



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

MCPB No. 16-122
Sketch Plan No. 320170030
The Claiborne
Date of Hearing: November 10, 2016

NOV 29 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 1 2016, 4820 Auburn, LLC (“Applicant”), filed an application for approval of a sketch plan for construction of up to 76,000 square feet of development, including up to 73,200 square feet of residential development and up to 2,800 square feet of non-residential uses on 0.30 acres of CR 3.0: C 1.0, R 2.75, H 90T zoned-land, located at the corner of Norfolk Avenue and Auburn Avenue (“Subject Property”), using density transferred from four sending sites, in the Woodmont Triangle Amendment to the Bethesda CBD Sector Plan (“Sector Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320170030, The Claiborne (“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 October 28, 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 10, 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 as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320170030, The Claiborne, for a maximum of 76,000 square feet of

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

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development on the Subject Property, including up to 73,200 square feet of residential density and up to 2,800 square feet of non-residential uses, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements shown on the Sketch Plan stamped "Received" by M-NCPPC on September 21, 2016, 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 76,000 square feet of total development on the Subject Property. The final distribution of density between residential and non-residential uses, and the maximum number of dwelling units will be determined at Preliminary Plan.

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 residential density to be transferred under this Sketch Plan is measured in gross square feet and will total approximately 23,975 square feet. Final allocation of density will be determined at the time of Site Plan. The Sending Properties will transfer and retain the following square feet of development potential based on the existing zoning:

- a. 4830 Cordell Avenue will be transferring 6,221 SF of residential density and retaining 6,829 SF of density.
- b. 5004 Cordell Avenue will be transferring 2,349 SF of residential density and retaining 3,919 SF of density.
- c. 5001 Wilson Avenue will be transferring 10,164 SF of residential density and retaining 7,455 SF of density.
- d. 5027 Wilson Avenue will be transferring 5,241 SF of residential density and retaining 3,771 SF of density.

¹ For 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.

3. Height

The development is limited to a maximum height of 110 feet, as measured from the building height measuring point.

4. Incentive Density

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 three² 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 2,500 feet of the Bethesda Metro Station;
- b. Connectivity and Mobility, achieved through minimum parking, streetscape improvements, and way-finding;
- c. Diversity of Uses and Activities, achieved through affordable housing;
- d. Quality of Building and Site Design, achieved through architectural elevations, exceptional design, and structured parking; and
- e. Protection and Enhancement of the Natural Environment, achieved through building lot terminations, cool roof, vegetated roof, energy conservation and generation, and a recycling facility plan.

5. Building Design

On the Norfolk Avenue façade, the Applicant must step back the building a minimum of 10 feet over at least 70 percent of the façade above the fourth floor.

6. Streetscape

- a. The Applicant must install the Bethesda streetscape standard, including undergrounding of overhead utilities, along the site frontage.
- b. The Applicant must install the Bethesda streetscape standard, exclusive of undergrounding utilities, along the northeast side of Norfolk Avenue, from the site frontage to Del Ray Avenue, and along the northwest side of Del Ray Avenue from Norfolk Avenue to the edge of the existing building at 8003 Norfolk Avenue.

7. 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.

² Section 59.4.7.3.D.6.a.v. states that a project providing a minimum of 15% MPDUs is permitted to provide one less benefit category than required under Section 59.4.5.4.A.2.

8. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 15% of the total units as Moderately Priced Dwelling Units on the Subject Property. The development must provide MPDUs in accordance with Chapter 25A.

9. 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. Architectural façade step back;
- e. Consideration of building-to-street interface to maximize activation and safety;
- f. Focus on energy efficiency in building design features;
- g. Noise analysis;
- h. Dedication along Auburn Avenue and Norfolk Avenue; and
- i. Coordination with adjacent property owners regarding rooftop treatment and mechanical equipment
- j. 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 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.*

The Sketch Plan meets the general objectives of the CR Zones, as outlined in Section 59-4.5.1.A. Specifically, the development as approved will:

- a) *Implement the recommendations of applicable master plans.*

The Application substantially conforms to the recommendations for the Subject Property included in the Sector Plan. The Subject Property is designated as Block 15, which is recommended for a FAR of 3.0 (not including the MPDU bonus density) and MPDU bonus height up to 110

feet. The Subject Property is in the area of the Woodmont Triangle closest to the Battery Lane Urban Park. The Subject Property also is within the area designated as a Density Transfer Area. The Sketch Plan furthers the following goals as outlined in the *Woodmont Triangle Amendment*:

- *Housing – Provide opportunities to increase the supply of housing to serve a variety of income levels.*

The Sketch Plan will provide approximately 58 units, including a variety of market-rate unit sizes and layouts and 15% MPDUs to facilitate the availability of new housing, in a range of types and rents, within walking distance of the Metro.

