



Montgomery Planning Mid-County Planning

6/1/2023

Agenda item 5

Sketch Plan Amendment 32013001A

Preliminary Plan Amendment 12015001B

Site Plan Amendment 82015001B

# Evolution Labs North Bethesda

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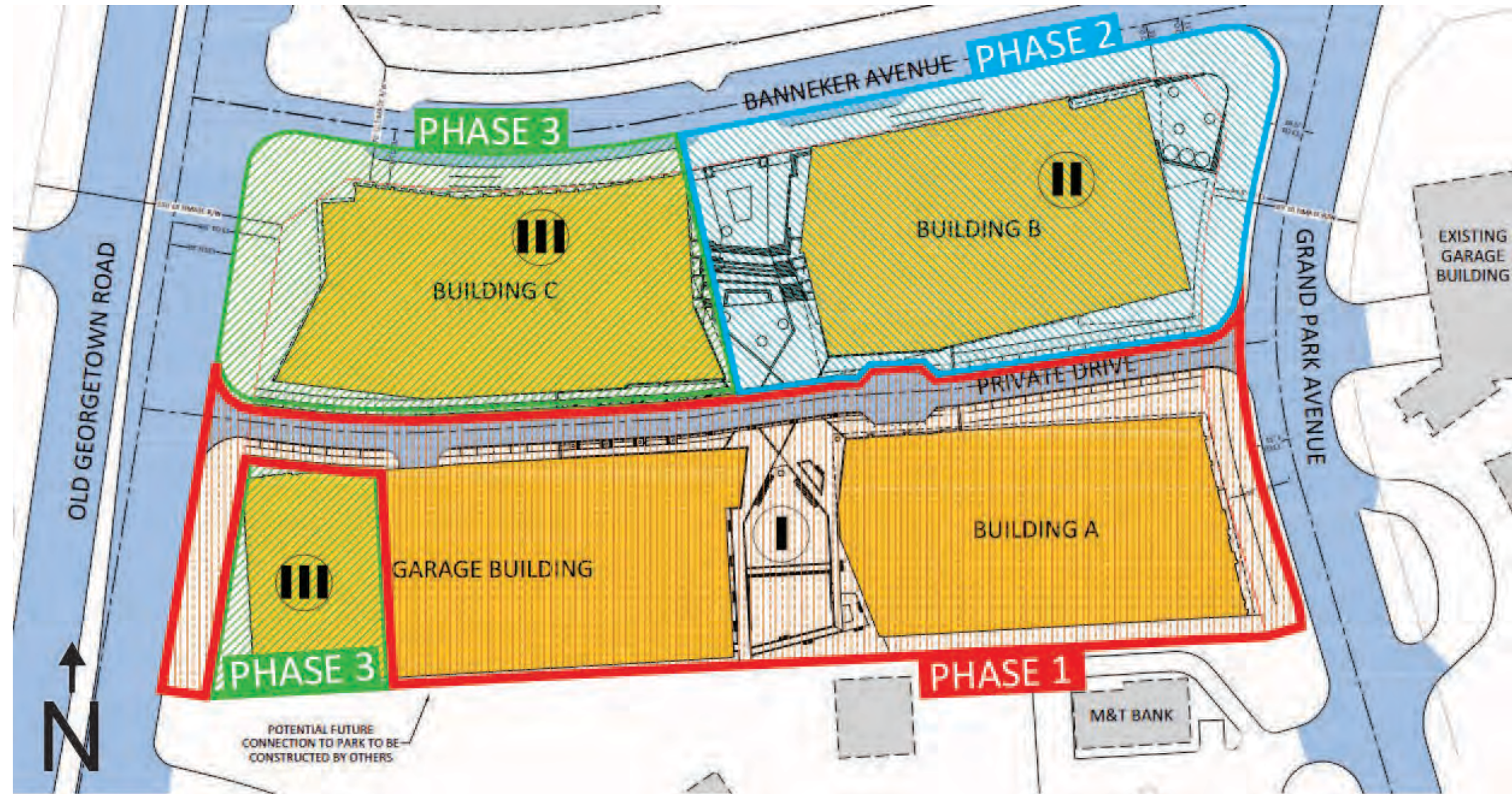


# Regulatory Process

- Sketch Plan Amendment 32013001A
  - Sets massing, conceptual access points, phasing, and public benefit points for development of **709,396 sf of R&D use over three phases**
- Preliminary Plan Amendment 12015001B
  - Subdivides subject property into Parcels A and B
- Site Plan Amendment 82015001B
  - Limited to Phase 1
  - **236,466 sf of R&D use in Building A**
  - 692 parking spaces in shared parking garage including 100 for public use
  - Southern portion of through-block connection
- Phases 2 and 3 will require future site plan amendments

