



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB 14-08
ITEM # 1C
3/20/14

MEMORANDUM

TO: Montgomery County Planning Board

FROM: David Lieb *DL*

SUBJECT: Corrected Resolution – Glenmont Metrocenter Phase 1.1, Site Plan
No. 820130270

As a result of a clerical error, the Resolution for Glenmont Metrocenter Phase 1.1 site plan, which the Board approved on March 6, 2014, did not reflect all of the changes to conditions that were agreed to between staff and the applicant in the lead up to the hearing and approved by the Board. The Resolution that the Board approved on March 6 was not mailed.

Attached to this memo for the Board's adoption is a redlined resolution showing the changes from the previously adopted Resolution. Once this resolution is approved, it will be mailed to all parties without redlines.



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAR 26 2014

MCPB No. 14-08
Site Plan No. 820130270
Glenmont Metrocenter Phase 1.1
Date of Hearing: February 27, 2014

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is authorized to review site plan applications; and

WHEREAS, on June 26, 2013, Winchester Homes, Inc. ("Applicant") filed an application for approval of a site plan for 171 townhouses with 22 MPDUs on 9.46 acres developed under the standards of the TS-R zone, located on the north-west corner of Glenallan Avenue and Layhill Road ("Subject Property"), in the Glenmont Metro Station Policy Area, 1997 Glenmont Transit Impact Area and Vicinity Sector Plan ("Sector Plan") area; and


WHEREAS, Applicant's site plan application was designated Site Plan No. 820130270, Glenmont Metrocenter Phase 1.1 ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 14, 2014, setting forth its analysis of and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 27, 2014, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the Hearing, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Dreyfuss, seconded by Commissioner Anderson, by a vote of 5-0, Commissioners Anderson, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor;

Approved as to
Legal Sufficiency


8707 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820130270 for 171 townhouses with 22 MPDUs for the Subject Property, subject to the following conditions:¹

Conformance with Previous Approvals

1. Development Plan Conformance
The development must comply with the binding elements of the Development Plan G-862 and G-863.
2. Preliminary Plan Conformance
The development must comply with Preliminary Plan No. 120130080, including any amendments approved by the Planning Board.

Environment

3. Forest Conservation
Prior to Certified Site Plan approval, the Applicant will work with Staff to revise the landscape credit plantings and specimen tree mitigation plantings as part of the Final Forest Conservation Plan signature set.
4. Noise Attenuation
 - a. Prior to issuance of building permits for affected units, the Applicant must provide the following to Staff:
Certification from an engineer that specializes in acoustical treatment that the building shell for residential units affected by exterior noise levels above 65 dBA, Ldn will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA, Ldn, as identified in noise analysis reports dated May 4, 2013 and November 6, 2013.
 - b. Prior to issuance of Use and Occupancy Certificates for affected units, the Applicant must provide the following to Staff:
Certification from the builder that noise-impacted lots are constructed in accordance with recommendations of an engineer who specializes in acoustical treatment.
5. Stormwater Management
The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (MCDPS) – Water Resources Section

¹ For the purpose 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.

in its stormwater management concept letter dated January 22, 2014, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Site Plan approval.

Parks, Open Space, and Recreation

6. Recreation Facilities

- a. The Applicant must meet the square footage requirements for all of the applicable recreational elements and demonstrate on the Certified Site Plan that each element is in conformance with the approved Montgomery County Planning Board Recreation Guidelines.
- b. The Applicant must provide the following minimum recreation facilities for this phase:
 - i. 16 Picnic/Sitting Areas;
 - ii. One Tot Lot;
 - iii. 5,000-square foot Open Play Area
 - iv. Bike System; and
 - v. Pedestrian System.

7. Maintenance

Maintenance of all on-site landscaping, lighting, hardscape, and site elements is the responsibility of the Applicant and subsequent owner(s).

