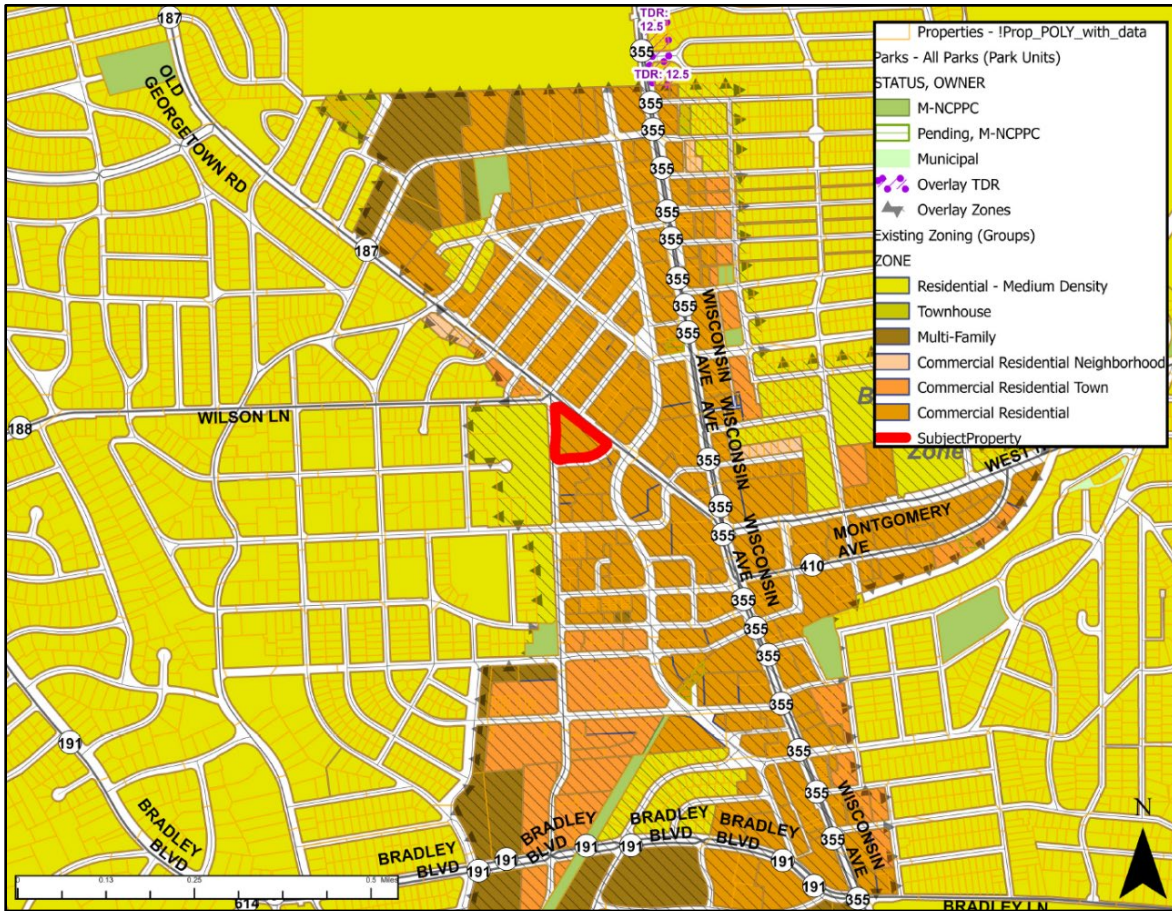


Figure 1 - Vicinity Map

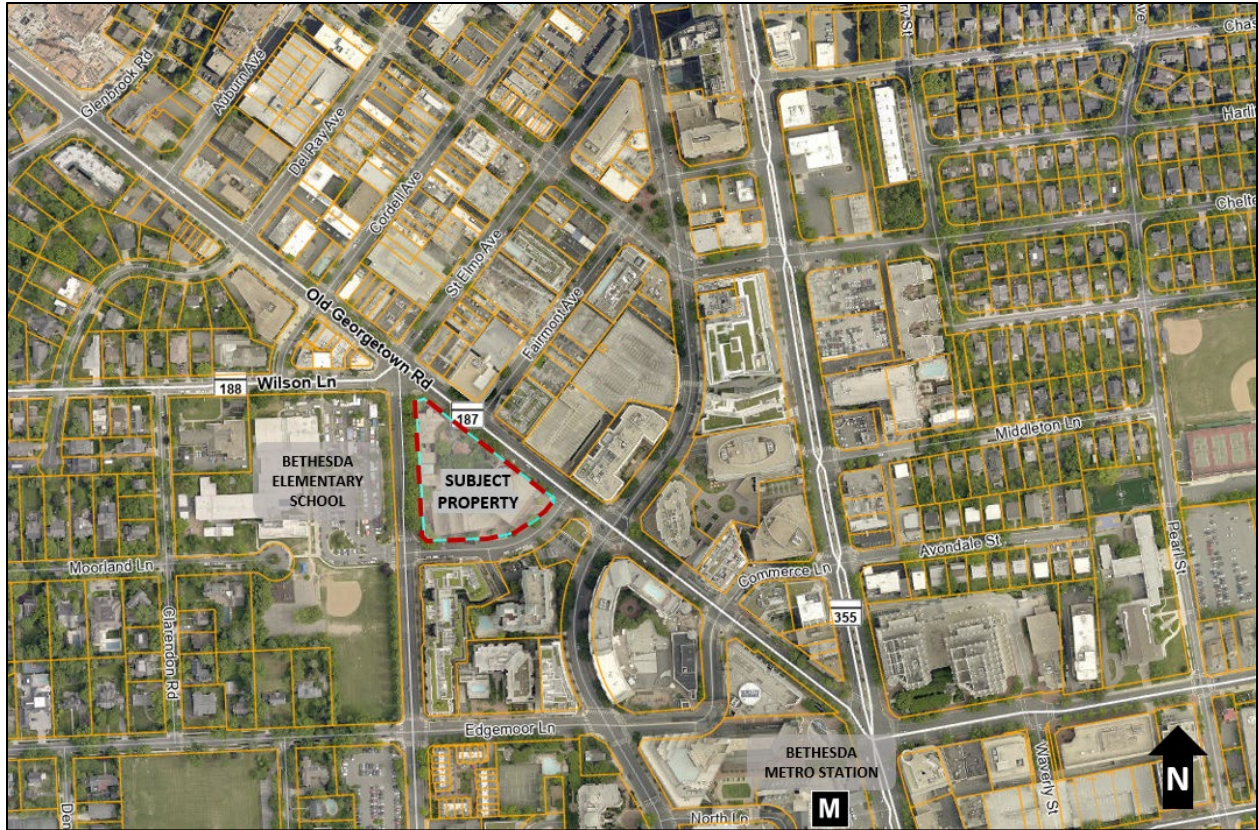


Figure 2 – Aerial Map

PROPERTY DESCRIPTION

The Subject Property is improved with an office building (“Subject Building”) with a gross building area of 16,090 sq. ft., also identified as Building 3 on the Site Plan. The Subject Building is situated on the northern corner of the lot, near the intersection of Arlington Road, Wilson Lane, and Old Georgetown Road. The historic Lesile Beall House is stationed at the center of the Property, with the Subject Building and other attached buildings and retail spaces surrounding the historic structure. There is an underground parking facility providing 243 parking spaces, and ingress and egress provided by Moorland Lane. In the space between the Garden Plaza buildings is a brick walkway plaza, benches, trees and a pond.



Figure 3 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Preliminary Plan No. 119811450

On October 15, 1981, Preliminary Plan No. 119811450 was approved by the Planning Board to develop the Subject Property.

Project Plan No. 919830020

On May 17, 1983, Project Plan No. 919830020 was approved by Planning Board Resolution dated August 4, 1983 to construct a new multi-level office and retail buildings. This application approved 197,802 sq. ft. of office, retail, and residential space with an FAR of 1.99. It set an overall floor area of 23,736 sq. ft. of retail use and 174,066 sq. ft. of office use with 58% amenity open space.

Site Plan No. 819840010

On September 13, 1984 Site Plan No. 819840010 was approved by the Planning Board Resolution dated October 18, 1984 to agree on the condition of an enforcement agreement and development program to be reviewed by Staff, the relocation and underground of all utilities to the project site, the installation of Bethesda Lanterns (light poles) along Old Georgetown Road, the widening Arlington Road, and other significant conditions.

[Site Plan Amendment No. 819840010](#)

On February 7, 1991, an amendment to Site Plan No. 819840010 was approved by the Planning Board to permit conversion of 5,601 sq. ft. of existing retail use to office use for a three-year period. The amendment added a condition requiring that the Applicant “maintain the right to 212 vehicular trips assigned to the project which will enable conversion back to restaurant or retail uses in the future”.

[Project Plan Amendment No. 919830020](#)

On October 20, 1994, an amendment to Project Plan No. 919830020 was approved by Planning Board Resolution dated November 3, 1994 to allow interim office use to occupy 5,710 sq. ft. of space adjacent to the public use space for 18 months from the date of the Opinion. The period was found appropriate to provide the Applicant sufficient time to relocate the office use and successfully market the space for retail use as originally approved. The Planning Board approved the amendment with an FAR of 2.0 and a total of 97,799 sq. ft. as follows:

- 179,099 sq. ft. – Office
- 14,550 sq. ft. – Retail
- 2,300 sq. ft. – Miscellaneous
- 1,800 sq. ft. – Residential

[Project Plan Amendment No. 91983002A, Site Plan Amendment No. 81984001A](#)

On August 9, 2002, Project Plan Amendment No. 91983002A and Site Plan Amendment No. 81984001A were administratively approved by the Planning Director to allow the Bethesda Urban Partnership to qualify as a retail tenant in the Subject Building.

PROPOSAL

The Applicant is proposing to expand useable floor area of the second floor of Building Three on the Subject Property from 2,039 sq. ft. to 5,189 sq. ft. As shown in Figure 4 below, this will be accomplished by enclosing space previously open to the floor below and adding to the existing mezzanine area of the second floor. In doing so, the Applicant provides an increase of 3,150 sf without altering the existing building footprint. As this increase of floor area is less than 30,000 square feet, this Application is being reviewed for applicability to the CBD-1 zone under the 2014 Zoning Ordinance per Section 59-7.7.1.C which allows properties in commercial zones to increase floor area on the site by up to 10% of the amount of gross floor area approved for the site on October 20, 2014 or by 30,000 square feet (whichever is less).

Additionally, the applicant proposes to convert the entire building area, including the expanded second floor, from office use to daycare use to accommodate up to 178 children. In order to support the day care use on the Subject Property, approximately 3,600 sq. ft. of amenity open space is proposed to be converted to an outdoor play area for day care use. This results in a total of 19,240 square feet of daycare use on the entire Subject Property.

Table 1: Existing & Proposed Gross Building Area

Gross Building Area		
Level	Existing Area	Proposed
Level 0	4,973 sq. ft.	4,973 sq. ft.
Level 1	5,189 sq. ft.	5,189 sq. ft.
Level 2	2,039 sq. ft.	5,189 sq. ft.
Level 3	3,889 sq. ft.	3,889 sq. ft.
Total Gross Area	16,090 sq. ft.	19,240 sq. ft.

BUILDING/ARCHITECTURE

The existing 2,039 sq. ft. floor area is currently classified as mezzanine. The 3,150 sq. ft. expansion will include structural beams, joists, reinforcements to the existing structures, and a concrete deck. After the expansion, the 5,189 sq. ft. finished floor area will be classified as a second level.