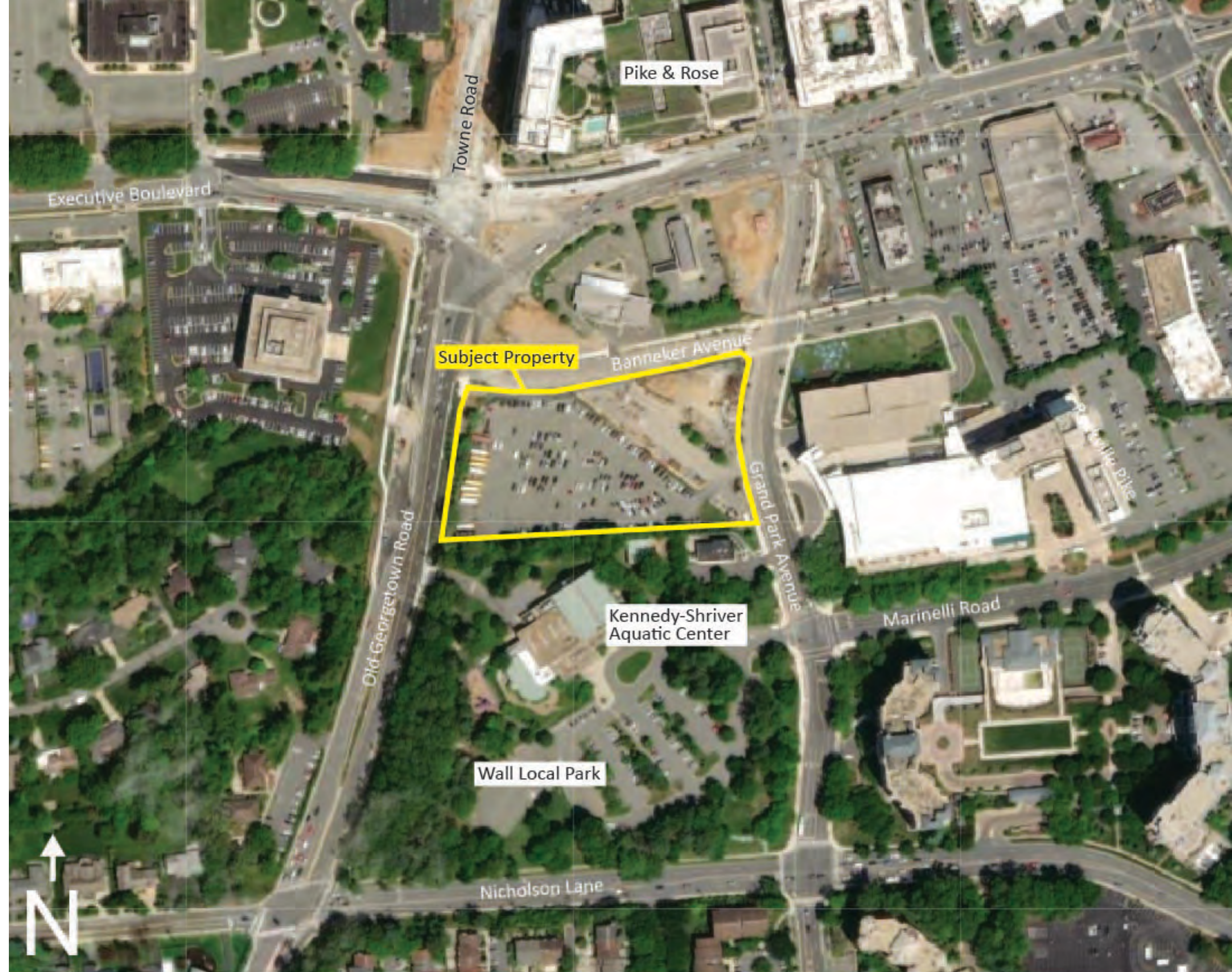
# Staff Recommendation

Staff recommends approval with conditions of Sketch Plan Amendment 32013001A, Preliminary Plan Amendment 12015001B, Site Plan Amendment 82015001B, as detailed in the staff report.



# Site Vicinity

- Located in North Bethesda, south of Pike & Rose and west of Rockville Pike
- Bounded by Banneker Avenue to the north and Grand Park Avenue to the east, reconfigured by the “Western Workaround”
- Directly north of Wall Local Park and the Kennedy-Shriver Aquatic Center
- 2010 *White Flint Sector Plan*



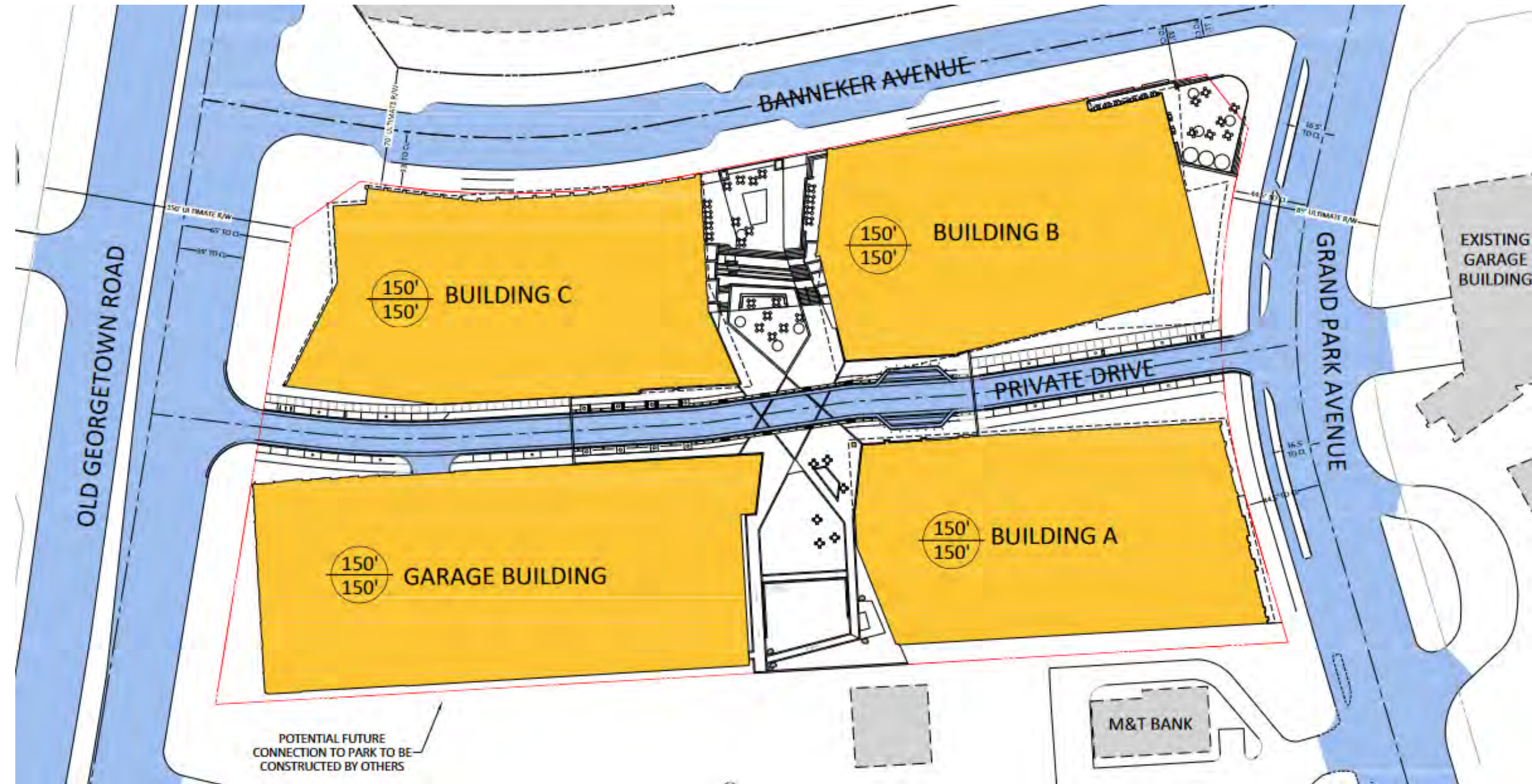
# Site Description

- 5.11 acres of gross tract area
- Existing surface parking and vacant land
- Two zones
  - CR-3 C-1.5 R-2.5 H-70
  - CR-4 C-2 R-3.5 H-250