Transportation

8. Pedestrian and Bicycle Facilities

- a. The proposed development is required, as per Condition No. 18 of the Preliminary Plan, to participate in a Traffic Mitigation Agreement (TMAg) if and when a Glenmont Transportation Management Organization is established. At the time of Certified Site Plan, the Applicant will provide language to Staff, which will be included in the Draft HOA documents, advising townhouse purchasers of the potential future TMAg obligation.
- b. The Applicant must provide seven, two-bicycle inverted-U racks, for a total of 14 bicycle parking spaces in Phase 1.1. Two racks must be located on the east side, and two on west side of the tot lot/open play area located on the north side of proposed Auden Drive, west of proposed Haring Street. Three racks must be located adjacent to the green area at the eastern terminus of the proposed Auden Drive at proposed Auden Place.

9. Sector Planned Roadways

The new internal street, Auden Drive (proposed), is to be implemented as a private street subject to the conditions set forth in approved Preliminary Plan No. 120130080.

10. Prior to issuance of the first Use and Occupancy Certificate, the Applicant must obtain the access permit for the State Highway Administration road access points. Prior to issuance of the 90th Use and Occupancy Certificate, the Applicant must complete all improvements within the State Highway Administration right-of-way associated with the access from Layhill Road.

Density and Housing

11. Moderately Priced Dwelling Units (MPDUs)

- a. The Applicant must provide a minimum of 12.5 percent MPDUs in accordance with an Agreement-to-Build with the Department of Housing and Community Affairs (DHCA).
- b. The Agreement-to-Build shall be executed prior to the release of any building permits.

Site Plan

12. Building Height

The maximum height for the 171 townhouses is 50 feet.

13. Architecture

- a. The final exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by Staff.
- b. All units with exposed sides facing any of the following streets must have facade articulation and fenestrations typically found on the front facades, including window treatments, color and fascia materials: Layhill Road, Glenallan Avenue, and the streets named on the plan as Wyeth Street, Haring Street, and Macaulay Street. The Applicant must work with Staff during the Certified Site Plan approval and identify on the Certified Site Plan which units are to have special side wall treatments..

14. On-Site Lighting

The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for residential development.

15. Parking

Prior to approval of the Certified Site Plan for the last phase of Stage 1, the Applicant must provide a total of 49 visitor parking spaces (10 percent of the 485 units approved in Stage 1). 22 of the 49 must be provided as part of Phase 1.1 and shown on the Certified Site Plan for Phase 1.1.

16. Financial Security and Agreement

Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant; the Applicant must provide a performance bond(s) or other form of financial surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety shall include plant material, on-site lighting, recreational facilities, site furniture and related landscape improvements, and the private street and alleys.
- c. Bond/surety shall be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety for each phase of development will be followed by inspection and reduction of the surety.

17. Development Program

As part of the approval of the Certified Site Plan, the Applicant must provide a development program that includes the following items:

- a. Demolition of existing buildings may commence prior to approval of the Certified Site Plan, but not prior to approval of the Final Forest Conservation Plan, and M-NCPPC inspection and approval of all applicable environmental protection devices.
- b. Phasing of applicable dedications, stormwater management, sediment and erosion control, afforestation, and other features.
- c. Phasing for installation of on-site landscaping and lighting.
- d. Street lamps and sidewalks adjacent to each row of townhouse units must be installed prior to release of any Use and Occupancy Certificate for the respective row of units. Street tree planting may wait until the next planting season.
- e. On-site amenities including, but not limited to, pedestrian pathways, landscaping and hardscape recreation amenities, and public use space amenities adjacent to each row of townhouse units must be installed prior to release of any Use and Occupancy Certificate for the respective row of units.

18. Certified Site Plan

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

- a. Include the Forest Conservation Plan approval, Department of Permitting Services Right-of-Way (ROW) letter, stormwater management concept approval, development program, inspection schedule, and the Planning Board Resolution approving this Site Plan after the cover sheet.
- b. Remove unnecessary sheets as identified by Staff.
- c. Make corrections and clarifications to details, calculations, recreation facilities, labeling, data tables, and schedules as needed and consistent with the Staff Report.
- d. Ensure consistency of all details and layout between architecture, site, and landscape plans.

BE IT FURTHER RESOLVED, that all site development elements as shown on Glenmont Metrocenter Phase 1.1 drawings stamped by the M-NCPPC on January 21, 2014, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

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 Site Plan is subject to the approved Development Plan. The Site Plan conforms to all of the ten non-illustrative binding elements and the three binding design principles of the approved Development Plan as shown in the following two tables. The uses, densities, heights and setbacks conform to those contained on the Development Plan. The Plan also meets the MPDU requirement for Stage 1.

