



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

MCPB No. 16-126
Sketch Plan No. 320170050
8600 Georgia Avenue
Date of Hearing: November 17, 2016

NOV 22 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on August 17, 2016, Starr Georgia, LLC ("Applicant") filed an application for approval of a sketch plan for construction of a hotel with up to 147,440 square feet of non-residential development; Application includes a density transfer on 0.87 acres of CR 5.0, C 4.0, R 4.75, H 145T zone, located at the northwest corner of the intersection of Georgia Avenue and Colesville Road ("Subject Property"), in the Silver Spring CBD Policy Area and *Silver Spring CBD Sector Plan* ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320170050, 8600 Georgia Avenue ("Sketch 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 November 4, 2016, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on November 17, 2016, the Planning Board held a public hearing on the Application at which it 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 binding elements and conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320170050, 8600 Georgia Avenue, for construction of a hotel with up to 147,440 square feet of non-residential development; Application includes a density

Approved as to
Legal Sufficiency: _____

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

transfer on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 147,440 square feet of total non-residential development on the Subject Property.

2. Density Transfer

Prior to record plat approval, the Applicant must state the gross square footage taken from any lot with reduced density in an instrument approved by the M-NCPPC Office of the General Counsel and must record the instrument in the Montgomery County Land Records. The density to be transferred under this Sketch Plan is measured in gross square feet and will total approximately 14,540 square feet. Final allocation of density will be determined at the time of Site Plan. The Sending Property will transfer and retain the following square feet of development potential base on the existing zoning:

- a. Parcel I (Part of Lot 15, Block A) will be transferring up to 10,896 square feet of density and retaining at least 6,834 square feet of density.
- b. Parcel II (Part of Lot 16, Block A) will be transferring up to 3,644 square feet of density and retaining at least 2,286 square feet of density.

3. Height

The development is limited to a maximum height of 145 feet, as measured from the building height measuring point.

4. Incentive Density

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

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59-7.3.3.I. The CR Zone requires properties taking advantage of FAR Averaging to exceed the minimum public benefit points otherwise required in Section 59-4.5.4.A.2 by 50%. Total points must equal at least 150 and be chosen from at least four categories as required by Section 59-4.5.4.A.2. The requirements of Division 59-4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Transit Proximity, achieved through location within 1,000 feet of the Silver Spring Metro Station;
- b. Connectivity and Mobility, achieved through minimum parking, trip mitigation and wayfinding;
- c. Quality of Building and Site Design, achieved through structured parking, public art, exceptional design, and architectural elevations; and
- d. Protection and Enhancement of the Natural Environment, achieved through building lot terminations, energy conservation and generation, vegetated wall, and a vegetated roof.

5. Public Art

- a. The Applicant must provide public art on-site, integrated into the overall site design. The public art components must be commensurate in size with the area of the building in which the art will be located.
- b. The Applicant must present final public art concepts to the Art Review Panel for review and comment prior to scheduling the Planning Board hearing for the Site Plan application.
- c. Final detail and design of the public art must be documented on the Certified Site Plan.

6. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

7. Future Coordination for Preliminary and Site Plan

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary or Site Plan:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- d. Implementation of transportation improvements;
- e. Consideration of building-to-street interface to maximize activation and safety;

- f. Focus on energy efficiency in building design features;
- g. Dedication along Georgia Avenue and Colesville Road; and
- h. Traffic Mitigation Agreement.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

- 1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 0.87 acres zoned CR 5.0, C 4.0, R 4.75, H 145T. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

Data Table				
Zone	CR	C	R	H
Subject Property	5.00	4.00	4.75	145T
Sending Property ²	5.00	4.00	4.75	145T
DEVELOPMENT STANDARD (59-4.5.4)	PERMITTED/REQUIRED		APPROVED	
Tract Area	SF	Acres	SF	Acres
Subject Property	n/a	n/a	33,225	0.76
Sending Property	n/a	n/a	4,732	0.11
Total	n/a	n/a	37,957	0.87
Dedications	SF	Acres	SF	Acres
Subject Property	n/a	n/a	2,829	0.06
Sending Property	n/a	n/a	0	0
Total	n/a	n/a	2,829	0.06
Site Area	SF	Acres	SF	Acres
Subject Property	n/a	n/a	30,396	0.70
Sending Property	n/a	n/a	4,732	0.11
Total	n/a	n/a	35,128	0.81

² Parcel I, Part of Lot 15, Block A and Parcel II, Part of Lot 16, Block A on Colesville Road, and half of the 20' alley located behind Parcel I, Lot 15, Block A and Parcel II, Lot 16, Block A (collectively, the Sending Property).