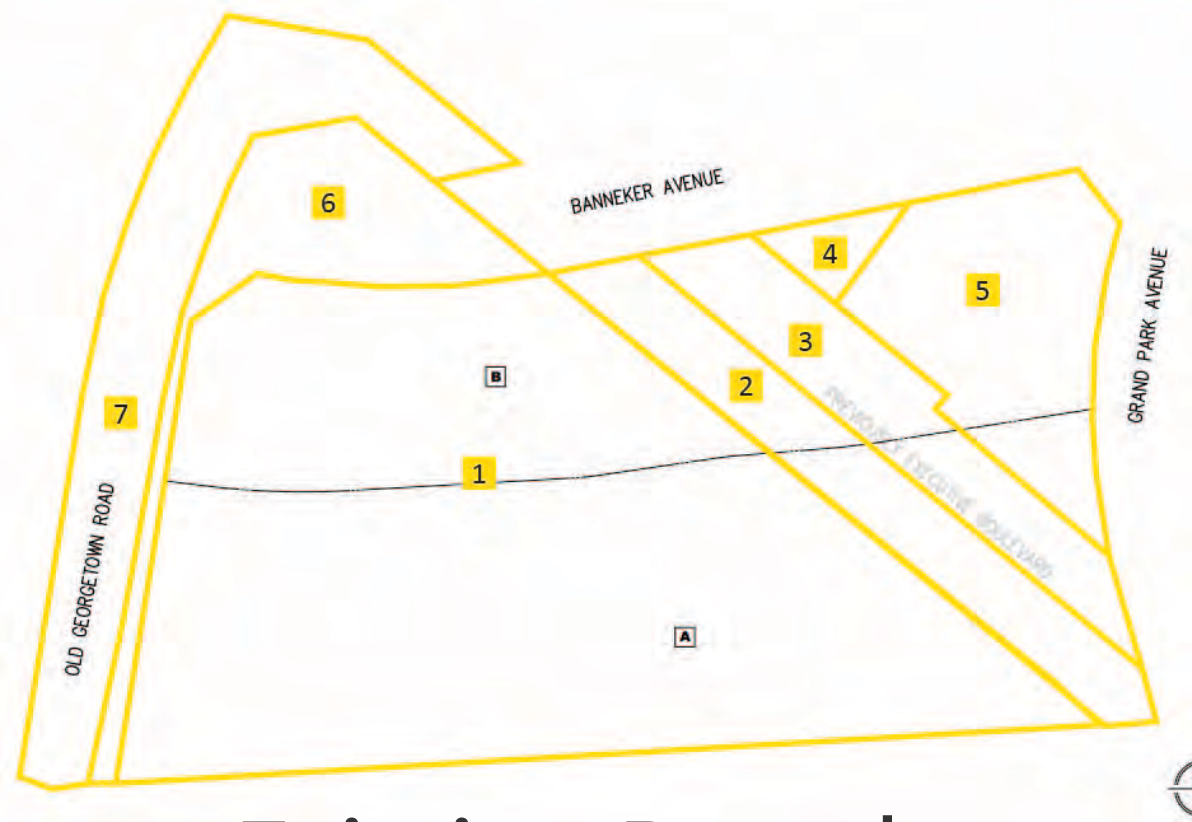
# Sketch Plan

- Proposes 709,396 sf of R&D development in 3 buildings built over 3 phases
- Includes through-block connection connecting Wall Local Park with Banneker Avenue