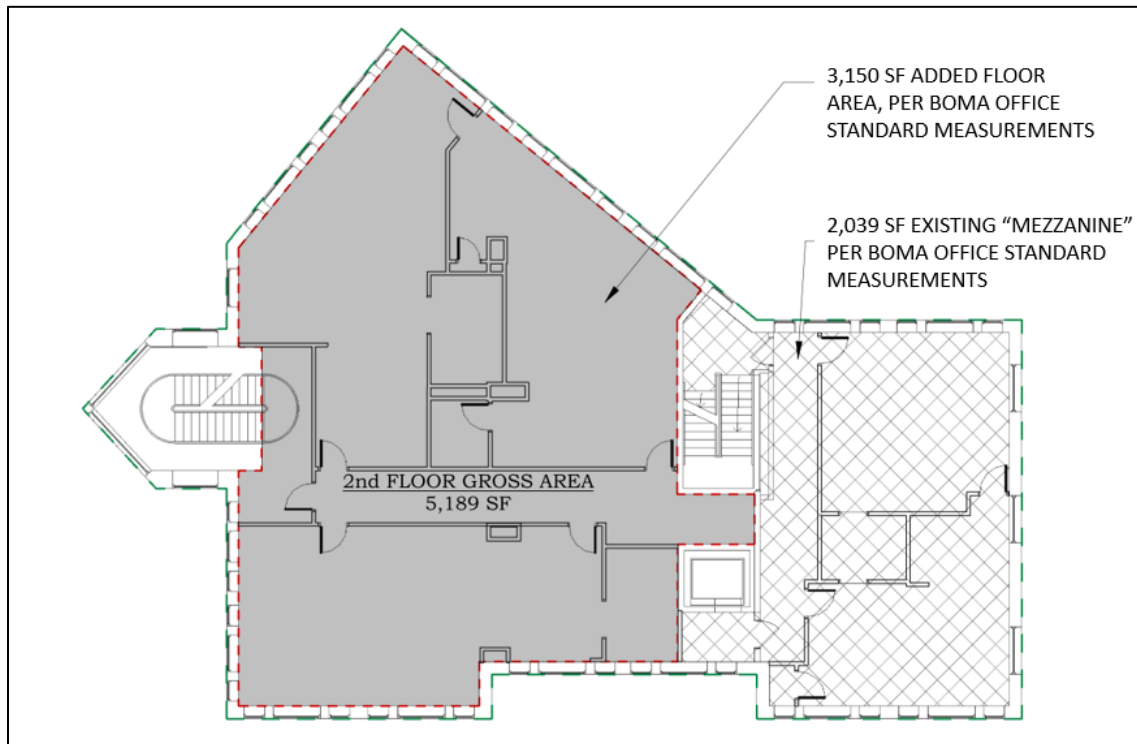


Figure 4 – Subject Building Expanded Second Floor

PLAY AREA & OPEN SPACE

The Applicant is proposing a fenced, 3,600 sq. ft. play area that can serve up to 48 children at one time. The fence will be four (4) ft. tall with two (2) double-swing gates, plus a wall along the northeast quadrant of the play area. The southern end of the wall starts at 1.5 ft., becoming two (2) ft. at the northern end. The existing walkway between the play area and the adjacent building (7700 Old Georgetown Rd) will be modified to a five (5) ft. width. Previously approved Project Plan No. 919830020 required 20% amenity open space on the Subject Property, and this Application will reduce the amenity open space from 58% to 54.35%. Figure 5 below shows the proposed play area, Figure 6 shows an illustration of the previously approved amenity open space from Site Plan No. 819840010.



Figure 5 – Play Area

TRANSPORTATION

The day care will use ten (10) parking spaces in the existing parking garage reserved for its pick-up and drop-off operations. The ten (10) spaces are not reserved or conditioned for a previous tenant, leaving over 200 spaces for the rest of the development. The pick-up and drop-off (PUDO) operations are expected to occur between 6:30 AM and 9:30 AM for drop-off and between 3:30 PM and 6:30 PM for pick-up. There will be up to three (3) staff members that will assist families and students going from the garage to the day care facility and with the pick-up and drop-off operations utilizing the elevators. Internal garage circulation is shown in Figure 3 of the Property Description section. The garage has a single entrance that is accessed from two (2) existing curb cuts on Moorland Lane. Site circulation from the garage to the day care facility is shown in Figure 6 below.

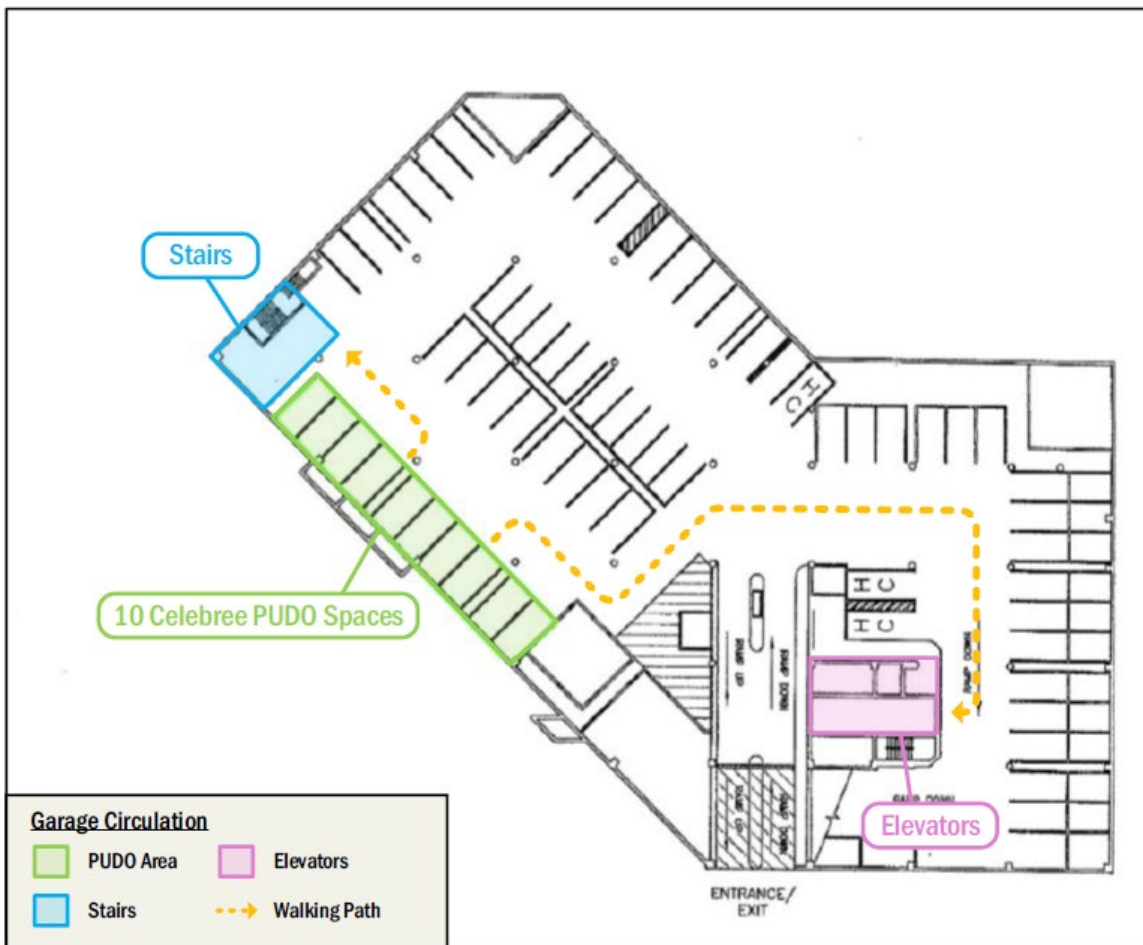


Figure 6– Parking Garage Circulation Diagram

ENVIRONMENT AND CLIMATE

As part of the proposed 3,600-square-foot playground, the Applicant has provided design options that incorporate sustainable and heat-mitigating features. These include playground equipment constructed from natural materials, such as log climbers, and both freestanding and integrated shade structures. While final play equipment selection will occur at a later stage, the proposal includes sufficient flexibility to incorporate these features into the final design.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. Staff received community correspondence via email (Attachment C) regarding concerns about pick up and drop off (PUDO) operations for the day care use. The two (2) messages asked whether there will be an area where cars can pull in off of Arlington Road and/or Old Georgetown Road to accommodate parents dropping off their children and day care customers using Moorland Lane to pick up and drop off children. Staff responded by assuring that their questions and concerns would be addressed in the Staff Report. PUDO operations will take place within the Subject Property's underground garage. The Applicant is required to comply with conditions listed in the Department of Permitting Services Right-of-Way Section (DPS-ROW) memo dated February 12, 2026 (Attachment D).

SECTION 7: SITE PLAN 81984001B FINDINGS AND ANALYSIS

Pursuant to the exemption provision of Section 59.7.7.1.C. of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Site Plan Amendment No. 81984001B requests to change 16,090 sq. ft. of existing office use in the Subject Building to a day care use, expand the second-floor square footage 3,150 sq. ft., and convert 3,600 sq. ft. of amenity open space for a play area, all other existing uses will remain as well. The proposed Site Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

- 1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;***

The Project complies with Project Plan 9-83002, approved in 1983, which allows for up to 197,802 square feet of development on the Subject Property and complies with Section 7.7.1.C.1.a of the Zoning Ordinance as it does not exceed the height limits and density of the Property's zoning in

effect on October 29, 2014. The Project complies with the development standards set forth in prior approval as well as the general requirements contained in the Zoning Ordinance.

Table 2: Chevy Chase Garden Plaza Site Plan Data Table for CBD-1 Optional Method

Development Standard	Approved Under 919830020²	Approved Under 819840010, 81984001A, 819840010	Proposed 81984001B
Tract Area	98,901 sq. ft.	No Change	No Change
Tract Area - Prior Dedication	13,533 sq. ft.	No Change	No Change
Tract Area - Proposed Dedication	n/a	No Change	No Change
Site Area	n/a	No Change	85,366 sq. ft.
Mapped Density CBD - 1 Residential (GFA/ FAR)	1,800 sq. ft.	0 sq. ft.	0 sq. ft.
Commercial (GFA/FAR)	197,802 sq. ft. / 1.99 FAR	183,598 sq. ft. / 1.86 FAR	186,748 sq. ft. / 1.89 FAR
Total Mapped Density (GFA/FAR)	197,802 sq. ft. / 1.99 FAR	183,598 sq. ft. / 1.86 FAR	186,748 sq. ft. / 1.89 FAR
Building Height	90 ft.	90 ft.	90 ft. ³
Amenity Open Space (min sq. ft.)	58%	58%	54.35%

2. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;

LOCATIONS OF BUILDINGS AND STRUCTURES

The changes to the Subject Building are internal and do not effect the external building footprint, and the existing building massing will remain unchanged. As such, no frontage improvements are required. The proposed play area will be secured by a fence with gates to a modified walkway. The 54.35% amenity open pace provided with this Application is well above the 20% minimum requirement.

GREEN AREA

² The required development standards were set by Project Plan No. 919830020, as amended.

³ The Subject Building is an existing building to remain.

The proposed 3,600 sq. ft. play area in the southwest corner of the Subject Property will require a 3.65% reduction of the site's outdoor amenity area, from 58% of the gross tract area to 54.35%, which remains well above the minimum 20% originally required by Project Plan 9-83002.

PEDESTRIAN AND VEHICULAR CIRCULATION SYSTEMS

All parking and pick-up and drop-off operations for the day care will occur within the parking garage on the site. The parking garage will have ten (10) spaces reserved for pick-up and drop-off operations for the daycare during the hours of 6:30 AM – 9:30 AM and 3:30 PM – 6:30 PM. There will be no queueing line as the parking spaces will accommodate the pick-up and drop-off operations.

3. Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and

This Application will not alter the site's compatibility with existing or pending adjacent development given the Application's is changing to a permitted day care use, the expansion of the second-floor is completely contained within the existing building's footprint, and will require a 3.65% reduction of the site's outdoor amenity area, from 58% of the gross tract area to 54.35%, which remains well above the minimum 20% originally required by Project Plan 9-83002. The proposed day care use and play area are across the street from the Bethesda Elementary School which are uses that do not conflict with each other. One of the goals of the *Bethesda Downtown Sector Plan* is to create a thriving urban center that provides affordable choices of housing in close proximity to jobs, shopping and recreation. For this goal, the Sector Plan encourages the provision of public facilities to meet "human service" needs inclusive of child day care services. Specifically, the Sector Plan states on page 86 that "Downtown Bethesda's role as an urban and transportation center makes it an appropriate location for child care services for both employees and nearby residents. Downtown Bethesda currently has a number of privately-run child care facilities, located in churches, community centers and office buildings that serve the large existing and recommended residential areas of Downtown Bethesda." This Application substantially conforms with the Bethesda Downtown Sector Plan. The proposed day care use and playground are across the street from the Bethesda Elementary School, uses that do not conflict with each other.

4. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

A Stormwater Management Concept plan is not required because the Project will have less than 5,000 square feet of land disturbance.

ii. Chapter 22A, Forest Conservation

The Project satisfies all applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and complies with the Montgomery County Planning Department's Environmental Guidelines. The Project is exempt from Article II of the Forest Conservation Law because it meets the criteria under Section 22A-5(t)(1) for a modification to a non-residential property. Forest Conservation Plan Exemption No. 42026091E was confirmed on December 26, 2025.

SECTION 9: CONCLUSION

As conditioned, the Site Plan Amendment application satisfies the applicable standards of the Zoning Ordinance and substantially conform to the recommendations of the 2025 *Bethesda Downtown Plan Minor Master Plan Amendment* and the 2017 *Bethesda Downtown Plan*. Therefore, Staff recommends approval of the Site Plan Amendment with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Site Plan Amendment

Attachment B: Prior Approvals

Attachment C: Community Correspondence

Attachment D: Agency Letters

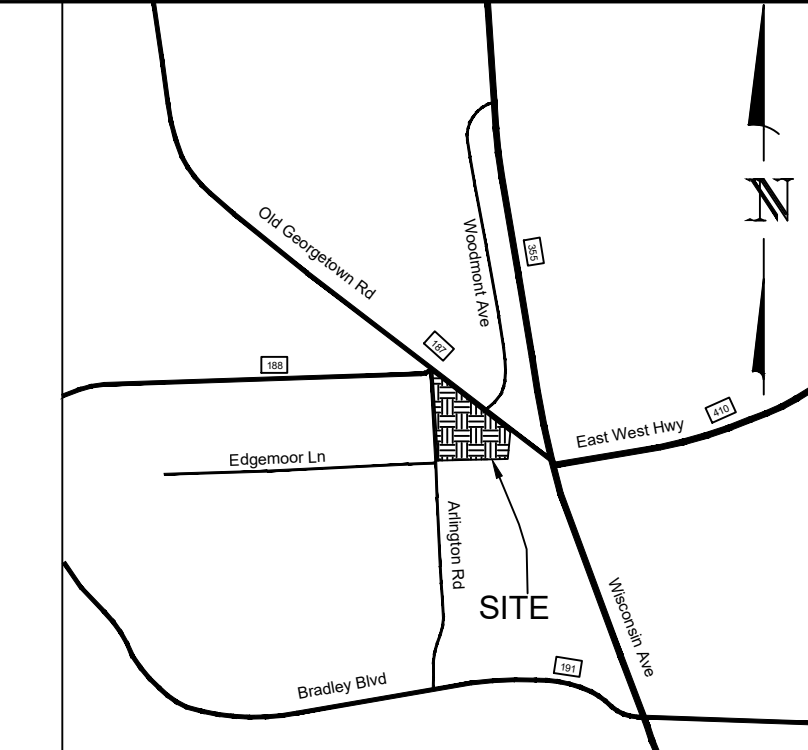
Attachment A



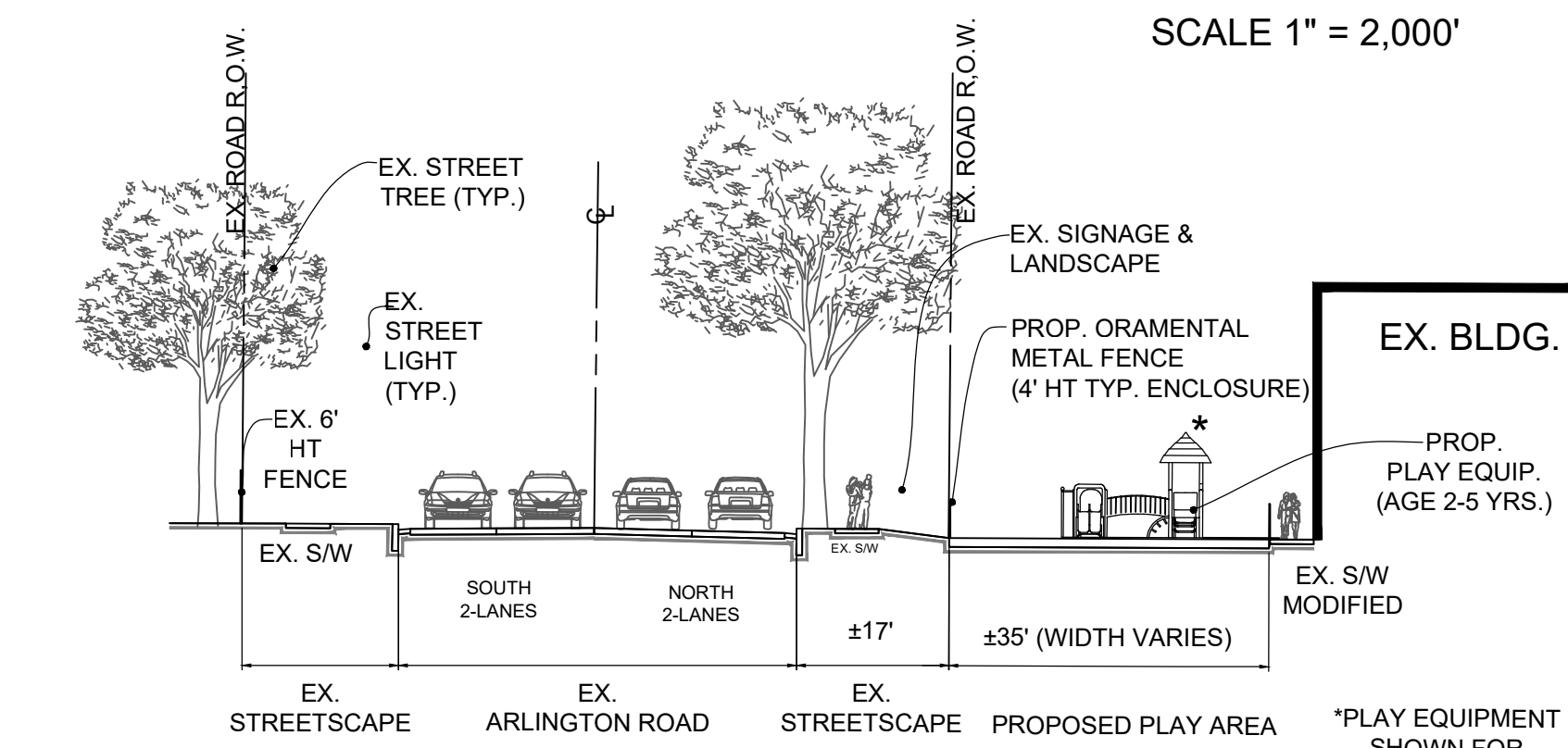
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LAND SURVEYING
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LAND PLANNING

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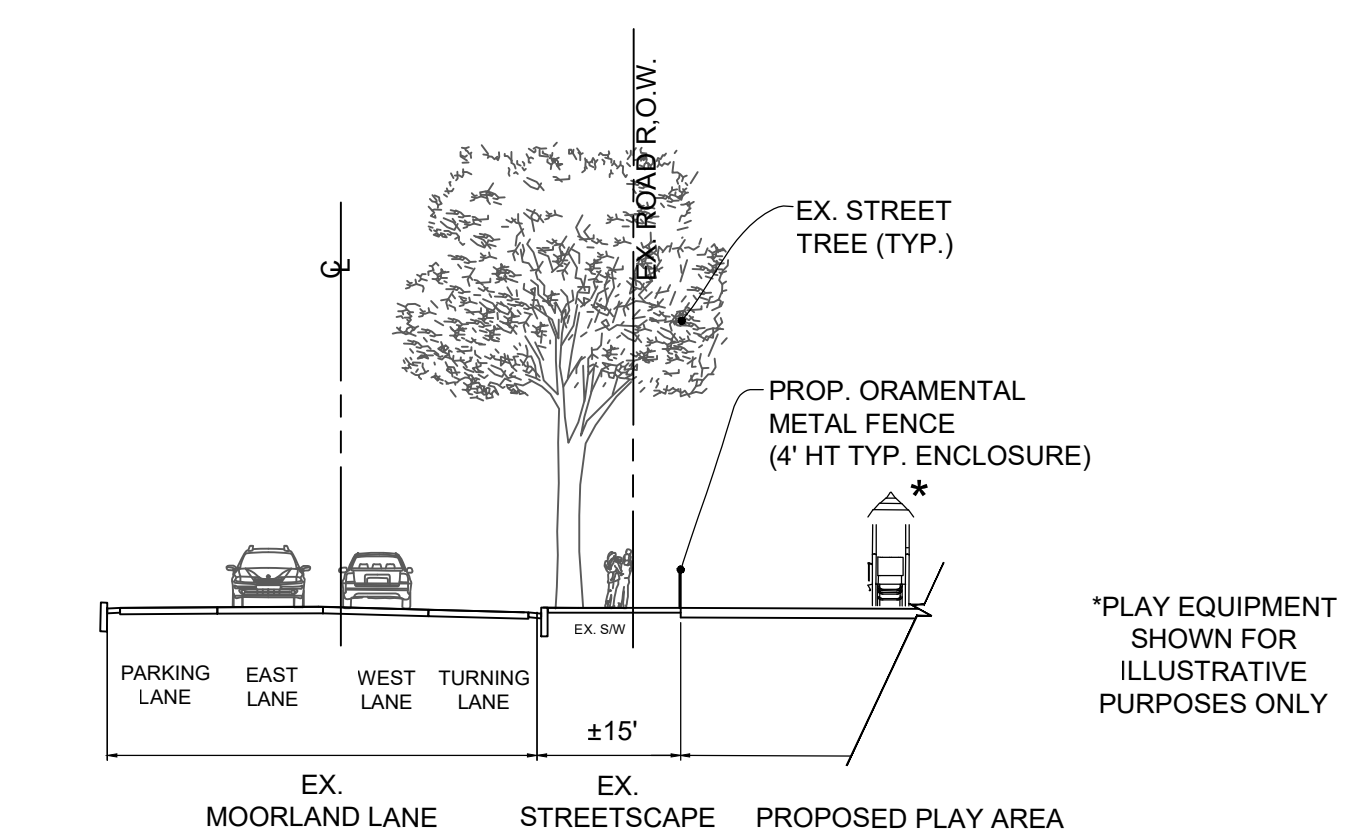
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VICINITY MAP
SCALE 1" = 2,000'



SECTION A-A' ARLINGTON ROAD



SECTION B-B' MOORLAND LANE

LEGEND:

- PROPOSED OUTDOOR PLAY AREA (3,600 SF / 75 SF PER CHILD = 48 CHILD MAX. LOADING)
- PROPERTY LINE
- LIMITS OF DISTURBANCE (4,450 SF)
- (A) EX. TREE
- (B) CRZ (CRITICAL ROOT ZONE)
- (C) ROOT IMPACTS

KEY:

- (A) FENCE (4' HT.)
- (B) INVERTED-U-BIKE RACK
- (C) GATE (8' DOUBLE-SWING)
- (D) SAFETY SURFACE
- (E) EXISTING WALKWAY MODIFIED (5' WIDE)
- (F) PROPOSED WALKWAY RECLAIMED PAVERS
- (G) PROPOSED STEPS (5R@6")
- (H) WALL (UP TO 30" IN HEIGHT)
- (I) RELOCATED CURVED BENCH



An on-site 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 Code Compliance Section (ZCCS), please contact 240-941-4488.

PROFESSIONAL CERTIFICATION		DEVELOPER'S CERTIFICATE	
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, License No. 14979, Expiration Date: 7-02-24		The undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan	
Signature: _____	Date: _____	Developer: _____	Contact Person: _____
Printed Name: _____	Expiration Date: _____	Address: _____	Phone: _____
Title: _____	License No: _____	Signature: _____	Date: _____

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, License No. 18909 Exp. Date: 05/21/2026

APPLICANT:
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FULTON, MD 20759

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301.708.3061
kw@goroveslade.com

ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	11/06/25
2	1ST SUBMISSION	02/11/26

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP: HN22 WSSC: 209NW05
PLAT 15579

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

81984001C

**CHEVY CHASE
GARDEN PLAZA**

(LOT 8/BLOCK 1 EDGEWOOD)

PROJ. MGR: JB

DRAWN BY: JB

SCALE: AS SHOWN

DATE: 09/19/2025

SITE PLAN

SP-5

PROJECT NO. 25151.11
SHEET NO. 4 OF 4

Attachment #1
Planning Board -
Project Plan Opinion

SAVE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 4, 1983

MONTGOMERY COUNTY PLANNING BOARD

Opinion

Project Plan No. 9-83002
Chevy Chase Garden Plaza

Action: Approval with conditions (4-0, Comm. Krahnke Absent)

On February 8, 1983, Chevy Chase Savings and Loan, Inc. submitted an application for approval of the optional method of development. The subject parcel is a 98,901 square foot lot in the CBD-1 zone which is surrounded by Old Georgetown Road, Arlington Road and Moorland Lane. The application proposes to retain the existing Beall House on the site and to construct a new multi-level office and retail building as well as several "mansionettes."