Height (maximum)	Feet		Feet	
Subject Property	145	n/a	130	n/a
Sending Property	145	n/a	As existing	n/a
Total Density (maximum)	SF	FAR	SF	FAR
Subject Property	166,125	5.00	132,900	4.0
Sending Property	23,660	5.00	14,540 ³	3.0
Total	189,785	5.00	147,400	3.88
Total Commercial Density (maximum)	SF	FAR	SF	FAR
Subject Property	132,900	4.00	132,900	4.0
Sending Property	18,928	4.00	14,540 ⁴	3.0
Total	151,828	4.00	147,400	3.88
Total Residential Density (maximum)	SF	FAR	SF	FAR
Subject Property	157,819	4.75	0	0
Sending Property	22,477	4.75	0 ⁵	0
Total	180,296	4.75	0	0
Setbacks - All Properties (minimum)	Feet		Feet	
Street	0	n/a	0	n/a
Side	0	n/a	0	n/a
Public Open Space (minimum)	SF	Acres	SF	Acres
Subject Property	0	0	0	0
Sending Property	0	0	0	0
Total	0	0	0	0
Parking	Minimum	Maximum	Approved in Concept	
Subject Property	90	276	28	

The Application will provide the minimum required number of bicycle parking spaces for hotel guests within the building, which will be determined at the time of Site Plan. The final number of vehicular parking spaces will be determined at Site Plan based on the number of hotel rooms.

Density Transfer

Section 59-4.5.2.B.3 of the Zoning Ordinance provides that density may be averaged over two or more non-contiguous properties in the CR Zone if:

- a. *Each provision under Section 4.5.2.B.2 is satisfied, including:*
 - i. *The properties are under the same site plan or sketch plan; and, if a sketch plan is required, the density averaging must be shown on the sketch plan;*

³ Total existing density to remain on the Sending Property is 9,120 square feet.

⁴ Total commercial density to remain on the Sending Property is 4,388 square feet.

⁵ Total residential density to remain on the Sending Property is 22,477 square feet.

All Sending and Receiving Properties are encompassed by this Sketch Plan Application.

- ii. *The resulting properties are created by the same preliminary subdivision plan or satisfy a phasing plan established by an approved sketch plan;*

All Sending and Receiving Properties are included in this Application and will satisfy the phasing plan approved as part of the Sketch Plan. The Sending Properties also will be referenced in the concurrently filed Preliminary Plan No. 120170040. The Sketch Plan will be constructed in one phase.

- iii. *The maximum total, nonresidential, and residential FAR limits apply to the entire development, not to individual properties;*

As shown on the Sketch Plan Data Summary Table, the density of development on the combined lots does not exceed the total density permitted on separate lots. The entire development, including the Sending Properties and the Subject Property, is limited to a maximum non-residential FAR of 3.88.

- iv. *The total allowed maximum density on a resulting property that is abutting or confronting a property in an Agricultural, Rural Residential, or Residential Detached zone that is vacant or improved with an agricultural or residential use, does not exceed that allowed by the property's zone; and*

This provision is not applicable, as the Property does not abut or confront a property in an Agricultural, Rural Residential, or Residential Detached zone that is vacant or improved with an agricultural or residential use.

- v. *Public benefits are required to be provided under any phasing element of an approved sketch plan.*

The Sketch Plan will be developed in one phase and will provide adequate public benefits.

- b. *The properties are within ¼ mile of each other or in a designated master-planned density transfer area;*

The Sending and Receiving Properties are located within ¼ mile of each other.