- *Small-scale Retail – Provide opportunities to retain existing businesses and expand opportunities for new businesses.*

Using density averaging, the sending properties will remain small-scale developments, while simultaneously allowing for the development of a larger mixed-use project on the Subject Property. Additionally, the Sketch Plan will provide street activating uses, such as ground-floor retail, on both Auburn Avenue and Norfolk Avenue.

- *Safe and Attractive Streets – Focus on improving the safety and character of the existing streets.*

The Sketch Plan will provide streetscape improvements along Auburn Avenue and Norfolk Avenue per the current Bethesda Streetscape Standards

- *Public Amenities – Increase flexibility in providing the public use space through optional method of development by allowing off-site and on-site fulfillment of this requirement, and by identifying a list of priority public amenities.*

The *Woodmont Triangle Amendment* lists priority public use space and amenities for the Woodmont Triangle area, including streetscape improvements. The Application will provide streetscape improvements along the Subject Property frontage as well as the remainder of the Norfolk Avenue block to Del Ray Avenue.

The Sketch Plan conforms to the Sector Plan.

- b) *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

The Sketch Plan will replace the Subject Property's existing low-density commercial development with a higher-density mixed-use building with underground parking to maximize residential development near the Metro. The Application includes ground-floor retail uses, upper level residential units, and residential amenity space. The Application meets the objective of this finding.

- c) *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Application encourages such development by including market-rate residential units in a variety of unit types as well as 15% MPDUs, offering housing opportunities for a range of incomes proximate to the numerous transit options of downtown Bethesda. The non-residential uses on the ground floor will provide commercial services for the residents and surrounding neighborhood. The Sketch Plan facilitates all modes of transit – pedestrian, bicycle, and vehicular – proximate to the Metro and bus service by improving the streetscape. The Application does not propose any parking between the building and the street frontages.

- d) *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Sketch Plan will provide a mix of uses on-site, including new residential development and ground floor retail for small-scale business opportunities with a building height of 110 feet, as allowed in the CR-3.0, C-1.0, R-2.75, H-90T zone. The Sector Plan encourages the transfer of density to retain the smaller-scale commercial and retail developments, while simultaneously allowing for the development of larger mixed-use projects in the Woodmont Triangle area. With density averaging, the Sending Properties will remain small-scale developments, while simultaneously allowing for the development of a larger mixed-use project on the Subject Property. The height and densities included in the Application are compatible with the desired character of the Woodmont Triangle area.

- e) *Integrate an appropriate balance of employment and housing opportunities.*

As recommended in the Sector Plan, the Application provides new residential development through a variety of housing options with both market-rate units and MPDUs in an array of unit sizes that will support the existing retail and non-residential development in the Woodmont Triangle area. The Sketch Plan also provides new ground-floor retail to create a mixed-use development.

- f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Sketch Plan will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit and will exceed the minimum public benefit points by at least 50%, as required for density averaging.

In addition to meeting the general standards of the zone, the data table below demonstrates the Application's conformance to the applicable development standards.

Project Data Table				
Zone	CR	C	R	H
Subject Property	3.00	1.00	2.75	90T
4830 Cordell Avenue	5.00	1.00	5.0	145T
	CRT	C	R	H
5001 Wilson Avenue	2.25	1.5	0.75	35
5027 Wilson Avenue	2.25	1.5	0.75	35
5004 Cordell Avenue	2.25	1.5	0.75	35

DEVELOPMENT STANDARD (59.4.5.4)	PERMITTED/REQUIRED		APPROVED	
Tract Area	SF	Acres	SF	Acres
Subject Property	n/a	n/a	13,100	0.30
4830 Cordell Avenue	n/a	n/a	2,610	0.06
5001 Wilson Avenue	n/a	n/a	13,552	0.31
5027 Wilson Avenue	n/a	n/a	6,988	0.16
5004 Cordell Avenue	n/a	n/a	3,133	0.07
Total	n/a	n/a	39,383	0.90