Development Plan Textual Binding Elements

Required	Approved
<p>1. Development Blocks The precise location, building footprints and square footages of the buildings, and open space, landscaping and recreation space within each Development Block as well as the actual number of parking spaces will be decided at site plan.</p>	<p>The Site Plan is consistent with the layout of buildings, streets/blocks, and building types as depicted on the approved Development Plan and Preliminary Plan.</p>
<p>2. The total number of units on the property for Stage 1 and Stage 2 combined shall not exceed 1550 dwelling units including MPDUs. Stage 1 shall include 12.5% MPDUs.</p>	<p>The Site Plan includes 171 units with 12.5% MPDUs.</p>
<p>3. At the time of preliminary plan of subdivision approval, the Applicant shall submit for Planning Board review and approval, a revised Local Area Transportation Review analysis that re-evaluates Stage 2 of the development so that the Planning Board can make a determination whether the Georgia Avenue/Randolph Road intersection will function at an acceptable level to permit all or a portion of Stage 2 to move forward.</p>	<p>This binding element was satisfied with the approval of the Preliminary Plan.</p>
<p>4. No building permit applications for Stage 2 of the development will be applied for until either a grade separated interchange is fully funded for construction or other transit or transportation improvements are under construction that would make the intersection of Randolph Road and Georgia Avenue function at an acceptable level as determined by the Montgomery County Planning Board or the Applicant has committed to the use of the Alternative Review Procedure for Metro Station Policy Areas.</p>	<p>The grade separated interchange is fully funded and this binding element was satisfied with the approval of the Preliminary Plan.</p>
<p>5. No building shall exceed 7 stores or 85 feet as measured pursuant to the Montgomery County Zoning Ordinance.</p>	<p>The maximum building height for the 171 townhouses is 50 feet.</p>
<p>6. All private roads shall meet the Montgomery County standards required for emergency vehicle access.</p>	<p>Montgomery County Department of Fire and Rescue has confirmed that all private roads will meet County standards for emergency vehicle access.</p>
<p>7. No structures or impervious surfaces shall be located within the Environmental Buffer.</p>	<p>There are no new structures or impervious surfaces located within the Environmental Buffer.</p>

<p>8. Collectively, the maximum density for Stage 1 and Stage 2 is 50.1 units per acre with MPDUs, in conformance with the Sector Plan density of up to 51 units per acre.</p>	<p>The density in Phase 1.1 is 18.1 units per acre.</p>
<p>9. Subject to Textual Binding Element Note 4, the completion of any portion of the project is not necessary to commence any subsequent portion of the project.</p>	<p>Site Plan Phase 1.1 is the first phase of the Glenmont Metrocenter development.</p>
<p>10. The Applicant will conduct an operational study at the time of preliminary plan of subdivision to identify and evaluate appropriate operational improvements including: (i) pedestrian crossings between the Glenmont Metrocenter Project and the Glenmont Metro Station, (ii) pedestrian safety along Glenallan Avenue and sight distances for turning movements from the project onto Glenallan Avenue, (iii) gaps in through traffic to allow cars to enter and exit safely to and from the driveways south of Glenallan Avenue onto Layhill Road, and (iv) cut through traffic along Glenallan Avenue to Randolph Road.</p>	<p>This binding element was satisfied with the approval of the Preliminary Plan.</p>

Development Plan Binding Design Principles

Required	Approved
<p>1. Pedestrian Oriented Streets</p> <ul style="list-style-type: none"> • The neighborhood street system shall be continuous and interconnected where practical. • Neighborhood streets shall be arranged to define the Development Blocks and to create blocks that encourage walkability. • Parking shall be provided on streets (parallel spaces) where practical, and in decks and/or parking garages and driveways. • Neighborhood streets that radiate from the new "Neighborhood Main Street" shall provide safe and adequate access 	<p>The development provides an internal network of walkable streets in a grid pattern, defining the Development Blocks with short blocks to emphasize pedestrian use and street character. The streets are convenient and attractive for pedestrian and bicycle circulation and provide clear visual separation of the vehicular and pedestrian traffic with street tree plantings along the street curbs and fencing for portions of the street tree spaces.</p> <p>The internal streets will have on-street parking, street trees, and a sidewalk system that provides connectivity within the Subject Property and to the perimeter sidewalks, bike path systems, and the adjacent Metro Station. All street shall have a minimum five-foot wide sidewalk dimension, a street tree zone separating the sidewalk from the</p>