The application proposes 197,802 square feet of development which would result in an FAR of 2.0. As submitted, the application would result in the construction of 90.5% office space, 7.4% retail use and 1% residential.

The most significant element of the amenity package is the botanic garden and its related features. This garden will include a wide variety of elements which will further be enriched with public art. The system of pedestrian pathways within the garden has been designed to encourage maximum pedestrian access.

On May 17, 1983, the Montgomery County Planning Board held a public hearing to review the application in accordance with Division 59-D-2 of the Montgomery County Zoning Ordinance. The Staff submitted its report recommending approval subject to certain conditions detailed in that report. The Planning Board received other testimonial and documentary evidence at the hearing. Other related hearings were held on April 12 and June 22, 1983. Worksessions were held on July 7 and 13, 1983.

Findings of the Board

The Planning Board considered the elements listed in Section 59-D-2.42 of the Zoning Ordinance. Based on the testimony and evidence of record, the Board finds:

1. The application as approved complies with all of the purposes and requirements of the CBD-1 zone.

Sections 59-C-6.212 and 59-C-6.213 list the purposes of the CBD-1 zone as follows:

59-C-6.212

(a) To encourage development in accordance with an adopted and approved master or sector plan by permitting an increase in density where it is in conformity with the sector plan and the site is approved on review by the planning board.

The application as amended meets this requirement as more fully set forth in Finding #2 of the Staff Report. Those modifications to the application resulting from the conditions imposed herein serve to bring the application into full conformance with the sector plan.

(b) To permit a flexible response of development to the market as well as to provide incentive for the development of a variety of land uses and activities in central business districts to meet the needs and requirements of workers, shoppers and residents.

The application proposes a mix of office and retail uses combined with a large public amenity space and the retention of an existing house which serves as a reminder of Bethesda's early development.

(c) To encourage designs which produce a desirable relationship between the individual buildings in the central business district, between the buildings and the circulation system, and between the central business district and adjacent area.

The proposed new construction relates well to the botanic garden and the Beall House. The project is compatible with the surrounding neighborhood. The office tower which is only a block away from the Bethesda Metro Center development presents a logical step down from the high rise development in the Center. In addition, the further stepping down towards Arlington Road, including the two and three story buildings that front on Arlington Road relate well to the single family residential areas to the west.

(d) To promote the effective use of transit facilities in the central business district and pedestrian access thereto.

The project enhances the pedestrian environment within an entire block that is only one block removed from Metro Center. This enhancement will provide a major encouragement to transit usage.


(e) To promote improved pedestrian and vehicular circulation.

The pathways within the botanic garden and the improved sidewalks along Arlington Road and Old Georgetown Road will result in improved pedestrian circulation. The applicant is making major intersection improvements which will improve vehicular circulation in the area.

(f) To assist in the development of adequate residential areas for people with a range of different incomes.

The retention of the Beall House will be beneficial to the project.

(g) To encourage land assembly and the most desirable use of land in accordance with a sector plan.

 The applicant has assembled the entire block for development. The proposed uses will reinforce the amenity areas and provide desirable site development.

59-C-6.213(a)

(1) To foster and promote the orderly development of the fringes of the central business districts of the County so that these areas will provide land uses at a density and intensity which will encourage small business enterprises and diverse living accommodations, while complementing the uses in interior portions of these districts.

The proposed development provides for a logical transition from the CBD core to the lower density uses in the CBD-1 area and on to the residential area west of Arlington Road.

(2) To provide a density and intensity of development which will be compatible with adjacent land uses outside the central business district.

The low intensity office units on the west side of the site relate well to the residential area west of Arlington Road. Furthermore, the development proposed will relate well to the area south of the site which is recommended for inclusion in the TS-R zone.

The application also conforms to the requirements of the CBD-1 zone as demonstrated by the Data Summary included in Table I, attached. With regard to building height, the Planning Board has determined as a preliminary matter, although the final decision will be made at Site Plan review, that the proposed 90 feet of building height will have no adverse impact on the surrounding area.

2. The application conforms to the approved and adopted Sector Plan.

The application is in conformance with the Sector Plan recommendation for low intensity commercial uses. The action similarly conforms to the Plan's recommendation of stepping down development intensity from the CBD core to the west side of Arlington Road. The design scale and character of the new structures are consistent with existing and proposed development in the surrounding area.

The project fulfills the design objectives of the Sector Plan in that it provides a pedestrian path and park which will substantially enhance the pedestrian pathway system. The improvement to the sidewalk environment, the relationship of the buildings which breaks the bulk, mass and density of the project into several sections and the lush urban garden contribute toward meeting the design objectives. The project has dealt with the potential problem of the retention of the Beall house as an inspiration for the design of the entire project. In addition, a number of large mature trees will be preserved, and the applicant will participate in a management and promotion organization.

The application likewise conforms to the site design considerations of the Sector Plan. The uses, streetscape environment, architectural design and botanical garden are completely in concert with the recommendations of the Sector Plan.

The Master Plan's environmental concerns are adequately addressed by the application with additional details to be provided at Site Plan review.

The project will generate a net increase of 209 trips, a figure which is under the guidelines contained in the 1982 Amendment to the Sector Plan.

Ranking

Due to the cumulative number of traffic trips generated by the uses and densities shown in all of the Optional Method Applications submitted during this review period, this project (No. 9-83002) as well as eight others (Project Nos. 9-81009, 9-82004, 9-83001, 9-83003, 9-83004, 9-83005, 9-83007 and 9-83008) were subject to the standards for comparison established in the 1982 Amendment to the Bethesda Sector Plan.

The criteria and process used in the ranking have been outlined in the Staff Report of June 22, 1983 and supplemented by the Staff Memorandum of July 6, 1983.

The Planning Board adopts the ranking methodology and recommendations submitted by the Staff in its report of June 22, 1983, and ranks this project as first.

3. Because of its location, size, intensity, design, operational characteristics and staging, the proposal is compatible with and not detrimental to existing or potential development in the general neighborhood.

The proposed development is compatible with the existing and potential development.

The urban park central to the site with a stepped down eight story tower to the south and the small scale mansionettes along Arlington Road are compatible with the surrounding neighborhood. This finding is further amplified in Finding #3 of the Staff Report.

4. The proposal will not overburden existing public services nor those programmed for availability concurrently with each stage of construction.

Based on the most recent County Council action, the Planning Board finds it appropriate to include the proposed Woodmont Avenue as a programmed public facility.

The Transportation Staff assessed the impact of the project on the roadway capacity. It found that the added traffic of this development, as well as the traffic generated by other projects in the area similarly approved, will not overburden the internal street system.

The methodology, assumptions and findings are more fully set out in the Staff Report of June 22, 1983, Finding #4.

5. The proposal would be more efficient and desirable than could be accomplished by the use of the standard method of development.

This project will be significantly more efficient and desirable than the standard method of development of the site. The landscaping, street furniture and amenities that this project will provide could not possibly be expected from a standard method project. Moreover, the application will provide a very generous urban park in the center of the project with landscaping improvements around the entire perimeter of the site. On-site amenity totals 58% of the site.

Action

Based on the above findings and following the provisions of Division 59-D-2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board approves Project Plan No. 9-83002 with the following conditions:

1. Terrace Modification

The applicant will modify the design and configuration of the terrace in such a manner as to incorporate more landscaping and reduce the amount of paving area. The applicant will clarify the term "limited mobility" with respect to chairs and tables. The details of the design modification to be determined at Site Plan review after consideration of the suggestions on page 54 of the Staff Report.

2. Pedestrian Arcade

The applicant will study options for some form of cover for pedestrians over the north edge of Building #1 such as, but not limited to: (1) colorful awnings, (2) trellis, (3) setback creating an arcade under the building. The form of cover to be determined at Site Plan review after consideration of the suggestions on pages 50 and 54 of the Staff Report.

3. Covenants

The applicant will enter into agreements with the MSHA and with MCDOT, as appropriate, for the installation, liability, and maintenance of non-standard streetscape improvements in the public right-of-way.

4. Public Art

The design, materials, configuration, and construction method of all the items will be detailed for review at Site Plan. The applicant shall provide the following prior to Site Plan approval:

(a) Identification

Identification of artists and artisans on the design team.

(b) Examples

Specific illustrations of artists' and artisans' work which are appropriate for this specific site.

(c) Collaborative Process

Establishment (including appropriate documentation) of a collaborative process (in consultation with staff) which will insure a comprehensive integration of ideas and concepts between the team of artists/artisans and the project design team for insuring a comprehensive treatment of the art elements identified.

(d) Products

Products (which shall be the results of the collaborative process) in the form of a series of drawings, photographs, maquettes, or other appropriate means to illustrate the specific proposed public art and artisanry.

The Garden - The design, layout, and plant materials of the "living tapestry" will be detailed at Site Plan review. The small elements symbolizing the historic features of the Beall family will be incorporated into the overall design.

Vertical Glass Towers - The two vertical glass elements will incorporate stained glass embodying the botanical theme as proposed. The extent and size of the stained glass shall be large enough to function as a true announcement of an enhanced project within. The design and details of these glass towers will be finalized at Site Plan review. The design of the three-story glass tower at the intersection of Arlington Road and Old Georgetown Road will be coordinated with a gateway pavilion proposed in other approved Project Plans.

Wrought Iron - The design and details of the wrought iron gates will be determined at Site Plan review. The applicant shall consider providing wrought iron gates as a unifying element at the other appropriate points within the project. One area that would benefit from such a treatment is the sidewalk area along Old Georgetown Road. Gates (or wrought iron fences) could be incorporated into the entry ways to the botanical garden, Mrs. Withers' house, the entrance to the arbor connection fronting on Old Georgetown Road, and the entrance to the three-story building fronting on the intersection of Old Georgetown Road and Arlington Road. These details will be further analyzed and determined at Site Plan review.

Paving - Paving material to be reviewed and detailed at Site Plan review to integrate the materials and design of all streetscape elements within each of the approved Project

Plans. The idea of cast tile logos within the brick grid is a good one. These logos should be crafted by a local artisan (if possible) utilizing the botanical garden theme. An appropriate amount, to be determined at Site Plan review, of the sidewalk areas will be crafted by artisans along Old Georgetown Road and Arlington Road, as well as within the botanical garden as offered.

Site Furniture - "Semi-movable" furniture is proposed. Clarification and final selection of street/site furniture should be made at Site Plan review. The idea of drinking fountains is good. They should be specially designed to incorporate the botanical theme. The number, design, and detail and type of all street/site furniture shall be determined at Site Plan in order to integrate the designs with other approved Project Plans. The applicant shall provide a specially designed bus shelter along Old Georgetown Road.

Special Lighting - Building and feature "highlighting" will be reviewed at Site Plan. Special attention will be given to lighting that will extend courtyard enjoyment into the evening hours.

Water Features - The design and details of the tiled floor of the water fountain will be reviewed at Site Plan.

Fence Display - The content, design, location, and details of the wall displays will be determined at Site Plan review. The displays will utilize a permanent material which incorporates such techniques as ceramic tiles, carved brick, or silkscreening on metal panels as the mechanisms for display in order to insure that the public art pieces are durable and as vandal-free as possible.

Wall Murals or Mosaics - The applicant will provide permanent murals or mosaics utilizing either ceramic, glass, clay tiles, or other permanent materials rather than paint as the medium of display for the public art pieces.

Arbor Connector - The applicant will consider incorporating some small detailed element within the arbor such as brass or bronze caps to the ends of the trellis beams. These elements should be quite simple in nature and should add to the enrichment of the arbor.

The applicant will provide either an arbor or some form of colorful awnings along the edge of Building #1 facing the

(c) Collaborative Process

Establishment (including appropriate documentation) of a collaborative process (in consultation with staff) which will insure a comprehensive integration of ideas and concepts between the team of artists/artisans and the project design team for insuring a comprehensive treatment of the art elements identified.