Dedications	SF	Acres	SF	Acres
Subject Property	n/a	n/a	4,756	0.11
4830 Cordell Avenue	n/a	n/a	171	0.00
5001 Wilson Avenue	n/a	n/a	10,039	0.23
5027 Wilson Avenue	n/a	n/a	4,048	0.09
5004 Cordell Avenue	n/a	n/a	1,351	0.03
Total	n/a	n/a	20,365	0.46
Site Area	SF	Acres	SF	Acres
Subject Property	n/a	n/a	8,344	0.19
4830 Cordell Avenue	n/a	n/a	2,439	0.06
5001 Wilson Avenue	n/a	n/a	3,513	0.08
5027 Wilson Avenue	n/a	n/a	2,940	0.07
5004 Cordell Avenue	n/a	n/a	1,782	0.04
Total	n/a	n/a	19,018	0.44
Total Density (maximum)	SF	FAR	SF	FAR
Subject Property	39,300	3.0	38,825	2.96
4830 Cordell Avenue	13,050	5.0	6,221*	2.38
5001 Wilson Avenue	30,492	2.75	10,164 *	0.75 *
5027 Wilson Avenue	15,723	2.75	5,241 *	0.75 *
5004 Cordell Avenue	7,049	2.75	2,349 *	0.75 *
22% Bonus w/15% MPDUs	13,200	n/a	13,200	n/a
Total	118,814	n/a	76,000	5.8
Total Commercial Density (maximum)	SF	FAR	SF	FAR
Subject Property	13,100	1.0	2,800	0.21
4830 Cordell Avenue	n/a	n/a	n/a	n/a
5001 Wilson Avenue	n/a	n/a	n/a	n/a
5027 Wilson Avenue	n/a	n/a	n/a	n/a
5004 Cordell Avenue	n/a	n/a	n/a	n/a
Total	13,100	n/a	2,800	0.21
Total Residential Density (maximum)	SF	FAR	SF	FAR
Subject Property	36,025	2.75	36,025	2.75
4830 Cordell Avenue	13,050	5.0	6,221	2.38
5001 Wilson Avenue	10,164	0.75	10,164	0.75
5027 Wilson Avenue	5,241	0.75	5,241	0.75
5004 Cordell Avenue	2,349	0.75	2,349	0.75
22% Bonus w/15% MPDUs	13,200	n/a	13,200	n/a
Total	80,029	n/a	73,200	5.59
Height (maximum)	Feet	Feet		

Subject Property	110 ³		100	
4830 Cordell Avenue	145		As existing	
5001 Wilson Avenue	35		As existing	
5027 Wilson Avenue	35		As existing	
5004 Cordell Avenue	35		As existing	
Setbacks - All Properties (minimum)	Feet		Feet	
Street	n/a		TBD Site Plan	TBD Site Plan
Side	n/a		TBD Site Plan	TBD Site Plan
Public Open Space (minimum)	SF	Acres	SF	Acres
Subject Property	0	0	425	0

* These figures represent only the density proposed to be transferred from the "sending sites" to the Subject Property.

2. The Sketch Plan substantially conform with the recommendations of the applicable master plan.

As discussed in Finding 1.a. above, the Application substantially conforms to recommendations of the Sector Plan. The Sketch Plan will increase the supply of housing to serve a variety of income levels, provide opportunities to retain existing businesses and expand opportunities for new businesses, and provide streetscape improvements that improve the safety and character of the existing streets.

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.

As conditioned, the Sketch Plan will result in a building compatible in height and scale with the existing and pending nearby development in the Woodmont Triangle area. At the time the Site Plan is reviewed, the Applicant must provide a step-back

³ Height allowed by Sector Plan if Project provides at least 15% MPDUs. The Project meets the height requirements contained in Section 4.5.2.C Zoning Ordinance for properties zoned CR with a height designation of "T". The "T" designation permits even greater heights on the Subject Property, but the height is limited to 110 feet per the *Woodmont Triangle Amendment*.

of 10-feet over 70% of the building façade to maintain the appearance of a lower scale street wall along Norfolk Avenue and provide a continuous streetscape character for this primary pedestrian link between Veteran’s Park and Battery Lane Urban Park.

