

MONTGOMERY COUNTY PLANNING BOARD

**OPINION**

**DATE MAILED: July 25, 2000**

**SITE PLAN REVIEW: #8-00040**

**PROJECT: Montgomery County Conference Center**

*Action: Approval subject to conditions. Motion was made by Commissioner Bryant , seconded by Commissioner Wellington, with a vote of 3-0, Commissioners Bryant, Holmes and Wellington voting for. Commissioners Hussmann and Perdue were absent.*

The date of this written opinion is July 25, 2000 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 24, 2000 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-00087 is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On July 20, 2000 Site Plan Review #8-00040 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 and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the TS-R zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

4. *Each structure and 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.*

The Montgomery County Planning Board APPROVES Site Plan Review #8-00040 which consists of a 214,020 square foot Hotel and Conference Center including 225 hotel rooms subject to the following conditions:

1. Provide brick-paved driveway aprons per Bethesda Streetscape Standards
2. Adjust light levels in parking lot to reduce over- and under-lighted area
3. Provide light level plan for street sidewalks, building entrances and plaza
4. If WMATA declines to pay for the repaving of its portion of the plaza, obtain permission to assume this and the maintenance obligation in the Conference Center budget
5. Provide 8% parking lot landscaping per zoning approval
6. Enter into an agreement with MCDPWT for streetscape maintenance in the ROW
7. Bus stop relocations, subject to MCDPWT approval, shall be shown on Signature Set
8. Signature Set for Site Plan for Phase I shall conform to Phasing Plan set forth in the Binding Elements of Zoning Case G-745
9. Standard Conditions dated October 10, 1995:
  - A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
    1. Development Program to include a phasing schedule as follows:
      - a) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
      - b) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
      - c) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
      - d) Phasing of stormwater management, sediment/erosion control, trip mitigation
    2. Site Plan Enforcement Agreement to delineate transportation management program, streetscape maintenance agreement or other requirement of a condition of approval..
  - B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to

include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

1. Limits of disturbance;
  2. Methods and location of existing street tree protection;
  3. Forest Conservation areas;
  4. Conditions of DPS Stormwater Management Concept approval letter
  5. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to demolition, clearing and grading;
  6. The development program inspection schedule.
- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- D. No demolition, clearing or grading prior to M-NCPPC approval of signature set of plans.