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Products (which shall be the results of the collaborative process) in the form of a series of drawings, photographs, maquettes, or other appropriate means to illustrate the specific proposed public art and artisanry.

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Wrought Iron - The design and details of the wrought iron gates will be determined at Site Plan review. The applicant shall consider providing wrought iron gates as a unifying element at the other appropriate points within the project. One area that would benefit from such a treatment is the sidewalk area along Old Georgetown Road. Gates (or wrought iron fences) could be incorporated into the entry ways to the botanical garden, Mrs. Withers' house, the entrance to the arbor connection fronting on Old Georgetown Road, and the entrance to the three-story building fronting on the intersection of Old Georgetown Road and Arlington Road. These details will be further analyzed and determined at Site Plan review.

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Site Furniture - "Semi-movable" furniture is proposed. Clarification and final selection of street/site furniture should be made at Site Plan review. The idea of drinking fountains is good. They should be specially designed to incorporate the botanical theme. The number, design, and detail and type of all street/site furniture shall be determined at Site Plan in order to integrate the designs with other approved Project Plans. The applicant shall provide a specially designed bus shelter along Old Georgetown Road.

Special Lighting - Building and feature "highlighting" will be reviewed at Site Plan. Special attention will be given to lighting that will extend courtyard enjoyment into the evening hours.

Water Features - The design and details of the tiled floor of the water fountain will be reviewed at Site Plan.

Fence Display - The content, design, location, and details of the wall displays will be determined at Site Plan review. The displays will utilize a permanent material which incorporates such techniques as ceramic tiles, carved brick, or silkscreening on metal panels as the mechanisms for display in order to insure that the public art pieces are durable and as vandal-free as possible.

Wall Murals or Mosaics - The applicant will provide permanent murals or mosaics utilizing either ceramic, glass, clay tiles, or other permanent materials rather than paint as the medium of display for the public art pieces.

Arbor Connector - The applicant will consider incorporating some small detailed element within the arbor such as brass or bronze caps to the ends of the trellis beams. These elements should be quite simple in nature and should add to the enrichment of the arbor.

The applicant will provide either an arbor or some form of colorful awnings along the edge of Building #1 facing the

terrace. This arbor canopy should blend with the arbor abutting the low buildings along Arlington Road.

Sculpture - The applicant has offered one sculpture as a focal point for the lobby. In the application, the applicant refers to historical sculpture elements that could be utilized within the botanical garden. This idea will be expanded at Site Plan review to include at least five other smaller-scaled works of art to be located at appropriate places within the botanical gardens to be determined at Site Plan review.

Children's Wall Design - The scope, content, design, and final location of this project will be determined at Site Plan review. The applicant should work closely with the representatives from local schools to insure that the proposal meets their objectives. The project should be designed so that it will not become an "attractive nuisance" drawing children across the street from the school playground during school hours.

Benches - The applicant will provide custom crafted benches at appropriate locations within the botanical garden and along the sidewalks. The design will be coordinated with benches to be provided by other approved project plans.

5. Amenity Area Landscaping

The design, selection of materials and containers, planting method, size and type of plant material, and lighting scheme for the landscaping in on-site and off-site amenity areas will be part of the Site Plan submission. The applicant will provide minimum 5 inch caliper street trees along Old Georgetown Road and Arlington Road.

6. Underground Utilities

- (a) Applicant Utility Services - All utility connections requested to serve the proposed new development will be required to be made underground.
- (b) Adjacent Property Utility Services - (i) If undergrounding of utilities for proposed development requires modifications to utility services for adjacent properties, those modifications must be provided by the owner requesting service for the proposed new developments. (ii) If off-site

improvements are to be provided in the front, side, or rear "yards" of adjacent properties, or in public right-of-way, the utilities must be provided underground by the party requesting service for the new development, contingent upon the approval for any and all modifications to front, side, or rear yards by the adjacent owner.

- (c) Utility Service Transition From Underground to Overhead - Transition of service from underground to overhead must be provided by the party requesting service modifications as required to maintain service.
- (d) Detailed Review - Detailed requirements for undergrounding utilities will be addressed for approved Project Plans at Site Plan. Applicants may be required to provide road and signal work by MCDOT and MSHA. Drawings for any required improvements must be reviewed concurrent with utility drawings.
- (e) Coordination - The location of underground facilities shall be coordinated with WSSC.

7. Management Organization

The applicant shall draft and provide (for Planning Board approval) agreements for the formation of a management organization. These agreements shall describe the two part structure of the management organization: Part 1 - responsibilities of this applicant; Part 2 - the applicant's component responsibilities of a management organization to be composed of representatives of all approved Bethesda Project Plans. Agreements to bring the organization into reality are to be required prior to issuance of an occupancy permit for the subject application and the realization of such agreements are made a condition of approval of this Project Plan.

8. Water Supply and Sanitary Sewerage Systems

- (a) Applicant will obtain authorization for local water main replacement or augmentation if determined necessary by WSSC.
- (b) Applicant will obtain authorization for local sewer main replacement or augmentation if determined necessary by WSSC.

9. Stormwater Management

The applicant will submit, prior to Site Plan approval, written verification from the Montgomery County Soil Conservation District (MSCD) that a stormwater management waiver has been or will be granted for this project. In addition, information on best management practices (BMP's) and sediment control shall be provided at Site Plan submission. Adequacy of storm drainage shall be verified by MCDOT. If needed, appropriate CIP projects will be programmed prior to Site Plan approval.

10. Air Quality

Air quality concerns will be considered in more detail at Site Plan with submission of mechanical plans showing the location of building and garage air intakes and exhaust.

11. Noise Quality

At time of Site Plan submittal, applicant should demonstrate conformance with County and state noise standards, especially as related to mechanical and electrical equipment, and truck loading and pick-up areas.

12. Staging

Construction of the project must have begun within the zoning ordinance time period requirements or the project plan will be considered void unless the Planning Board extends the time period in accordance with zoning regulations and the Amendment to the Bethesda CBD Sector Plan recommendations.

Furthermore, if construction proceeds in stages, the "mansionettes" and an amenity package satisfactory to the Planning Board must be constructed in the initial stage.

13. Parking

Final determination of parking to meet zoning ordinance requirements shall be made prior to Site Plan approval. The applicant will provide secure storage for an appropriate number of bicycles on site for use of office building and retail employees, and a bicycle rack for at least 10 bicycles in a visible place convenient to the botanical garden amenity area.

14. Vertical Glass Tower

The applicant will coordinate the designs for the three-story glass tower at Arlington Road and Old Georgetown Road so that they will have a positive design relationship (possibly with common materials or elements) to the pavilions proposed for the Gateway and Artery projects on Wisconsin Avenue, in the event that these projects are approved. The architects for the projects and the staff will investigate these possibilities together prior to Site Plan approval.

15. Beall Residence Driveway

If the Beall House is ever converted to a totally commercial structure, the driveway to Old Georgetown Road will be eliminated.

16. Moorland Lane

The intersection of Moorland Lane/Old Georgetown Road may need to be modified by the applicant so that Moorland Lane functions as a right in, right out connection in accordance with MCDOT and MSHA requirements. This determination will be made at Site Plan. The pedestrian drop-off will be modified to eliminate the curb cut. An eight foot indentation of the curb will be allowed with the final configuration to be determined at Site Plan review. After thorough analysis at Site Plan review of pedestrian circulation from Arlington Road to Old Georgetown Road, a determination will be made as to the need for a sidewalk along the north side of Moorland Lane. If needed, it will be provided by the applicant.

17. Pedestrian Crosswalks

Provide crosswalks in accordance with Staff Report dated June 22, 1983. Treatment and equipment to be determined at Site Plan.

18. Engineering Survey

A detailed engineered survey of all existing natural features will be provided at Site Plan submission. Particular attention will be given to grading and the exact location of the existing mature trees.

19. Off-Site Improvements

Off-Site Improvements will be provided as shown on the application drawings. Any up-grading or modification to the curbs surrounding the project will also be provided by the applicant.

TABLE I
 DATA SUMMARY
 CHEVY CHASE GARDEN PLAZA, #9-83002

Item	Permitted/Required/Guidelines		Provided	
Parcel Size	22,000 SF min.		98,901 SF = 2.27 acres	
FAR	CBD-1 - 2 FAR O.M. CBD-2 - 4 FAR O.M.		1.99 FAR	
Overall Floor Area including cellar			FAR	+ Cellar
	Retail 12%	23,736 SF	14,550 SF	+ = 7.4%
	Office 88%	174,066 SF	179,099 SF	+ = 90.5%
	Residence	--	1,850 SF 1 DU	
	Miscellaneous	--	2,300 SF	+ = 1%
	Total	197,802 SF	197,799 SF	
P.M. Outbound Trips				
	Retail	46	28	
	Office	200	206	
	Miscellaneous	--	2	
	Total Trips	246	236	
	Less Existing	-27	-27	
	Net Additional	219	209	
Amenity Area	On-Site	19,780 SF = 20%	57,356 SF = 58%	
	Off-Site	(none)	(none)	
Parking		521 cars	202 cars	
Heights	CBD-1	60 - 90* feet	90 feet	

* With Planning Board determination of no adverse impact on surrounding area.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

July 27, 1984

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Staff, Urban Design Division

SUBJECT: Site Plan Review #8-84001
Chevy Chase Garden Plaza

The Staff requests that the Planning Board hear and comment upon Site Plan Review #8-84001, however, delay their final action on the site plan until September 13, 1984, in order to permit the Applicant sufficient time to successfully fulfill the project plan's requirements for the public art program. Staff's comments on the arts program are expressed in Finding #1, conformance with the Approved Project Plan.

The Staff is pleased, however, to recommend APPROVAL of the other aspects of the proposed site plan for Chevy Chase Garden Plaza with the following conditions:

1. Enforcement Agreement and Development Program

The Applicant will provide a Site Plan Enforcement Agreement and Development Program prior to approval of the building permit.

2. Underground Utilities

A. The Applicant will relocate and underground all utilities to the project site. Such undergrounding will include service for the Bethesda Lanterns to be installed along the south side of Old Georgetown Road, and the high mount, cut-off luminaries long the east side of Arlington Road and north side of Moorland. All relocation and construction shall be done in accordance with the applicable requirements of PEPCO, C&P Telephone, MCDOT, MSHA, Washington Gas, WSSC, and other applicable agencies.

B. All new utilities which serve the proposed Chevy Chase Garden Plaza must be located underground. However, those properties on the south and east side of Moorland Lane (the TS-R zone) shall be provided with overhead electricity and telephone service by the Applicant. In the advent that Moorland Lane is widened and improved prior to the redevelopment of the TS-R Zone, the County must provide underground service to these properties.

- C. Transition from underground to overhead service will be provided by the Applicant where needed to meet PEPCO requirements. The transitions must include all necessary paving and patching of existing streets and sidewalks.
 - D. Final determination of required number and location of PEPCO's underground transformers will be required prior to release of building permits.
 - E. Receive written water authorization from WSSC prior to final approval of site plan. Sewer authorization has already been received, although the utility plan must be revised to show sewer line connections only from Arlington Road.
 - F. Provide for Staff review a final utility layout prior to start of utility construction.
3. Traffic Signalization
- A. Indicate on the site plan and utility plan the locations of MCDOT's decorative bronze, traffic signal poles at Old Georgetown Road and Arlington Road as well as at Moorland Lane and Arlington Road. However, upgrading from the present overhead lines at this intersection is subject to MCDOT's approval.
4. Street Lighting
- A. Bethesda Lantern: The Applicant will provide, install, and maintain all Bethesda Lanterns along Old Georgetown Road in accordance with the requirements of MCDOT. Final locations will be provided for Staff review prior to approval of the building permit. The Bethesda Lantern, poles and fixtures will be in accordance with the specifications of the Bethesda Streetscape Plan for the Core District. Power for the lighting will be provided by Montgomery County.
 - B. High Intersection Lighting: MCDOT has agreed to provide, install and maintain the high intersection lighting. The Applicant will install 4" electrical conduit and coordinate final location and construction phasing with MCDOT prior to start of construction.
 - C. Cut-off luminaire street lighting: The Applicant will provide and install cut-off luminaire street lighting along Arlington Road and Moorland Lane in accordance with MCDOT requirements. Final location will be provided for Staff review prior to release of building permits.
 - D. Traffic and Crosswalk Signals: MCDOT will provide, install and maintain the traffic and crosswalk signals. The Applicant will provide a location for signal switching devices. Final location and construction phasing of the traffic and crosswalk signals will be coordinated with MCDOT prior to start of construction.
 - E. One, 120 volt, grounded and weatherproof duplex receptacle will be provided at the base of each tree along Old Georgetown Road. Power will be provided by the Applicant.