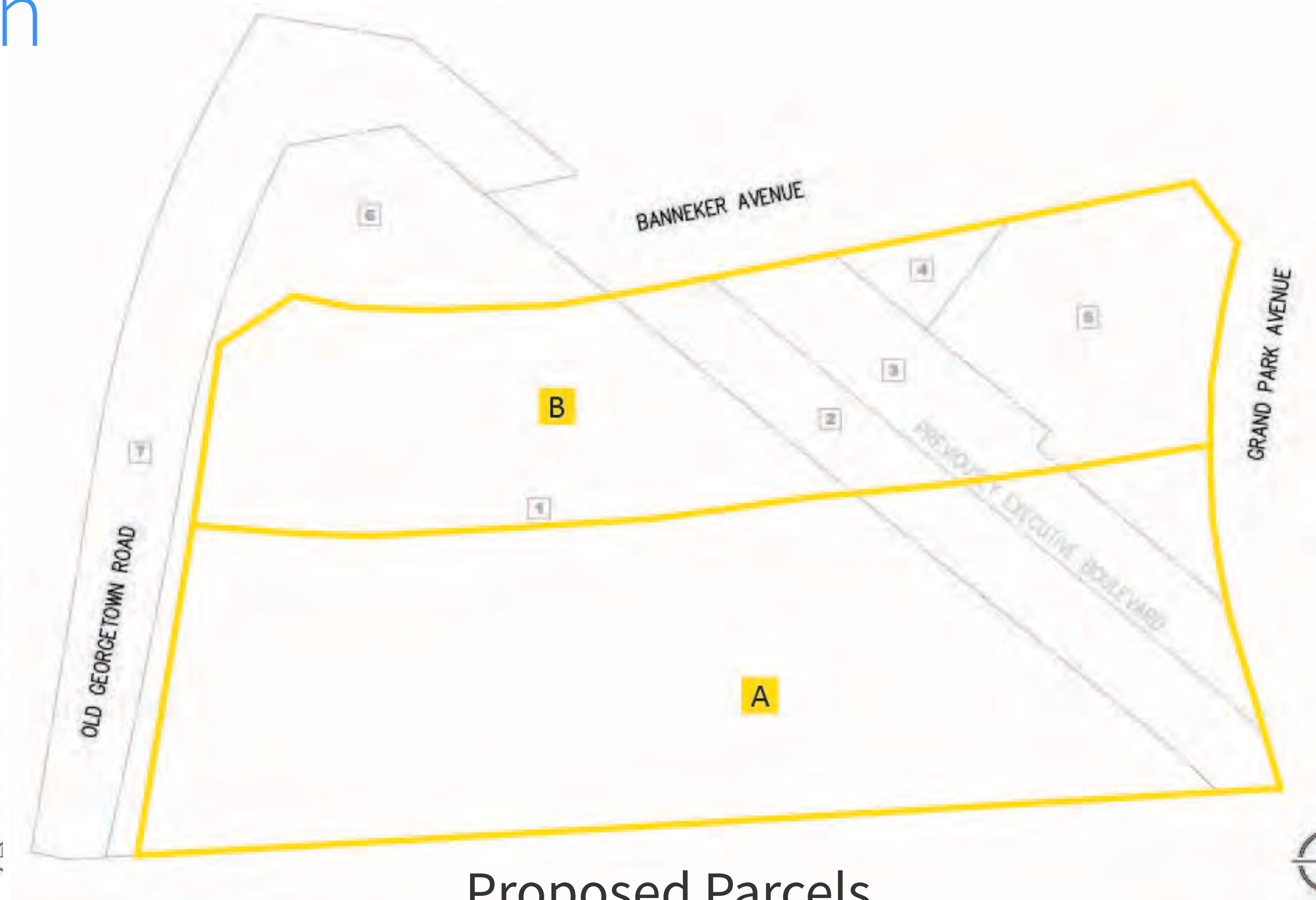


# Preliminary Plan

- Proposes subdivide the Subject Property into Parcels A and B



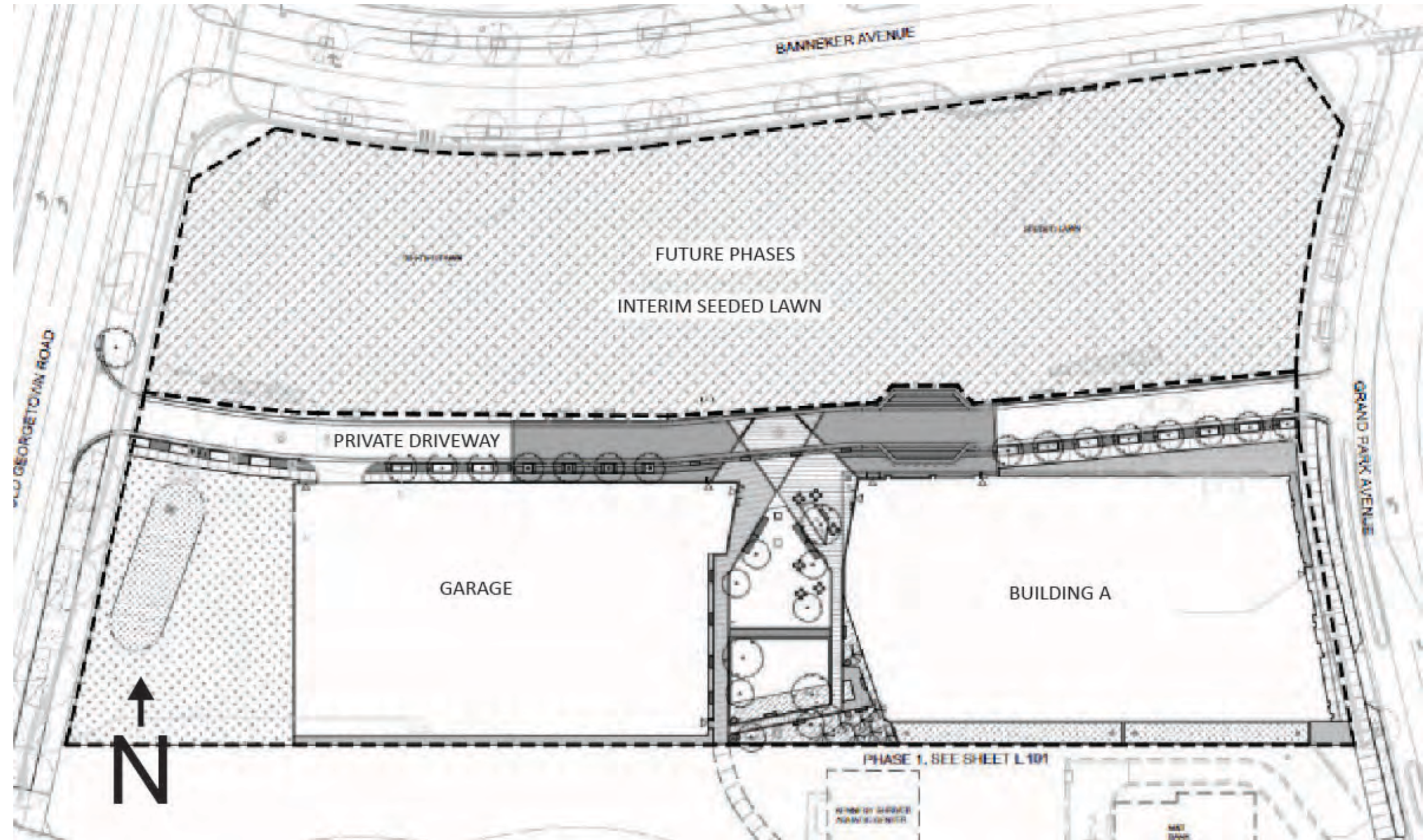
Existing Parcels



Proposed Parcels

# Site Plan

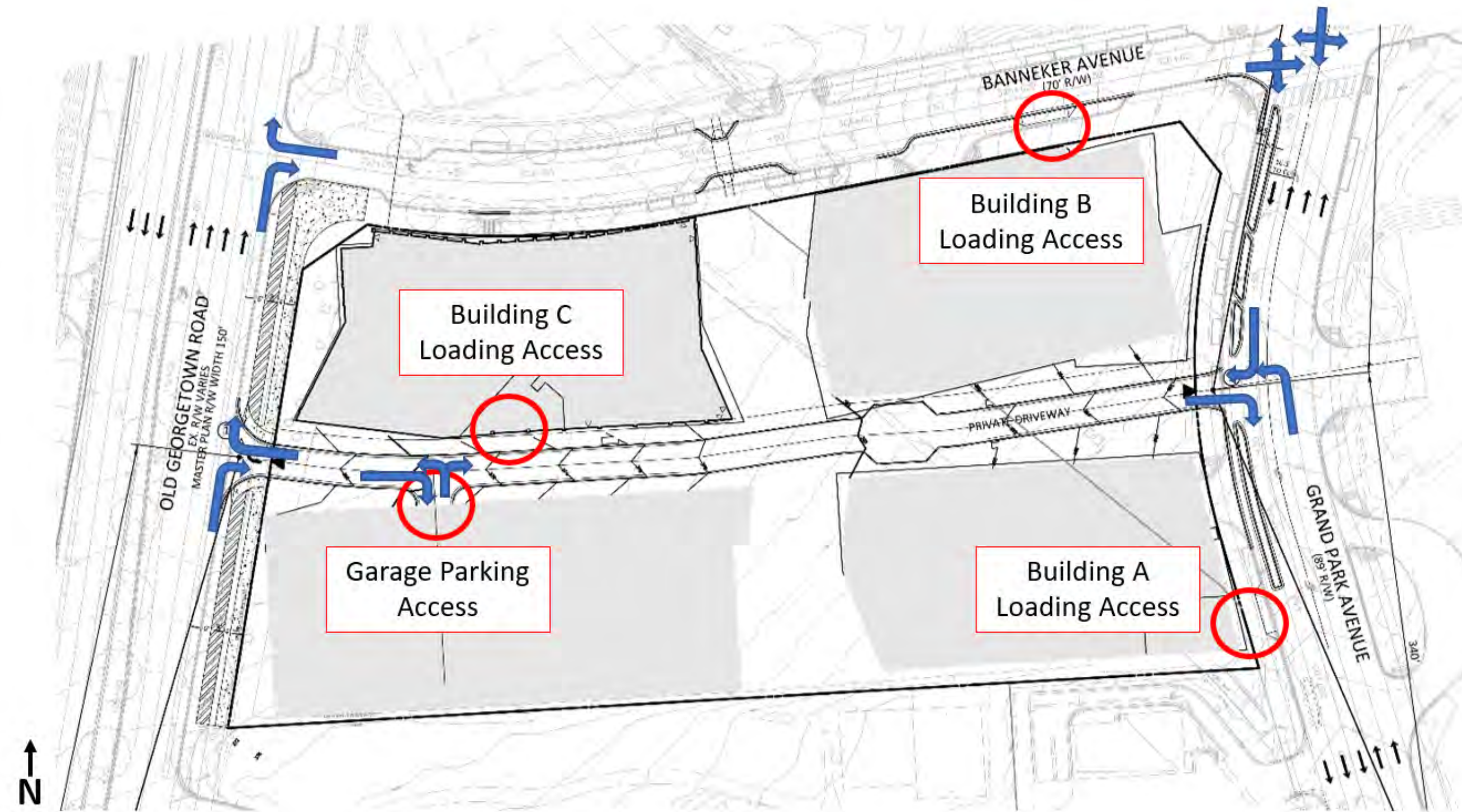
- Phase 1
- Building A containing **236,466 sf of R&D use**
- **692-space parking garage**, including **100 spaces for public use**
- Southern portion of through-block connection
- East-west private driveway
- Interim seeded lawn for public use on area of future phases