- c. *The minimum public benefit points required under Section 4.5.4.A.2 are exceeded by at least 50%; and*

The Sketch Plan will exceed the minimum public benefit points otherwise required by at least 50%.

- d. *The applicable master plan does not specifically prohibit the averaging of density between non-contiguous properties.*

The *Silver Spring CBD Sector Plan* does not prohibit the averaging of density between non-contiguous properties.

2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

The Approved and Adopted Silver Spring Sector Plan is organized around six themes, five of which are applicable to the Sketch Plan, including a transit oriented downtown, commercial downtown, green downtown, civic downtown, and pedestrian friendly downtown.

The Sector Plan identifies Silver Spring as a transportation center where regional train, bus, road and trail systems come together. The Sketch Plan will be less than a mile walking distance from the Silver Spring Metro and from the multi-modal Paul S. Sarbanes Transit Center that includes the MARC commuter rail station, WMATA Metrobus, Montgomery County Ride-On Bus service, and the University of Maryland bus. The future Purple Line stop will be located near the Silver Spring Metro Station. The Sketch Plan is also within walking distance to the proposed Purple Line Station that will be located adjacent to the new Silver Spring Library, approximately 1,530 feet from the site.

Improved and varied community facilities add value to existing businesses and residences in the CBD and help implement one of the Sector Plan's stated Community Goals: "Silver Spring should be an active place with mixed uses attracting people at all times of the day, week and year". The Sector Plan also identifies four specific revitalization areas in the CBD: Ripley, South Silver Spring, Fenton Village and the Core, as vital strategic target areas in which to achieve the public goal of downtown revitalization. The Sector Plan is quite specific throughout its text regarding the Core, which includes the Property, noting its objective "to recreate the Core as the active

center of downtown Silver Spring, ensuring that development contributes to the Sector Plan's vision for downtown Silver Spring". The location of the Property in the Core of the CBD makes it an appropriate candidate for a mixed-use project. The Sketch Plan will help to create a vibrant, more active atmosphere with street level retail. Visitors to the hotel will arrive at all times of the day and night, creating activity at this prominent corner.

The Sketch Plan will contain several "green elements", including a vegetated roof and a vegetated wall. The building's "L" shape plan will frame a third floor courtyard that will contain a green roof to filter rain water from the roofs, as required for stormwater management, as well as the vegetated wall. While not directly accessible for guest use, this space will assure air and light for guest rooms facing the courtyard, as well as an improved view from these rooms and the adjacent Twin Towers apartment complex. In addition, the Sketch Plan is being designed to exceed the energy efficiency standards for its building type by 17.5%, through such features as a highly efficient building envelope system, the main mechanical system will be a VRF system, a Variable Refrigerant Flow system, and energy efficient lighting.

The Sector Plan also includes some very specific Urban Design Guidelines one of which applies to the Property "Redevelopment of the northwest corner of the intersection of Georgia Avenue and Colesville Road should recognize that site's critical visual significance and make safe and attractive connections to the Urban Renewal site and to the Silver Triangle". The hotel recognizes the visual significance of the site by providing a building that carefully addresses the urban context and streetscape. The building design incorporates a two-story base to help establish a pedestrian-friendly scale along the frontages. The retail space provided along both roadways, will also help to activate the sidewalk with more pedestrian activity. The facades include punched windows for hotel guestrooms facing the streets and interior courtyard. The southwest facade along the property line has no windows and rises above the single-story retail buildings on the adjoining site. A mural is planned for this southwest wall. As envisioned, the mural will have an image of importance to Silver Spring and will also serve as a wayfinding marker for the urban context, especially for those approaching from the Metro or Transit Center along Colesville Road, whether by foot or by vehicle.