5. Management Organization
The Applicant shall enter into agreements to participate in such Management Organization as may be adopted as a requirement by the Montgomery County Planning Board as a part of the Streetscape Program prior to approval of the occupancy permit. Until the Management Organization is established, the Applicant shall be responsible for the maintenance, promotion, and security of the public amenity areas constructed by the Applicant upon the applicant's property and within public rights-of-way, and for the maintenance of public amenity areas constructed by the Applicant upon other privately held property.
6. Streetscape Elements
All streetscape improvements will be implemented by the Applicant consistent with Approved Bethesda Streetscape Plan. The Applicant will submit for Staff approval prior to issuance of building permit a complete set of streetscape plans locating each street tree, planting area, light pole, signal pole, bench, trash receptacle, crosswalk, or other required streetscape element.
7. Covenant
The Applicant will enter into a covenant with the County to cover maintenance and liability for non-standard streetscaping improvements within the County and State right-of-way.
8. Off-Street Loading Dock Along Moorland Lane
The building plans shall indicate a covered enclosure over the loading dock area, as indicated on the Approved Project Plan, to improve the visual compatibility of the loading docks as seen from the future mid-rise development of the TS-R Zone. Final plans to be submitted for Staff approval.
9. Pull-Down Screen Doors along Moorland Lane
The Applicant shall provide pull-down screen doors for the bank's driveway entrance and exit, as well as the loading dock's driveway entrance. These screens will provide visual compatibility and security while these areas are not in use.
10. Widening of Arlington Road
The Applicant shall widen Arlington Road in conformance with MCDOT's requirements for an additional northbound lane. However, in meeting MCDOT's requirements, a minimum 15-foot building setback from the street curb must be maintained along Arlington Road.
11. Moorland Lane
Receive final approval from MSHA for shifting the existing driveway entrance to the Beall House from the east side to the west side of the residence and provide MSHA and Staff contingent plans for restricting left turning movements at Moorland Lane and Old Georgetown Road prior to issuance of building permit.
12. Provision for Extending the Trellis Along the Northside of the Main Office Building
The building plans shall indicate a continuation of the two proposed trellis structures adjacent to the garden terrace rather than the proposed alternating combination of trellis and awning. The extended trellis

structures shall also provide planting space below the terrace level for vines as do the two currently proposed structures. The final design shall be submitted for Staff review and approval prior to issuance of building permit.

13. Arts Program

Prior to the Approved Project Plan's expiration date, September 15, 1984, the Applicant will submit for Staff review and Planning Board approval an amended public arts program as per the conditions of the Approved Project Plan. The proposed site plan may be revised as per Staff approval in response to the amended public arts program.

14. Landscape Plan

Indicate on the proposed landscape plan additional trees along Moorland Lane for compatibility and the use of the Bethesda Bench and trash receptacle in appropriate places within the project as part of the Streetscape Plan to be submitted and approved by Staff prior to issuance of building permit.

Finding #2 - Requirements of the CBD-1 Zone

The Staff finds that the proposed site plan meets all of the requirements of the CBD-1 Zone. The following table describes the conformance with the development standards:

TABLE 1
DATA SUMMARY
CHEVY CHASE GARDEN PLAZA, #8-84001

<u>Item</u>	<u>Permitted/Required/Guidelines</u>		<u>Provided</u>
Parcel Size	22,000 SF min.		98,901 SF = 2.27 acres
FAR	CBD-1 - 2 FAR O.M.		1.99 FAR
Overall Floor Area including cellar			FAR + cellar
	Retail 12%	23,736 SF	14,550 SF += 7.4%
	Office 88%	174,066 SF	179,099 SF += 90.5%
	Residence	---	1,850 SF 1 DU
	Miscellaneous	---	<u>2,300 SF</u> += 1%
	Total	197,802 SF	197,799 SF
Amenity Area	On-Site	19,780 SF = 20%	57,356 SF = 58%
	Off-Site	(none)	(none)
Parking		521 cars	192 cars
Heights	CBD-1	60-90* feet	90 feet

* With Planning Board determination of no adverse impact on surrounding area.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD
OPINION

AMENDMENT TO SITE PLAN

Site Plan Review #8-84001
Project: Chevy Chase Garden Plaza

Date Mailed: Feb. 12, 1991

Action: (Motion was made by Commissioner Floreen, seconded by Commissioner Hewitt, with a vote of 4-0, Commissioners Bauman, Keeney, Floreen, and Hewitt voting for and no Commissioner voting against. Commissioner Henry was absent.)

On December 31, 1990, Lerch, Early, Roseman & Brewer submitted a request for an amendment to Site Plan #8-84001, located in the CBD-1 zone.

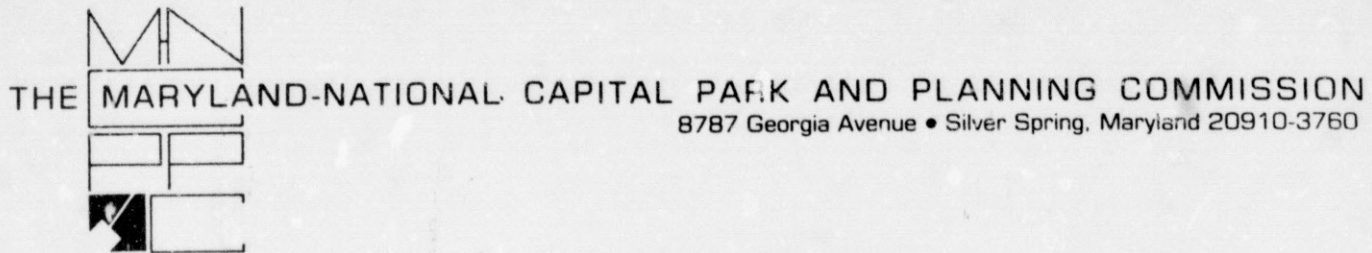
On February 7, 1991, Request for Amendment to Site Plan Review #8-84001 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the amended Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The Montgomery County Planning Board approves the Amendment to Site Plan Review #8-84001 to permit 5,601 square feet of office use for a limited three-year period in a previously-approved retail space as shown on the site plan. The Amendment is subject to all the conditions of the previously-approved Site Plan, to be addressed prior to release of building permits, and subject to the following conditions:

1. Occupy no more than the 5,610 square feet of space located directly adjacent to the garden terrace with an office use for a maximum period of three years, or until a restaurant or retail tenant can be found. Window treatments and storefront displays to achieve an attractive visual character.

2. For an interim period of three years, or until a retail tenant can be found, lease approximately 1,000 square feet of the remaining unleased retail space to an arts tenant at a rental rate that recognizes both the financial capabilities of an arts tenant and the possible short-term use of the space.
3. Maintain the right to 212 vehicular trips assigned to the project which will enable conversion back to restaurant or retail uses in the future.
4. Satisfy all previous conditions of site plan approval.



MONTGOMERY COUNTY PLANNING BOARD
OPINION

AMENDMENT TO PROJECT PLAN

Project Plan No. 9-83002 (Amendment) Date Mailed: 11/03/94
Project: **Chevy Chase Garden Plaza**

Action: (Motion was made by Commissioner Baptiste, seconded by Commissioner Richardson, with a vote of 4-0, Commissioners Baptiste, Richardson, Holmes and Chairman Hussmann voting for, and no Commissioner voting against. Commissioner Aron was necessarily absent.)

On June 16, 1994, Lerch, Early and Brewer submitted a request for an amendment to Project Plan No. 9-83002, to convert certain retail space to office use located in the Chevy Chase Garden Plaza, in the CBD-1 Zone.

On October 20, 1994, Request for Amendment to Project Plan Review No. 9-83002 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report hereby adopted by the Montgomery County Planning Board, and which is made a part hereof, the Montgomery County Planning Board finds:

1. The Planning Board finds that the amended Project Plan No. 9-83002 will continue to meet all of the purposes and requirements of the CBD-1 Zone, as conditioned by the Board.
2. The Planning Board finds that the amended project plan still conforms to the Bethesda Sector Plan, as conditioned by the Board.
3. The Planning Board finds that the amended project plan still maintains compatibility with the adjacent properties, as conditioned by the Board.

MONTGOMERY COUNTY PLANNING BOARD

ADMINISTRATIVE APPROVAL

DATE : August 9, 2002 NO MAILING (Administrative Approval)

SITE PLAN REVIEW #: 8-84001, 9-83002

PROJECT NAME: Chevy Chase Garden Plaza

Action: Administrative Approval

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required;*
2. *The Site Plan meets all of the requirement of the zone, and is consistent with an urban renewal plan approved under Chapter 56;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure an use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board staff ADMINISTRATIVELY APPROVES Site Plan #8-84001A and Project Plan 9-83002A, which consist of Allowing the Bethesda Urban Partnership to qualify as a retail tenant in the subject building

Attachment C

From: [Neil Tender](#)
To: [Njeze, Ugonna](#)
Subject: comments on site plan - Chevy Chase Garden Plaza
Date: Monday, January 26, 2026 10:46:17 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Ugonna,

I wanted to submit my comments regarding the Chevy Chase Garden Plaza site plan, plan number 81984001B. The notice indicates I could send my comments to the lead reviewer, and I looked this up and learned that you are the lead reviewer for this plan.

Can you please include my comments? Here they are below. Thanks,
Neil Tender

Comments:

1. Where will be the pickup/dropoff area for the daycare? There is no obvious place along Arlington Rd or Old Georgetown Rd. You obviously don't want parents pulling over on the side of these busy roads blocking traffic. Moorland Ln has a small pullover area but it's not right next to the door and it's small and can really only handle 1-2 cars at a time but this daycare will have up to 178 kids being dropped off.

2. I suggest that the traffic signal at Moorland Ln and Arlington Rd be studied and improved. It had become quite unfavorable for those that live on Moorland Ln (Christopher condo and Griffis apartments) because the light is almost always red and there is a not turn on red signal. When the Griffis apartment (formerly Maison) was built, the no turn on red signal was installed, it seemed because visibility was poor during construction, but once construction was finished, the sign was not removed. The new apartment added a lot more traffic. It is so difficult just to leave home and go anywhere now because that intersection is a bottleneck (where it used to not be a problem). The new daycare will add even more traffic to this mix. I feel that the whole traffic pattern around this block needs to be re-evaluated and improved even without the new daycare, and it's not clear if these tight/congested streets can handle the additional traffic for a daycare, but that intersection is already a choke point. The elementary school is right directly the street, so there is already a lot of pickup/dropoff volume.

From: [Scott Brand](#)
To: [Njeze, Ugonna](#)
Subject: Comment on Plan Number 81984001B Chevy Chase Garden Plaza - Day Care for up to 178 children
Date: Thursday, January 29, 2026 12:41:02 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Ms. Njeze:

I am writing in reference to a request for comments about Plan Number 81984001B Chevy Chase Garden Plaza.

I live in The Christopher Condominium which borders Chevy Chase Garden Plaza and I am on the condominium board. The concern we have is, will there be an area where cars can pull in off of Arlington Road and/or Old Georgetown Road to accommodate parents dropping off their children?

Both streets are continually busy and if cars start to double park on either road, traffic will be greatly impacted. We already have a problem with double parking when children are dropped off on Old Georgetown Rd for Artworks Fine Art Studio's (AFAS) lessons and summer camp. Fortunately AFAS enrollment is relatively small compared to the potential enrollment of 178 children at Chevy Chase Garden Plaza.

Thank you for your attention.