<p>to Metro.</p> <ul style="list-style-type: none"> • All street shall have a minimum five foot wide sidewalk dimension continuous on both sides of the street. • All streets shall have a street tree zone separating the sidewalk from the curb on both sides of the street. • All street trees shall be places in continuous lawn panel, landscaped panel or in tree pits. 	<p>curb, and all street trees are located in landscaped panels or in tree pits.</p>
<p>2. Public Open Space Elements</p> <ul style="list-style-type: none"> • A major public use space for the enjoyment of the residents and the greater Glenmont community shall be located in the vicinity of Blocks F, G, and H. The space will be predominately landscaped with seating opportunities and passive recreation opportunities. • Minor open spaces will be distributed throughout the project and will be diverse in terms of size, function and type. • To the extent practical, open space areas shall incorporate on-grade rain water bio-filtration strategies. 	<p>A major public use space is located in the northwest corner of the Phase 1.1 site and will include a tot lot and 5,000-square foot open play area. It will have landscaping, seating, and bicycle parking spaces. Additional amenities dispersed throughout the site include seating areas, open areas, and bicycle and pedestrian circulation systems. Trees and common area plantings include micro-bioretenion techniques located in tree panels and in open spaces. The landscaping consists primarily of deciduous, ornamental, and evergreen trees providing shade and comfort.</p>
<p>3. Architectural Elements</p> <ul style="list-style-type: none"> • Building front entrance(s) shall front onto the street(s). • Special architectural treatments shall occur at the terminus of vistas or defined view along a street • Garage access for townhouse units shall 	<p>The 171 townhouses will face the existing perimeter roadways, internal streets, and public spaces. All units will be rear-loaded (driveways from internal alleys). The architecture of the townhouses provides varied unit sizes and exterior finish materials that will emphasize strong residential features. In addition, all units with exposed sides facing Layhill Road, Glenallan Avenue and the streets named on</p>

<p>primarily be rear-loaded and served by alleys.</p>	<p>the plan as Wyeth Street, Haring Street, and Macaulay Street will have facade articulation and fenestrations typically found on the front facades, including window treatments, color and fascia materials.</p>
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2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets the purposes of the TS-R Zone. The entire Glenmont Metrocenter development includes the replacement of the 352 units known as Privacy World, with up to 1,550 dwelling units and up to 90,000 retail/commercial square footage. It fulfills the objectives of more intense development and new, high quality housing near the Metro station. The variety of housing types will include 1,325 multi-family units in buildings of four to six stories, and 225 townhouse units of various sizes. The addition of up to 1,550 new dwelling units will provide customers for the existing and future retail in Glenmont. This is the first phase of development and the 171 townhouses will provide residential uses within walking distance to the transit station. The streets will have on-street parking, street trees, and a sidewalk system that provides connectivity to the adjacent Metro Station and points beyond.

Requirements of the TS-R Zone

Based on the following data table, which sets forth the development standards approved by the Planning Board and binding on the Applicant, and based on other evidence and testimony of record, the Application meets all of the applicable requirements of the TS-R Zone.

Data Table

Development Standard (59-C-8.4)	Permitted/Required	Approved and Binding on the Applicant
59-C-8.41. Minimum area		
Minimum Area Required for Development	18,000 square feet	412,077.6 square feet (9.46 acres)
59-C-8.42. Density of Development		
(a) Maximum floor area ratio	2.5	1.9 (for entire site)
(b) Maximum dwelling units per acre	51	18.1(for Phase 1.1)

59-C-8.43. Open Space		
(a) Minimum percentage of net area devoted to public use space	10	10.5
(b) Minimum percentage of net area devoted to active and passive recreational purposes	25	26.3
Total minimum open space	35	36.8