# Circulation

- Access provided via east-west private driveway bisecting the site
- Phase 1 garage access provided via private driveway
- Frontage improvements along Grand Park Avenue, Old Georgetown Road, and Banneker Avenue



# Public Benefit Points

- Applicant seeks 121.55 Public Benefit Points
- Highlighted by **Major Public Facility** and **Through-block Connection**

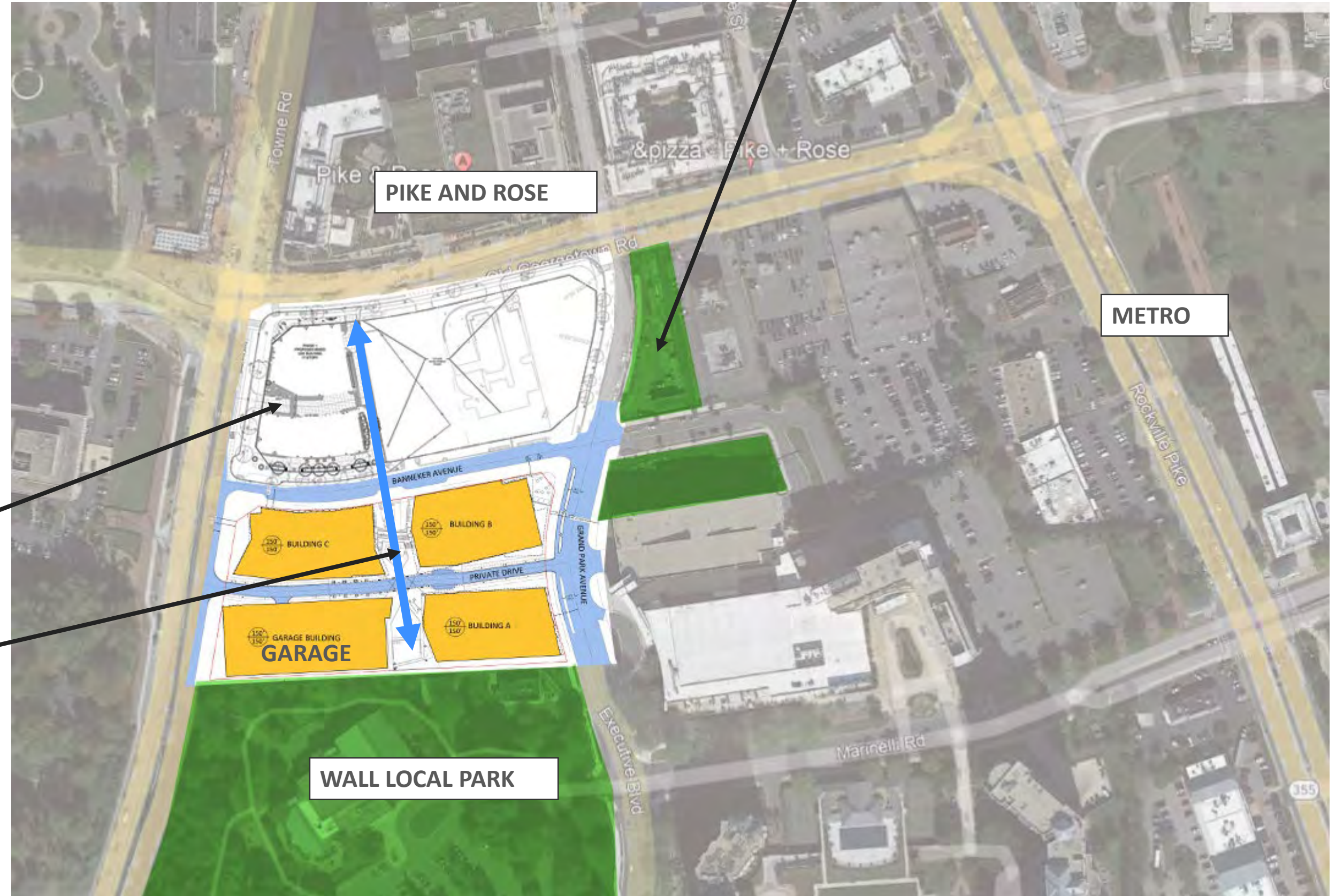
Category	Subcategory	Total Points	Phase 1 Building A	Phase 2 Building B	Phase 3 Building C
<b>Major Public Facility</b>	Public parking spaces for lease by the County in shared garage	26.21	26.21	0.00	0.00
<b>Transit Proximity</b>	Site within 1/4 to 1/2 mile of North Bethesda Metro	30.44	10.15	10.15	10.15
<b>Connectivity and Mobility</b>	Minimum Parking	8.67	2.50	3.09	3.09
	Through-block Connection	10	3.33	3.33	3.33
<b>Diversity of Uses and Activities</b>	Adaptive Buildings	7.5	2.50	2.50	2.50
<b>Quality Building and Site Design</b>	Exceptional Design	10	3.33	3.33	3.33
	Public Open Space	0.92	0.92	0.00	0.00
	Structured Parking	10	3.33	3.33	3.33
<b>Protection and Enhancement of the Natural Environment</b>	Building Lot Terminations	12.81	2.72	5.05	5.05
	Cool Roof	5	1.67	1.67	1.67
		121.55	56.66	32.45	32.45