Scott Brand
President the Christopher Condominium Association of Unit Owners
4808 Moorland Lane
Bethesda, Maryland
20814

81984001B Chevy Chase Garden Plaza

Contact: Sam Farhadi at 240 777-6333

Attachment D

We have reviewed site plan file:

“07-BSITE-81984001B-05.pdf V2” uploaded on/ dated **“2/11/2026”** and

The followings need to be conditions of the certified site plan:

1. Please provide and address any possible mitigation measures:
 - a. Downstream storm drain adequacy analysis.
 - b. An arborist report is required so we can determine if frontage street trees need to be replaced.
 - c. Ensure there is no conflict between the proposed location of bike parking and sidewalk and compliance with Code 59.6.2.6 and MCDOT requirements. Coordination with MCDOT bikeway coordinator is needed.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**




DATE: 13-Apr-26
TO: Patrick La Vay - plavay@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Chevy Chase Garden Plaza
81984001B








PLAN APPROVED

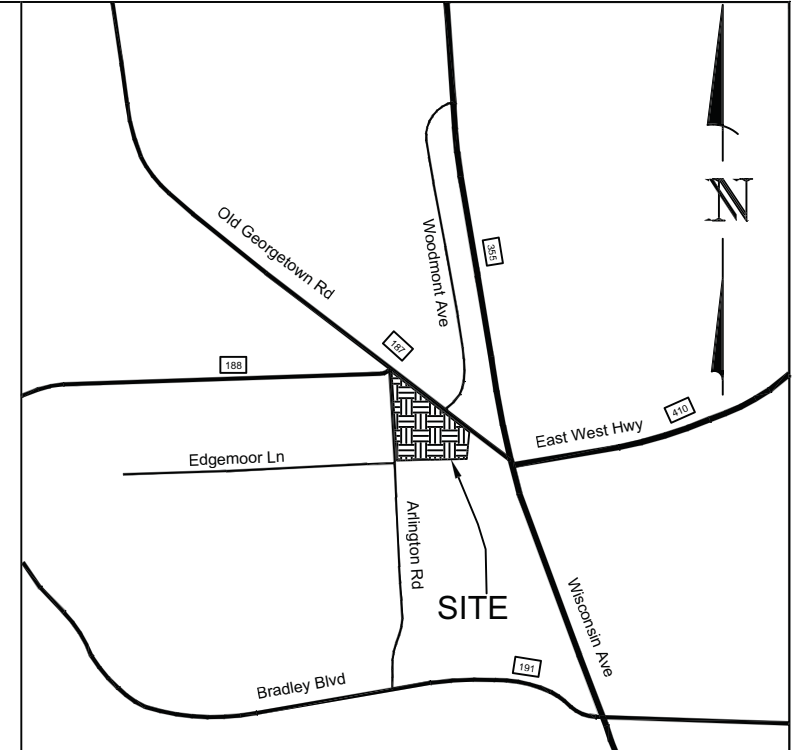
1. Review based only upon information contained on the plan submitted **13-Apr-26** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** 4/13/2026 New daycare fence installation: Final FDC sign placement to be determined by life safety inspector in the field *****

LEGEND:

-  EXISTING BUILDING
-  PROPOSED PLAY AREA
-  WATER LINE AND FITTING
-  EXISTING FIRE HYDRANT
-  EXISTING FDC (FIRE DEPARTMENT CONNECTION)
-  FDC 3FT CLEARZONE

-  FIRE ACCESS PATH
-  WALKABLE PATH (EXISTING WIDTH 6' MIN.)
-  WALKABLE PATH (PROPOSED WIDTH 6' MIN.)
-  MAIN SIDE HINGE DOOR
-  EXISTING FIRE CONTROL ROOM/ANNUNCIATOR PANEL
-  EXISTING BUILDING ENTRY
-  PROPOSED BUILDING ENTRY



VICINITY MAP
SCALE 1" = 2,000'

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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STATE OF MARYLAND
PROFESSIONAL ENGINEER
35185
Digitally signed by Patrick La Vay
Date: 2025.04.13 15:07:57-0400

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, Lic. No. 35185 Exp. Date: 01.05.2028

APPLICANT:
CELEBREES SCHOOL
8123 WESTSIDE BLVD.
FULTON, MD 20759

NISHANT GUPTA
301.880.9733
nishant.gupta@celebreeschool.com

LAND USE ATTORNEY:
BBS&G
7315 WISCONSIN AVE., SUITE 800W
BETHESDA, MD 20814

SOO LEE-CHO
301.656.2707 X5902
sleecho@erognanlaw.com

ARCHITECT:
COLLIERS ENG & DESIGN
300 TIGER BLDG. STE 101
WOODCLIFF LAKE, NJ 07677

WESTON BLANEY
845.352.0411
weston.blaney@collierseng.com

LANDSCAPE ARCHITECT:
MACRIS, HENDRICKS & GLASCOCK
9220 WIGHTMAN RD
SUITE 120
MONTGOMERY VILLAGE, MD 20886

JONATHAN BONDI
301.670.0840
jbondi@mhga.com

CIVIL ENGINEERING:
MACRIS, HENDRICKS & GLASCOCK
9220 WIGHTMAN RD
SUITE 120
MONTGOMERY VILLAGE, MD 20886

PATRICK LA VAY, PE
301.670.0840
plavay@mhga.com

TRANSPORTATION:
GOROVE SLADE
4550 MONTGOMERY AVE
SUITE 400
BETHESDA, MD 20814

KATIE WAGNER
301.708.3061
kw@gorovslade.com

ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	11/06/25
2	1ST SUBMISSION	02/11/26

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP: HN22 WSSC: 209NV05
PLAT 15579

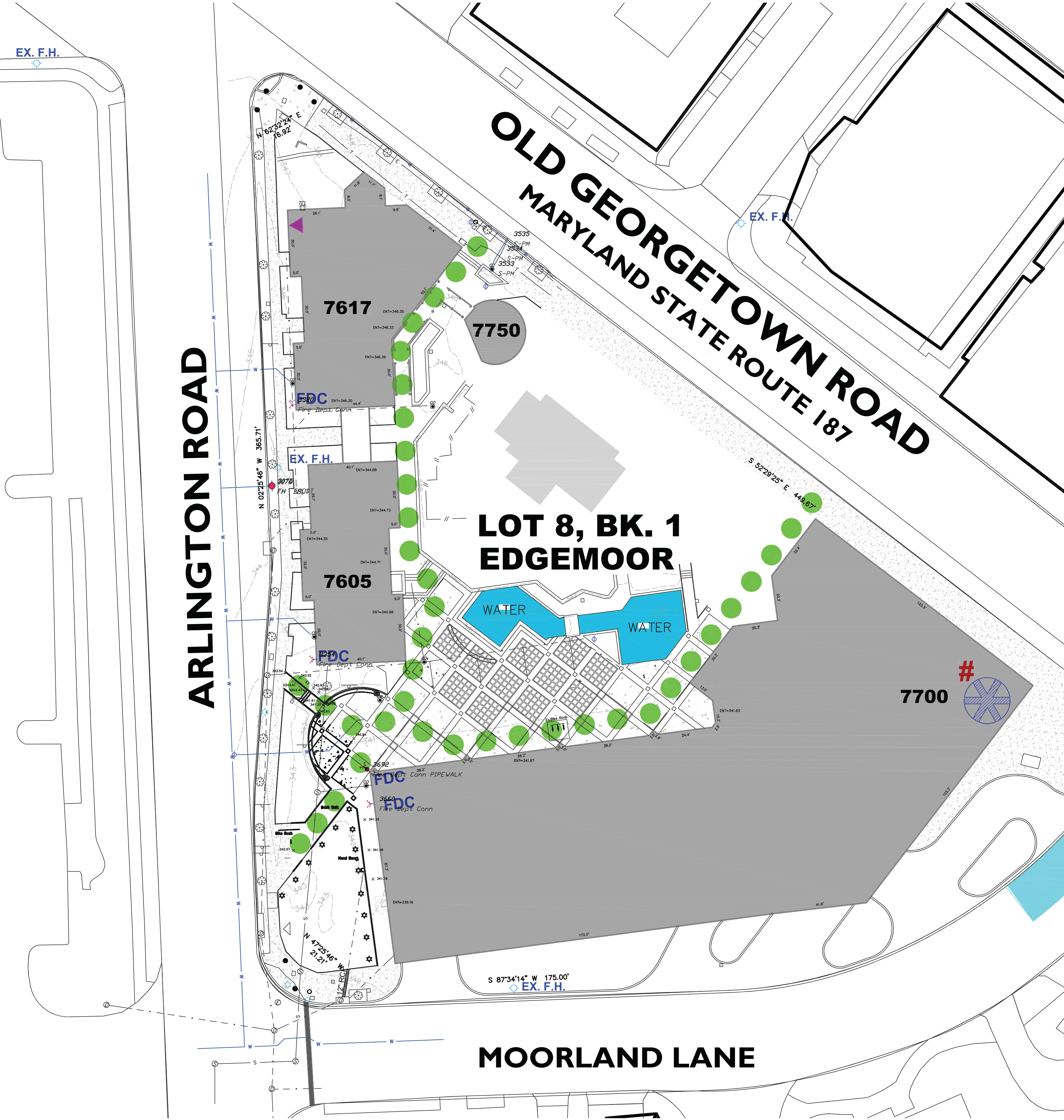
7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

81984001C
CHEVY CHASE GARDEN PLAZA
(LOT 8/ BLOCK 1 EDGEMOOR)