59-E-3.7. Parking Requirements		
Type	Parking Required	Approved & Binding on the Applicant
Reserved spaces for 171 townhouses	320 ²	320
Unreserved visitor spaces	22 ³	22
Total spaces	342	342

Section 25A-MPDUs	
Required	Approved and Binding on the Applicant
12.5% minimum	12.5% of total new units (22 units)

59-E-3.33. Credits for specified residential uses

Section 59-E-3.33(a) of the Zoning Ordinance allows the Planning Board to grant a reduction of up to 10 percent for multi-family dwelling units, townhouses, fourplex units, and individual living units, in the standard parking required under Section 59-E-3.7, if such units are located within a central business district or transit station development area. Under Section 59-E-3.21, a five percent reduction is also allowed where such units are located within 1,600 feet of a Metro station entrance.

² Based on a 6.4% credit for specified residential uses, per Section 59-E-3.33.
 $(2 \times 171) \times .936 = 320$

³ The Applicant is required to provide 22 on-street parking spaces to ensure visitor spaces are adequately provided within Phase 1.1 to have minimal impact on the surrounding neighborhood.

The project contains 171 townhouses, which require a total of 342 spaces (two spaces per unit, Section 59-E-3.7). The maximum parking reduction of 15 percent allowed by Section 59-E-3.3(a)--10 percent for being within a transit station development area and 5 percent for being within 1,600 feet of the Glenmont Metro entrance--would be a maximum reduction of 51 spaces for this project. The Applicant requested a 6.4 percent reduction (22 spaces) for this Site Plan application. The Site Plan provides a total of 342 spaces as follows: 320 spaces within the units for the residents, and 22 on-street spaces for visitors. The 320 spaces for the residents include 298 spaces for the 149 market rate units (at two spaces per unit), and 22 spaces for the 22 MPDU units at one space per unit.

The TS-R Zone is intended to promote effective use of the transit station development areas and provide residential uses (and certain compatible non-residential uses) within walking distance to transit stations. The reduction in parking allowed by the Zoning Ordinance encourages non-automotive travel in the transit station development area. This development will provide housing within a short walking distance of the Glenmont Metro Station. It is expected that not all residents of the proposed townhouses will have two cars per unit. And, the requested reduction of 22 spaces is smaller than the full reduction of 51 spaces that could be granted by the Board. In addition, the Montgomery County Department of Housing and Community Affairs supports the requested reduction in parking spaces for the MPDU units at one space per unit.

The Planning Board approves the requested reduction in parking based on the above analysis.

59-C-8.5. Special Requirements in the TS-R Zone

59-C-8.51. Building height limit

The maximum building height for the 171 townhouses is 50 feet as specified in the approved Development Plan.

59-C-8.52. Off-street parking

The parking in the Phase 1.1 Site Plan satisfies this requirement. There is no impact on any adjoining residential properties as the required parking is located in the townhouse garages and on private streets.

59-C-8.53. Streets

The interior streets in the development are private and satisfy the width requirements.

59-C-8.54. Ancillary commercial uses

This requirement is not applicable; there are no commercial uses in the Phase 1.1 Site Plan.

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

a. Buildings and Structures

The locations of the buildings and structures are adequate, safe and efficient and consistent with the approved Preliminary Plan and Development Plan. All of the buildings are arranged along a grid street pattern and allow for safe and efficient pedestrian circulation within the project by providing projected sight lines for a significant distance.

b. Open Spaces

The locations of open spaces are adequate, safe, and efficient and include sidewalks complemented by unique, small open spaces and more centralized, adaptable, larger open spaces that will provide passive and active spaces for sitting, relaxing, strolling, and social engagement. Each of the open space areas maintains relationship to the street geometry while providing corridor views along the streets and intersecting alleys. The open space areas and the sidewalk connections are landscaped to provide shaded spaces along the walkways, while maintaining functional passive or active recreational spaces.