# Public Parking in Shared Garage

- 100 parking spaces to be designated for users of the Kennedy-Shriver Aquatic Center (KSAC), Wall Local Park, and Josiah Henson Museum
- Public parking in the shared garage will replace the existing surface parking on Wall Local Park that serves users of KSAC
- Replacement parking will allow the existing surface parking to be removed, and for that area to be transformed into usable park space
- Applicant will construct an access drive connecting the KSAC vehicular drop-off loop with southwest entrance of the garage. Access drive will be subject of future Mandatory Referral Application



# Site Context



Grand Park Development Phase I

Pedestrian connection from Old Georgetown Rd to Wall Local Park

PIKE AND ROSE

Interim Park

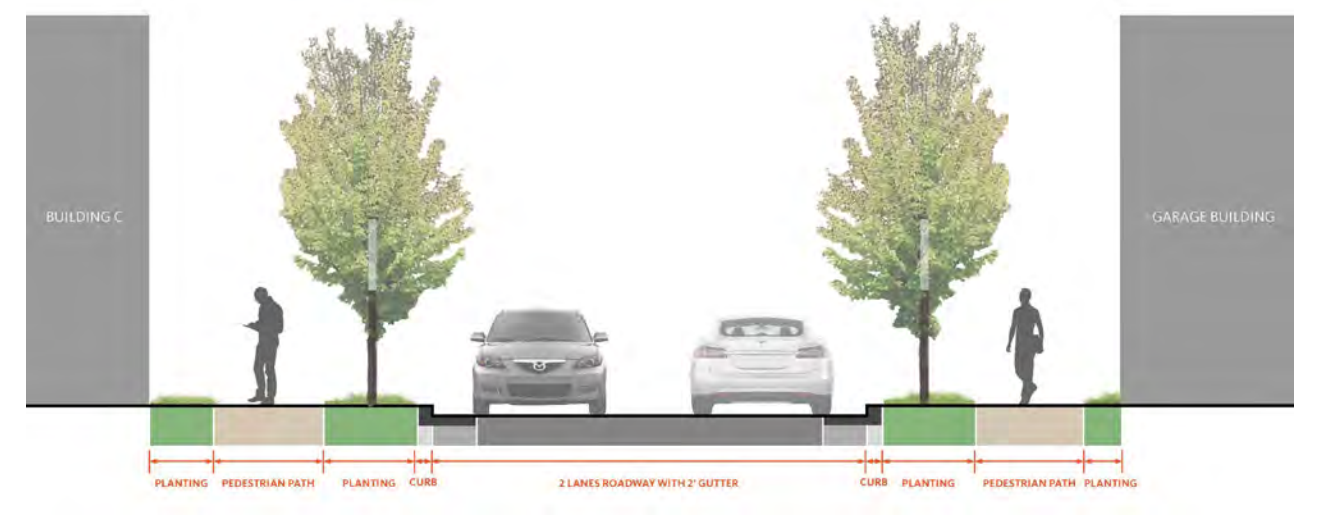
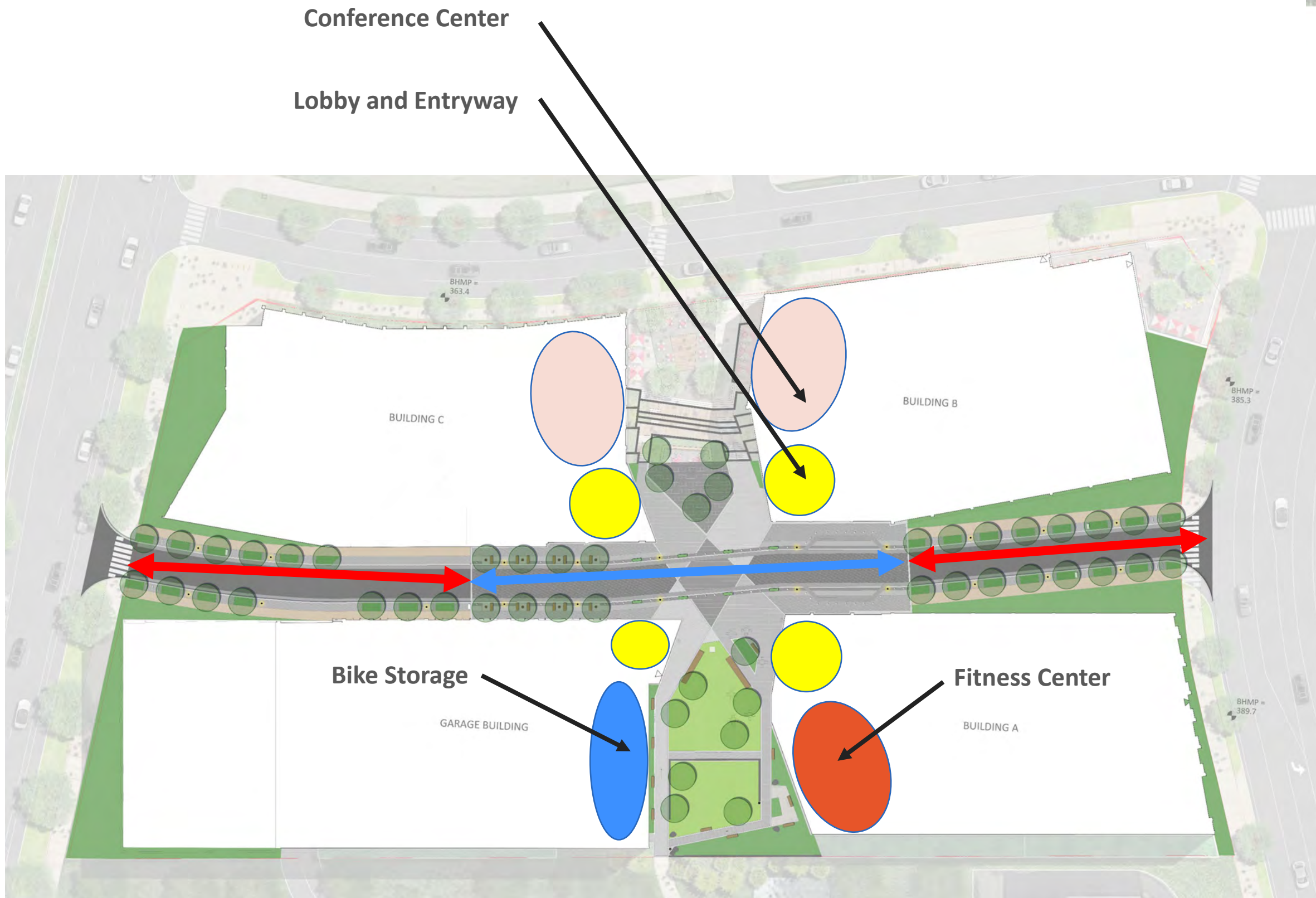
METRO