PROJ. MGR JB
DRAWN BY JB
SCALE AS SHOWN

DATE 04.13.2026
FIRE DEPT APPARATUS ACCESS PLAN

PROJECT NO. 25151.11
SHEET NO. 1 OF 1



EXISTING CONDITIONS

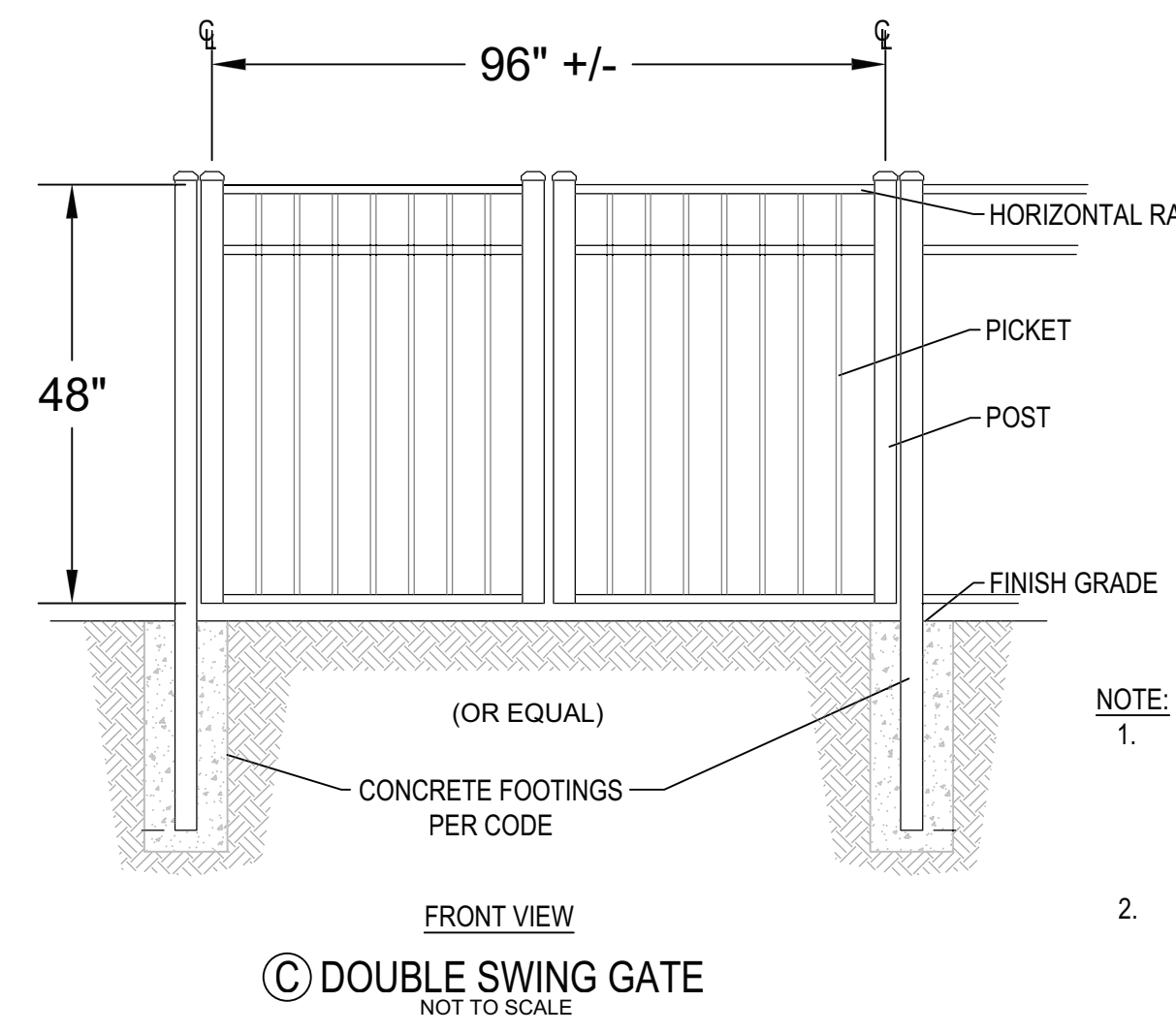


PROPOSED FIRE DEPARTMENT APPARATUS ACCESS PLAN

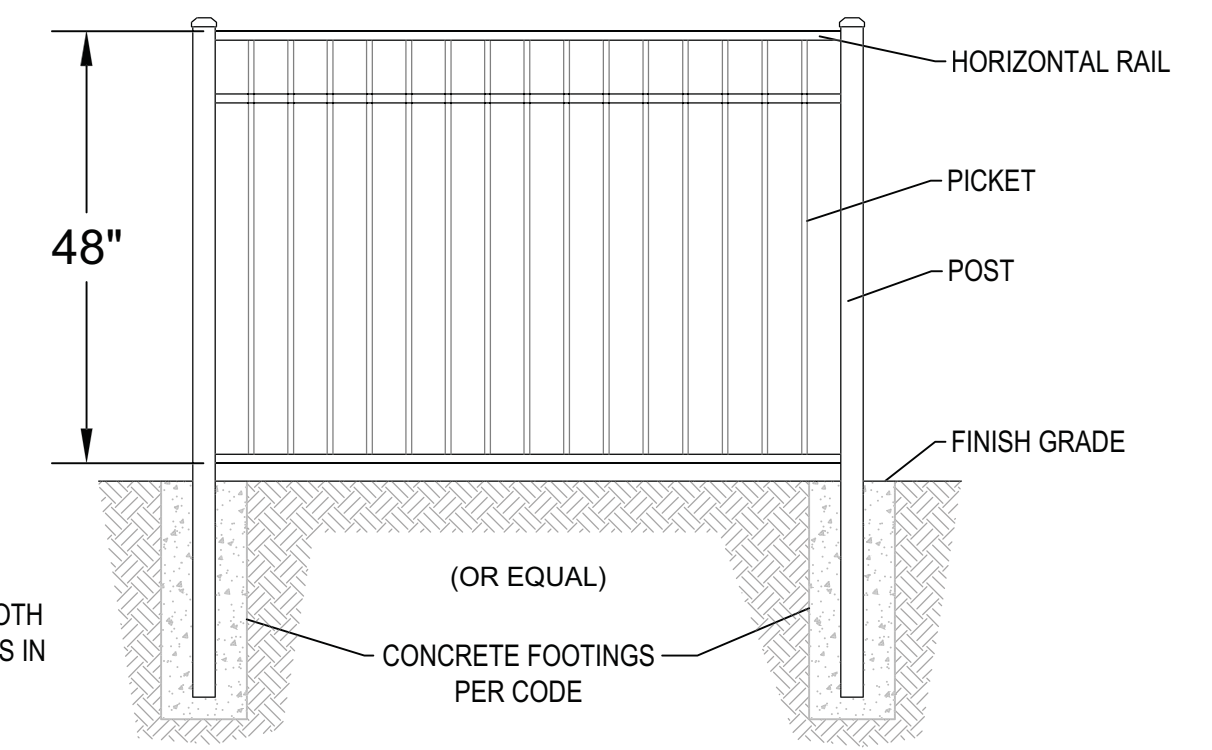
BOTH PROPOSED 8'-DOUBLE SWING GATE LOCATIONS TO BE FITTED W/ KNOX BOX FOR EMERGENCY ACCESS.

FIRE ACCESS TO BE MAINTAINED THROUGH THE PLAY AREA AT ALL TIMES.

NEW FDC SIGN TO BE RE-MOUNTED AT 60 INCHES ABOVE GRADE.



FRONT VIEW
© DOUBLE SWING GATE
NOT TO SCALE



FRONT VIEW
A FENCE SECTION
NOT TO SCALE

- NOTE:
1. PROVIDE KNOX-BOX AT BOTH DOUBLE-GATE LOCATIONS IN ACCORDANCE WITH FIRE ACCESS REQUIREMENTS
 2. OR APPROVED EQUAL FOR ALL GATE AND FENCE SECTIONS

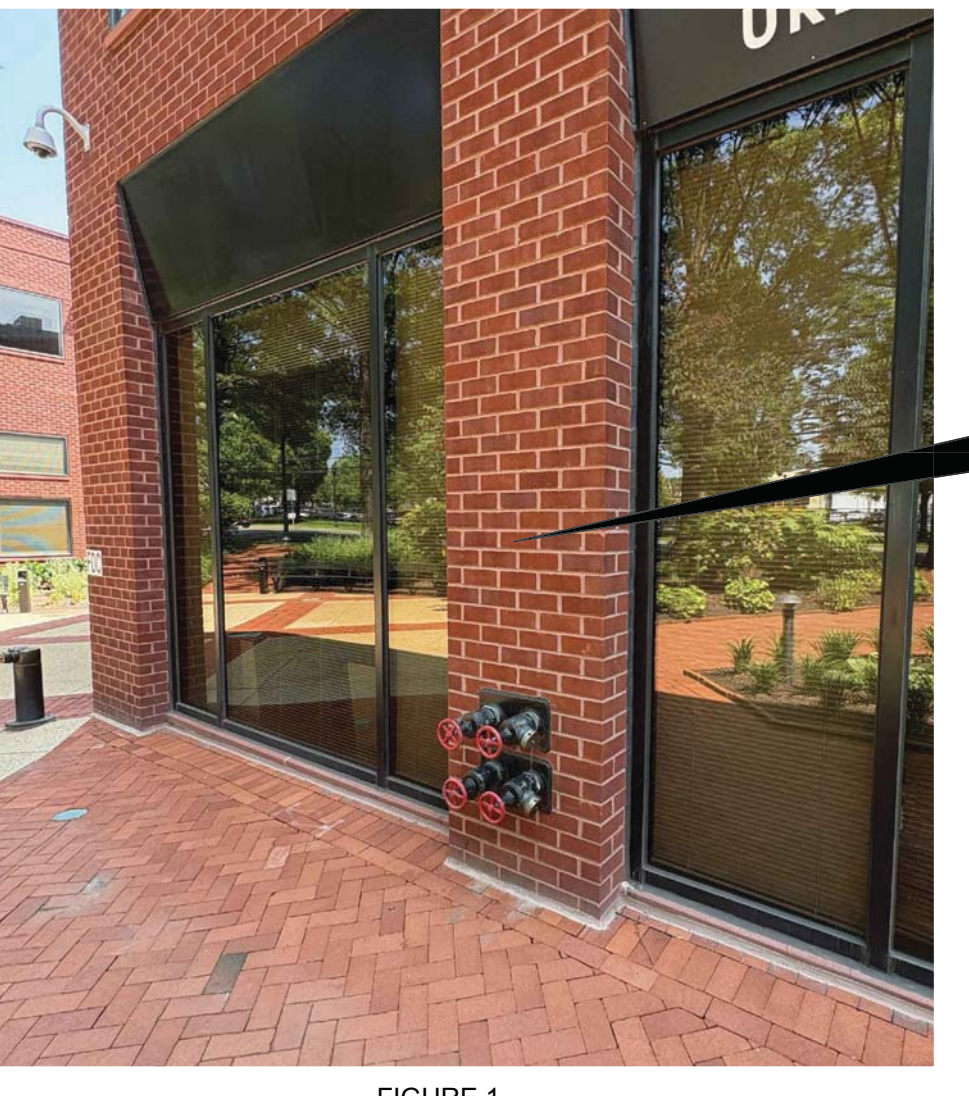


FIGURE 1

- KEY:
- A 4' HT. FENCE
 - C 4'HT. X 8'W DOUBLE-SWING GATE

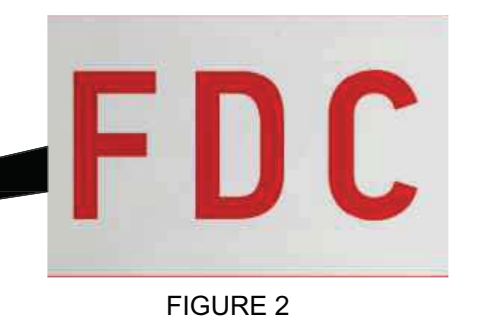


FIGURE 2

- FDC SIGN NOTES:
1. EXISTING FDC SIGNAGE (FIGURE 2) TO BE RE-MOUNTED TO BUILDING FACE AT 60 INCHES ABOVE GRADE. (SEE FIGURE 1 FOR LOCATION)
 2. DISTANCE FROM DOOR TO OPERATIONAL BAY (52") IS AN EXISTING CONDITION. BUILDING WAS CONSTRUCTED IN 1988 PRIOR TO FIRE DEPARTMENT APPARATUS ACCESS BEING ROUTINELY REVIEWED.
 3. MINIMUM LETTER SIZE = 6 INCHES

PROJECT NARRATIVE:

THE PROJECT INVOLVES A TENANT BUILD-OUT OF EXISTING OFFICE SPACE FOR A DAY CARE USE WITHIN THE EXISTING BUILDING THAT INCLUDES A BASEMENT PLUS 3 UPPER LEVELS OF FLOOR SPACE WITH 16,090 SQUARE FEET OF EXISTING GROSS FLOOR AREA, WHICH IS PROPOSED TO BE INTERNALLY EXPANDED TO 19,240 SQUARE FEET OF FINISHED FLOOR SPACE TO SUPPORT UP TO 178 CHILDREN. THE PROJECT ALSO INCLUDES CONVERTING EXISTING ON-SITE PLAYING AREA/OPEN SPACE INTO AN APPROXIMATELY 3,600 SQUARE FEET OUTDOOR PLAYGROUND FOR USE BY THE DAY CARE.

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SMC, PE, DPS, DATE: 4/13/2026

GRAPHIC SCALE
(1 INCH = 30 FT.)

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan

Developer: _____ Company _____ Contact Person _____
Address: _____
Phone: _____
Signature _____ Date _____

April 3, 2026

Ugonna Njeze
Regulatory Planner II, WestCounty Division
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Dear Mr. Njeze:

Thank you for the opportunity to review the Site Plan Amendment (**81984001B**) for the **Chevy Chase Garden Plaza located at 7750 Old Georgetown Road**. The State Highway Administration (SHA) has performed a cursory review of the plans and are pleased to respond.

Based on preliminary review, the work being proposed is outside of the SHA right of way and an Access Permit will not be required.

SHA recommends approval of the above-mentioned amendment.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov.

Sincerely,

Kwesi Woodroffe

for Derek Gunn, P.E.
District Engineer, District 3, MDOT SHA

DG/kw

Jon Bondi

From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Friday, December 12, 2025 7:27 AM
To: Jon Bondi
Subject: RE: Edgemoor Lot 8, Block 1 Bethesda, MD [Filed 12 Dec 2025 08:13]

Categories: Filed by Mail Manager

CAUTION: This email is from an **EXTERNAL** contact. Please do not open attachments, or click on links from unknown or suspicious senders.

Hi Jon –

Is Planning asking for a stormwater management exemption letter as a part of your Site Plan Amendment?

We don't have an exemption letter process for SWM. But in this case, as long as the total area of disturbance associated with the project is less than 5,000 square feet, and the total associated earth disturbance is less than 100 cubic yards, a sediment control permit would not be required, and therefore stormwater management would not be required either.

Feel free to forward this to Planning staff if you need to.

Mark C. Etheridge
Manager
Water Resources Section | Montgomery Co. Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, MD 20902
240-777-6338
Mark.etheridge@montgomerycountymd.gov



From: Jon Bondi <jbondi@mhgpa.com>
Sent: Thursday, December 11, 2025 3:58 PM
To: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Subject: Edgemoor Lot 8, Block 1 Bethesda, MD

exemption required for the p
approximately 3,600 sf of ou

Regards,

Jon

Jonathan Bondi PLA, ISA Certi
Senior Project Manager



9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
P: 301.670.0840
www.mhgpa.com