In addition, the development will make safe attractive connections to the "Core" area, described in the Urban Design Guidelines as the Urban Renewal Site and Silver Triangle. Pedestrian circulation will be greatly enhanced by new sidewalks along both street frontages, replacing the existing substandard sidewalks. Furthermore, the existing curb cuts on Georgia Avenue and Colesville Road will be consolidated into two points of ingress

and egress. The Sketch Plan will provide an entrance ramp into a parking garage and a loading area with "right-in" access from Colesville Road, which has a divided median accommodating traffic in an east-west direction in this area. The addition and enhancement of sidewalks, and the consolidation of four vehicular entrances, will be of immense benefit to the surrounding community, increasing the ease and safety of traversing the frontages of the Property. In addition, the lay-by along Colesville Road, which can accommodate two vehicles, will offer a refuge for guests and visitors to the Property and are intended to prevent congestion along the roadway from those stopping or being dropped off at the hotel. These improvements will help to reduce pedestrian and vehicular conflicts, making for a more "pedestrian-friendly downtown," and will increase the efficiency of vehicular circulation in the area.

3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The building is compatible in height and scale with the existing and pending nearby development in the downtown Silver Spring area. The Sketch Plan achieves compatibility with the building heights and the street edge already established by the surrounding development.

5. *The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Sketch Plan appropriately locates activating pedestrian uses along the Georgia Avenue and Colesville Road frontages. The lobby is located along Colesville Road and retail spaces are located on both Georgia Avenue and Colesville Road. Vehicular access will be from Colesville Road and loading is off Georgia Avenue.

6. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Under Section 59.4.7.1.B, in approving any incentive FAR based on the provision of public benefits, the Planning Board must consider:

1. the recommendations of the applicable master plan;
2. *CR Zone Incentive Density Implementation Guidelines*;
3. any design guidelines adopted for the applicable master plan area;
4. the size and configuration of the site;
5. the relationship of the site to adjacent properties;
6. the presence or lack of similar public benefits nearby; and
7. enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit.

The Planning Board finds that the public benefits proposed by the Applicant as set forth in the following table are appropriate in concept and appropriate for further detailed review. Final determination of public benefit point values will be determined at Site Plan(s).

Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Approved in Concept
59-4.7.3B: Transit Proximity	50	40	40
59-4.7.3C: Connectivity and Mobility			
Minimum Parking	10	10	10
Trip Mitigation	20	10	10
Wayfinding	10	10	10
59-4.7.3E: Quality of Building and Site Design			
Architectural Elevations	20	20	20
Exceptional Design	10	10	10
Public Art	15	15	15
Structured Parking	20	20	20
59-4.7.3F: Protection and Enhancement of the Natural Environment			
BLTs	30	5	5
Energy Conservation and Generation	30	15	10
Vegetated Roof	15	15	15
Vegetated Wall	10	10	10
TOTAL		180	180

Transit Proximity

The Property is located within ¼ mile of the Silver Spring Metro Station, which allows the development to be eligible for Level 1 transit as defined in the Zoning Ordinance. The Planning Board supports 40 points as suggested in the *2015 Commercial/Residential Zones Incentive Density Implementation Guidelines* (CR Guidelines).

Connectivity and Mobility

Minimum Parking: The Applicant requests 10 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site spaces to 10 points for providing no more than the minimum numbers of spaces on site. The maximum allowable number of on-site spaces is 276, and the Applicant is proposing to provide 28 parking spaces. Based on the initial calculation, the Planning Board supports granting 10 points with final parking counts to be determined at Site Plan.

Trip Mitigation: The Applicant will enter into a binding Traffic Mitigation Agreement to reduce the number of weekday morning and evening peak hour trips to the site in excess of any other regulatory requirement and the agreement must result in a reduction of at least 50% for trips attributable to the site. The Planning Board supports the Applicant's request of 10 points.

Way-finding: The Applicant requests 10 points for providing a way-finding system that orients pedestrians and cyclists to transit facilities, downtown Silver Spring, the Silver Spring Library, the nearby Metropolitan Branch Trail, and public open spaces. The Applicant will work the Silver Spring Urban District on the wayfinding signage and placemaking for this development. The Planning Board supports the Applicant's request.