WALL LOCAL PARK

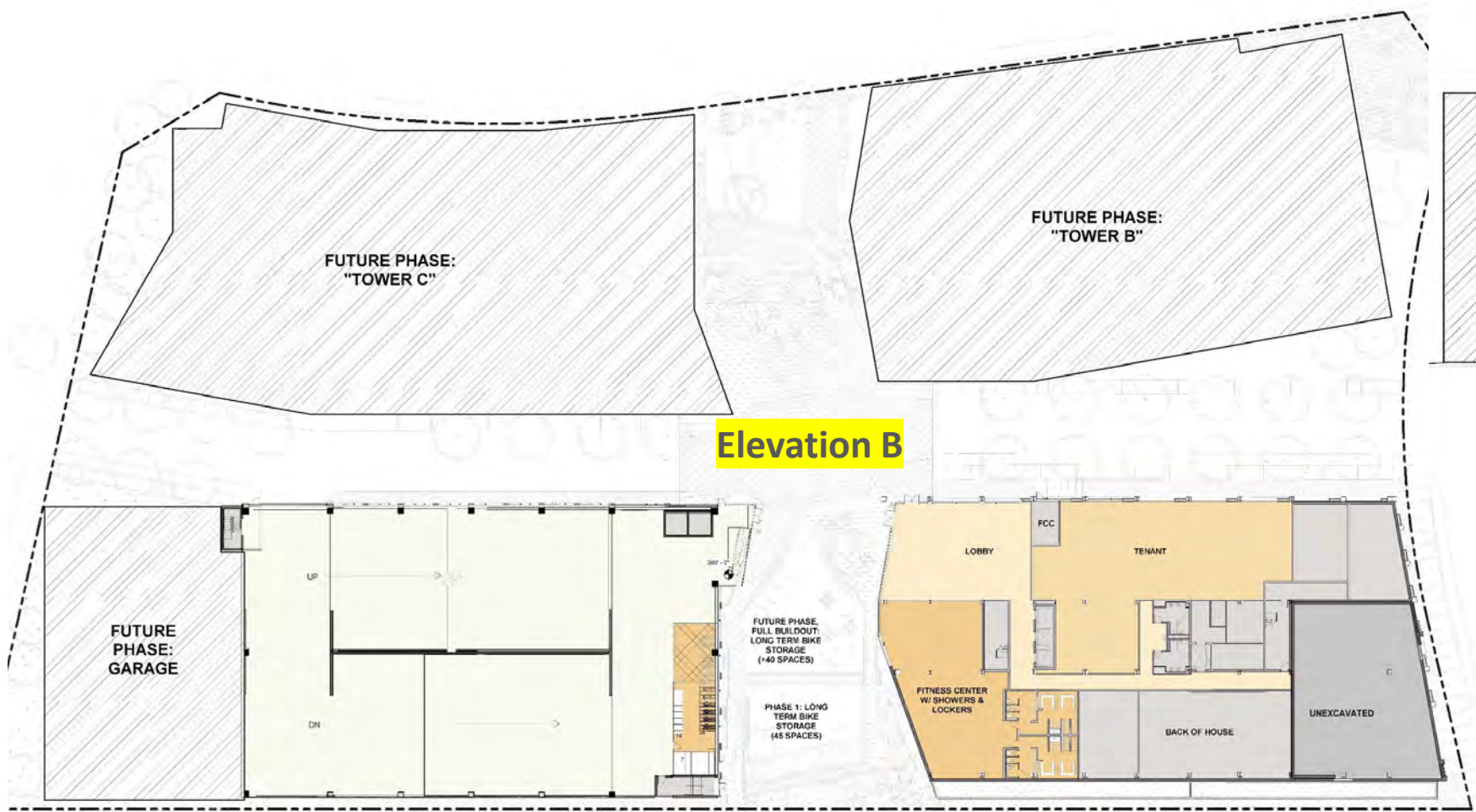
# Central Open Space



# Internal Drive



# Architecture



Elevation B

Elevation A

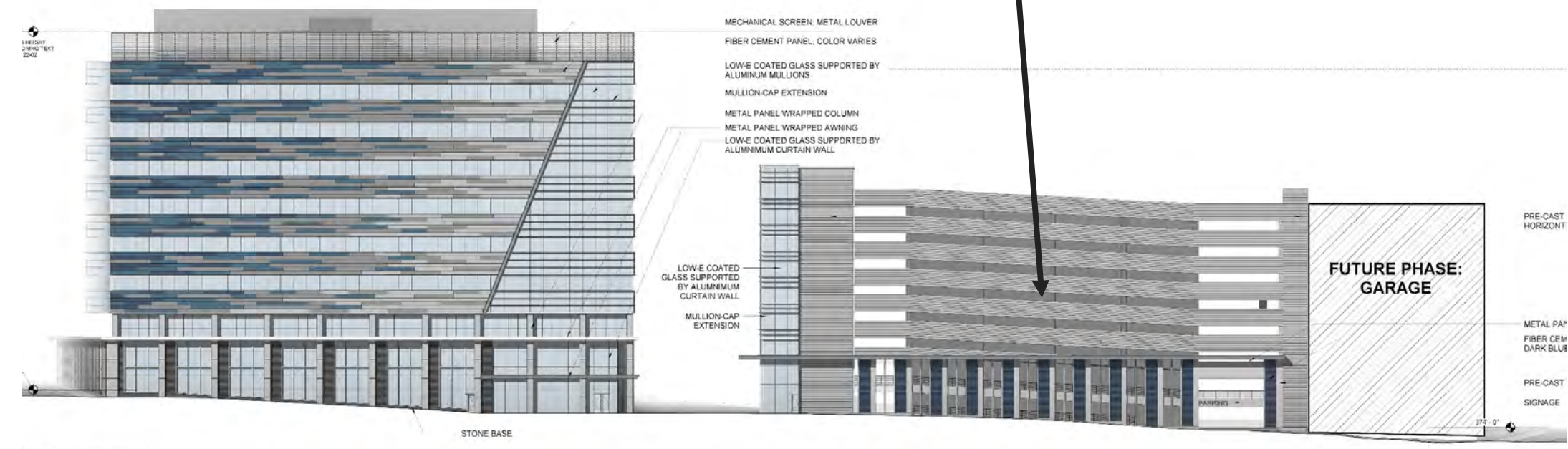


Elevation A

Garage screening through architectural elements, artwork and mural



Precedent images of garage screening techniques



Elevation B

# Building A





# Revised Conditions

## Preliminary Plan Condition 6

6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its revised Preliminary Plan letter dated ~~May 18, 2023~~ May 30, 2023. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

