



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

MCPB No. 16-130
 Site Plan No. 81989071B
 Alexander House
 Hearing Date: December 8, 2016

DEC 12 2016

RESOLUTION

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

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on December 19, 1989, the Planning Board approved Site Plan No. 819890710, for a 16-story, 143-foot multi-family residential building with up to 311 dwelling units and 20% MPDUs on 1.48 acres of CBD-2 zoned-land, located at the corner of Second Avenue and Apple Avenue (“Subject Property”), in the Silver Spring CBD Policy Area and Silver Spring CBD Sector Plan (“Sector Plan”) area; and

WHEREAS, on June 12, 2015, the Montgomery County Planning Director administratively approved Site Plan Amendment No. 81989071A to reduce the number of dwelling units from 311 to 300, make exterior modifications, reprogram interior public use space and renovate those spaces, reduce the parking spaces to reflect the relocation and reduction in dwelling units, and revise the distribution of units on the Subject Property—this Amendment was never implemented; and

WHEREAS, on July 18, 2016, the Housing Opportunity Commission of Montgomery County (“Applicant”), filed an application for approval of an amendment to the previously approved site plans to make the following modifications and supersede Site Plan Amendment No. 81989071A:

1. Reduce the total number of dwelling units in Alexander House from 311 to 305 dwelling units. The resulting distribution of units will be 183 market rate units, 47 MPDUs, 31 WHFUs, and 44 other affordable units, as approved by the Department of Housing and Community Affairs.
2. Provide public use space. The original Site Plan included no interior or exterior public use space. This Application includes 6,846 square feet of interior public use space and 4,091 square feet of exterior on-site public use space, accomplished by

Approved as to
 Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Silver Spring, MD 20910 MNCPPC Legal Department Chairman's Office: 301.495.4605 Fax: 301.495.1320

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revising the existing residential patios along Second Avenue and Apple Avenue and adding landscaping. An accessible patio space will be provided. The total amount of public use space provided in this Amendment will be 10,937 square feet, 20.7% of the net lot area.

3. Increase on-site amenity space (indoor and outdoor spaces) from 10,568 square feet (20% of the net lot area) to 30,678 square feet (58% of the net lot area).
4. Update the parking requirements to reflect the new unit count.
5. Make minor modifications to the building exterior, affecting balconies, canopy design, signage, and interior modifications.
6. Make minor modifications to the landscaping at patio areas.
7. Deaccession of the public artwork iron gates and related decorative panels.
8. Enter into leases with third-party operators for the following public facilities in exchange for the deaccessioning of the Watermark sculpture, which the Art Review Panel has reviewed and recommended approval.

a. Documentary Film Non-Project Arts Organization

b. A Media Arts and TV and Broadband Media Non-Profit

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81989017B, Alexander House ("Site Plan," "Amendment," 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 28, 2016, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 8, 2016, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81989071B. All site development elements shown on the latest electronic version of Alexander House, Site Plan No. 81989071B submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and that all findings remain in effect; 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 this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

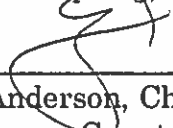
BE IT FURTHER RESOLVED, that the date of this written resolution is DEC 12 2016 (which is the date that this resolution is mailed to all parties of record); and

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 written opinion, 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 Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Thursday, December 8, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board