Quality of Building and Site Design

Architectural Elevations: The Applicant requests 10 points for providing architectural elevations as part of the certified site plan showing particular elements in the façade including minimum amount of transparency on the first floor, minimal spacing between operable doors, and design priorities of the applicable master plan or implementing design guidelines. The Sketch Plan includes a two-story base expressing the public functions of the building which in turn support the guestrooms above. The hotel's ground floor level storefront includes tall framed glass areas for retail and hotel lobby spaces. The second floor houses meeting rooms and dining areas that have windows which create a horizontal band of glazing that separates the lower level and the hotel tower. The hotel tower is made of two areas of solid wall with windows that are separated by a vertical slash of glass above the main entrance. The slash of glass is a metaphor for the Silver Spring water coming through the rocks of the original spring. At the top of this glass fissure through the facade will be the hotel's roof terrace for visitors to use and enjoy all the views of downtown Silver Spring. The eleven stories of solid wall areas include a window at each guestroom. There are special treatments of these windows at corners where the glazing is increased. The three main

corners of the building on the streets of Georgia Avenue and Colesville Road are notched back creating a framework for the solid walls, and represent the peeling back or erosion of rock created by the "Silver Spring". The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. The Planning Board supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan.

Exceptional Design: The Applicant requests 10 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 10 points is appropriate for development that meets all of the guideline criteria. The Applicant asserts that the Sketch Plan provides innovative solutions in response to the immediate context; creates a sense of place and serves as a landmark; enhances the public realm in a distinct and original manner; introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way; uses design solutions to make compact infill development living, working and shopping environments more pleasurable and desirable; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. The Planning Board supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan.

Public Art: The Applicant requests 15 points for installing public art on-site. The public art concept will be developed during the Site Plan process and will be presented to the Public Arts Trust Steering Committee. The Applicant asserts that the artwork will meet the goals outlined in the CR Guidelines and the final points will be determined at the time of Site Plan. The Planning Board supports the Applicant's request at this time.

Structured Parking: The Applicant requests 20 points for structured parking for the parking that will be below grade. The Application provides all parking spaces in a below-ground parking garage with final parking counts to be determined at Site Plan. The Planning Board supports 20 points for this benefit.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 5 points for the purchase of BLT easements to be purchased or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided

in Section 59-4.7.3.F of the Zoning Ordinance. The Planning Board supports 5 points for this benefit at this time.

Energy Conservation and Generation: Up to 15 points can be granted for constructing buildings that exceed the energy-efficiency standards for the building type by 17.5% for new building. The Sketch Plan is being designed to exceed the energy efficiency standards for its building type by 17.5%, through such features as a highly efficient building envelope system, the main mechanical system will be a VRF system, a Variable Refrigerant Flow system, and energy efficient lighting. The Applicant anticipates achieving 10 points in this public benefit category with further details and refinement to be provided at the time of Site Plan. The Planning Board supports the Applicant's request.

Vegetated Roof: The Applicant requests 15 points for providing vegetated roofs with a soil depth of at least 4 inches and covering at least 33% of the total roof excluding space for mechanical equipment. The CR Guidelines recommend 7.5 points for development that meets the Zoning Ordinance requirements; with additional points granted if other criteria are met, including: greater coverage, greater soil depth, plant species that provide habitat and native plant species. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated roof criteria. The Planning Board supports the Applicant's request at this time.

Vegetated Roof: The Applicant requests 10 points for the installation and maintenance of a vegetated wall that covers at least 30% of any blank wall or parking garage that is at least 300 square feet in area and visible from a public street or open space. The CR guidelines recommend 5 points for development that meets the requirement and additional points if other criteria are met including: greater percent of coverage, southern or western exposure, plants with varying flowering seasons, and integration into an overall energy or environmental site design program. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated wall criteria. The Planning Board supports the Applicant's request at this time.

7. The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.

The Application will be built in one phase.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; and

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 all binding site development elements shown on the latest version of Sketch Plan No. 320170050, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; 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 ~~NOV 22 2016~~ (which is the date that this Resolution is mailed to all parties of record); and

* * * * *

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 Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-González, and Cichy voting in favor at its regular meeting held on Thursday, November 17, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board