## Site Plan Condition 10

### 10. Parking Garage

- a. Before the issuance of any above-grade building permit associated with the Parking Garage, the Applicant must enter into an agreement with Montgomery County for a minimum of 100 spaces reserved for public use (Parking Agreement).
- b. The Parking Agreement must provide:
  - i. A minimum of 100 parking spaces fully reserved for public use by visitors to KSAC, Wall Local Park, and Josiah Henson Museum.
  - ii. A minimum of 150 additional spaces which will be made available on request for use during events at KSAC, Wall Local Park, and Josiah Henson Museum; subject to agreed upon payment.
  - iii. That visitors to KSAC, Wall Local Park, and Josiah Henson Museum can use the private visitor parking spaces if the 100 fully reserved parking spaces are all occupied and there is not a special event providing any additional spaces, subject to agreed upon payment.
  - iv. A minimum of 50 years
- c. No substantive changes, early termination, or other early cessation of the Parking Agreement without a site plan amendment approved by the Planning Board.
- d. Maintenance of the garage is the responsibility of the Applicant, as outlined in the terms and conditions of the Parking Agreement.

# Findings

- Consistent with the provisions of Chapter 50 – the Subdivision Regulations, Chapter 59 – the Zoning Ordinance, Chapter 22A – Forest Conservation, and the 2010 *White Flint Sector Plan*.
- Adequate Public Facilities exist for the proposed development, and the project has received Stormwater Management Concept Approval

# Community Outreach

- The Applicant has met all proper signage, noticing, and submittal requirements
- Staff has not received any correspondence about the Subject Application

# Conclusion

Staff recommends approval with conditions of Sketch Plan Amendment 32013001A, Preliminary Plan Amendment 12015001B, and Site Plan Amendment 82015001B, as detailed in the staff report



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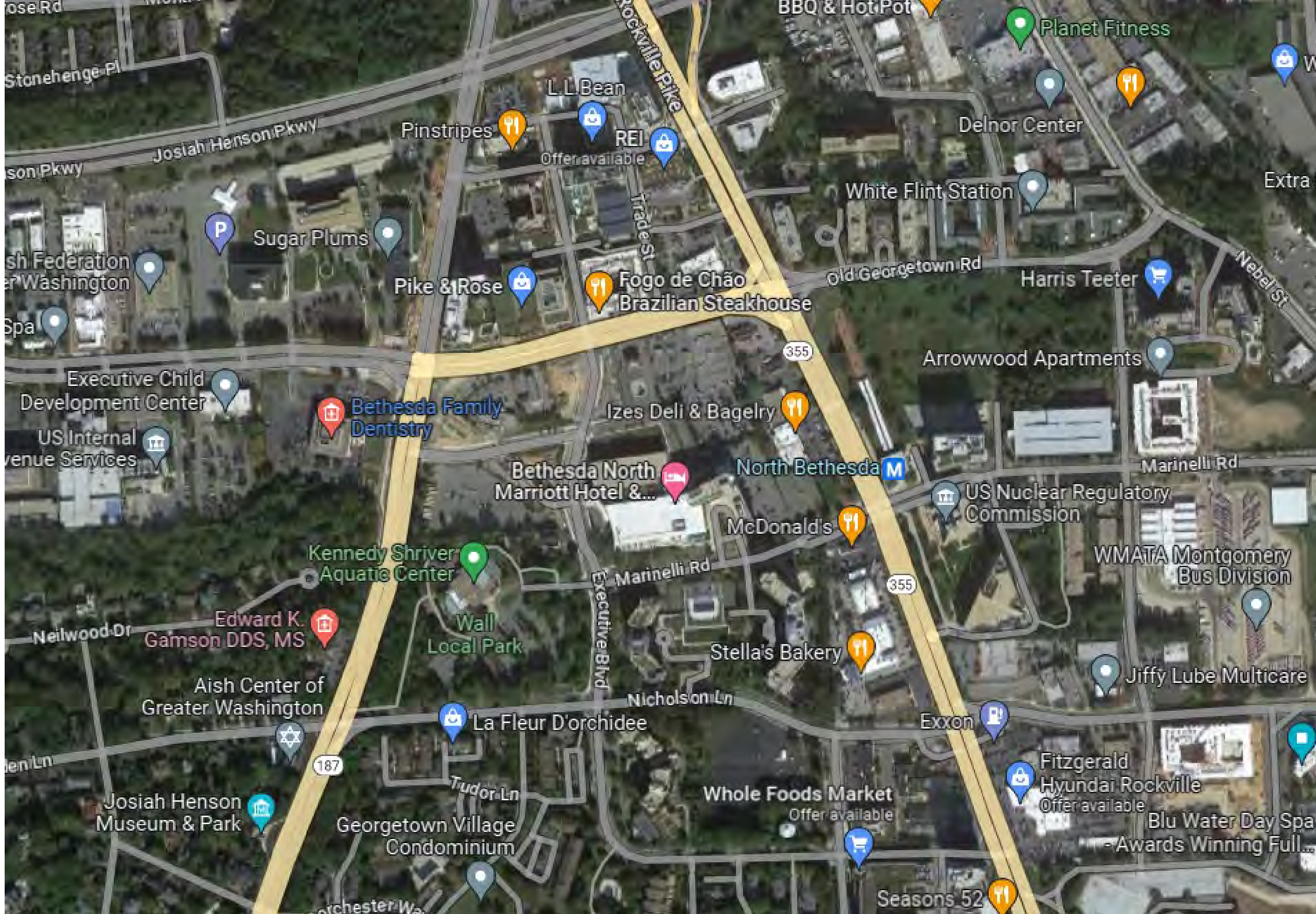












# Height Averaging

- Application utilizes the provisions of Zoning Code Section 59.4.5.4.B.5 to achieve a site-wide maximum height of 150 feet
- Section applies to CR-zoned projects that propose R&D use
- Section also allows for transfer of residential density to commercial density, resulting in 709,396 sf of allowable R&D development