c. Landscaping and Lighting

Landscaping and lighting, as well as other site amenities, will be provided to ensure that landscaping, lighting, and site amenities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The on-site lighting is to provide a residential pole and fixture type, and will limit the necessary light levels to streets and sidewalks. Lighting incorporates partial cut-off light fixtures to prevent light spillover to adjacent areas. Site furnishings will be integrated within the site to create a unique and interesting place and ensure accessibility and comfort

d. Recreation Facilities

The on-site recreation amenities are dispersed throughout the site, and include 16 bench-seating areas, tot lot play equipment, a 5,000 square foot open play area, as well as bicycle and pedestrian circulation systems. The development

meets the required supply of recreation facilities based on the Planning Board's Recreation Guidelines. The development will provide adequate, safe, and efficient recreation facilities to help residents lead an active and healthy life.

e. Vehicular and Pedestrian Circulation

Vehicular access to the site is off Layhill Road and Glenallen Avenue, consistent with the approved Preliminary Plan. An internal grid network of private streets provides clear visual separation of the vehicular and pedestrian traffic with street tree plantings along the street curbs and fencing for portions of the street tree spaces. Each of the internal street intersections and crosswalk locations provides greater than required sight distance and implements ADA compliant sidewalk ramps. The private street system provides access for emergency vehicles and other public services, and allows the installation of public utilities.,

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

No other development is proposed in the area at this time. The architecture of the townhouses provides varied unit sizes and exterior finish materials that will emphasize strong residential features. In addition, the residential structures provide compatibility to the limited surrounding residential uses with similar building heights, exterior building materials, and the use of rear loaded garage parking. Townhouses will face the existing perimeter roadways, internal streets, and public spaces.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

a. Forest Conservation

The total tract area of the FFCP is 31.44 acres. However, a deduction of 0.74 acres for an existing WSSC easement, a portion of which is forested, results in a net tract area of 30.70 acres. This deduction accounts for the existing WSSC easement not located within the limits of disturbance (LOD) of the redevelopment. If the LOD is revised on the Final Forest Conservation Plan (FFCP) and the WSSC easement is further impacted by LOD, the Applicant must revise the Forest Conservation Worksheet to include the area and forest within the LOD.

The FFCP will remove 0.25 acres of forest and retain 2.10 acres on the entire site, which results in a total of 2.76 acres of reforestation and afforestation

requirements. Since the approved Preliminary Forest Conservation Plan was based on a phased development, the planting requirements for the project are also phased.

The proposed Phase 1.1 will develop 9.6 acres, or 31 percent, of the entire 30.70 net tract area. In order to comply with Chapter 22A, the Applicant is proposing to retain 2.10 acres of existing forest on the northern portion of the site (outside the boundary of Phase 1.1) in a Category I Conservation Easement. The Applicant will provide the remaining 0.28 acres of afforestation plantings by a combination of landscape areas and off-site banking. The landscape areas will not impact the recreation areas associated with Phase 1.1. This landscape credit will be finalized and the areas calculated prior to Certified Site Plan for Phase 1.1. Any remaining afforestation will be satisfied through the use of a forest bank.

The Planning Board approved a variance request to remove 44 specimen-sized trees and to impact 11 specimen-sized trees on the entire 30.70 acres as part of the Preliminary Forest Conservation Plan approval on September 26, 2013. As mitigation for the removal of the 44 specimen-sized trees, the Applicant will plant 121 native canopy trees with a minimum of 3" caliper on-site (at a ratio of approximately 1" caliper for every 4" DBH removed). Because these trees will be planted for mitigation for specimen trees removed, they do not count toward afforestation requirements.

The FFCP for Phase 1.1 includes the planting of 32 native, 3" caliper mitigation trees within the Phase 1.1 limits of disturbance as mitigation for the removal of specimen trees. The remaining 89 mitigation trees will be planted as part of the future phases of the Glenmont Metrocenter development.

b. Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services (DPS) on January 22, 2014.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

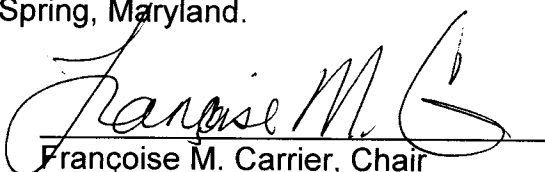
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 26 2014 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier, and Commissioners Anderson, Dreyfuss, and Presley voting in favor, and Vice Chair Wells-Harley absent, at its regular meeting held on Thursday, March 20, 2014, in Silver Spring, Maryland.



Françoise M. Carrier, Chair
Montgomery County Planning Board