From a compatibility perspective, the tower step back is necessary to comply with the goals of the Sector Plan, maintain compatibility with the low-rise scale and main street character, and enhance pedestrian comfort. The Sector Plan clearly highlights Norfolk Avenue as the main street for the Woodmont Triangle District and states that buildings should be stepped back along this street. The step-back is especially important because Norfolk Avenue is primarily framed by one to two-story small retail structures that add visual interest and human-scaled details with fine-grained and varied storefronts. A substantial tower step back is necessary to maintain the appearance of a lower scale street wall along Norfolk Avenue and provide a continuous streetscape character for this primary pedestrian link between Veteran’s Park and Battery Lane Urban Park.

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

The Application provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Sketch Plan appropriately locates activating pedestrian uses along the Norfolk Avenue frontage. Vehicular access and loading will be from Auburn Avenue.

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

The Application includes public benefits that address the general incentive and density considerations required by Section 59.4.7.1.B. The public benefits:

- a. Take into consideration “the recommendations of the applicable master plan” by providing diversity of housing, opportunities to retain existing businesses and expanding opportunities for new businesses, and connectivity improvements;
- b. Meet “the CR Zone Incentive Density Implementation Guidelines” by providing the proper calculations and criteria for each public benefit;
- c. Meet “any design guidelines adopted for the applicable master plan area” by providing streetscape improvements along Auburn Avenue and Norfolk Avenue, which will create an inviting pedestrian environment that will activate the street and support the ground-floor retail included in the Sketch Plan;

- d. Are appropriate for “the size and configuration of the site” by improving the existing configuration of aging existing buildings and providing structured parking;
- e. Adequately address “the relationship of the site to adjacent properties” by designing the building at an appropriate scale for the surroundings with heights that complements the existing character of the area;
- f. Consider “the presence or lack of similar public benefits nearby” through the provision of affordable housing, environmental benefits, pedestrian connections, all of which are currently needed in this area; and
- g. Provide “enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit” which will be developed and assessed during Preliminary and Site Plan reviews.

For the Application, the zoning code requires 150 points in three categories. Although at the time of sketch plan review only the categories need be approved, the Public Benefits Data Table below shows both the categories and points for the public benefits recommended at sketch plan to demonstrate the Sketch Plan’s ability to meet the requirement to provide sufficient benefit points.

Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Approved in Concept
59.4.7.3B: Transit Proximity			
¼ to ½ Mile from Transit	30	30	30
59.4.7.3C: Connectivity and Mobility			
Minimum Parking	10	5	5
Streetscape Improvements	20	20	20
Way-Finding	10	5	5
59.4.7.3D: Diversity of Uses and Activities			
Affordable Housing	No limit	38	38
59.4.7.3E: Quality of Building and Site Design			
Architectural Elevations	20	10	10
Exceptional Design	10	5	5
Structured Parking	20	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment			
BLTs	30	1.4	1.4
Cool Roof	10	10	10
Energy Conservation and Generation	15	5	5
Vegetated Roof	15	7.5	7.5
Recycling Facility Plan	10	7.5	7.5

TOTAL	164
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Transit Proximity

The Subject Property is located within one ½ mile of the Bethesda Metro Station, which allows the development to be eligible for Level 1 transit as defined in the Zoning Ordinance. At this time, the Planning Board supports 30 points as suggested in the *2012 Commercial/Residential Zones Incentive Density Implementation Guidelines* (CR Guidelines).

Connectivity and Mobility

Minimum Parking: The Applicant requests 5 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. At this time, the Planning Board supports granting 5 points.

Streetscape Improvements: The Applicant requests 20 points for proposed streetscape improvements along the remainder of Norfolk Avenue to Del Ray Avenue in addition to the required streetscape improvements along the Subject Property frontage. At this time, the Planning Board supports granting 20 points in this public benefit category.

Way-Finding: The Applicant requests 5 points for providing wayfinding signs within the Woodmont Triangle area. Such wayfinding is envisioned to help orient pedestrians and bicyclists toward transit facilities and other public amenities. At this time, the Planning Board supports granting 5 points in this public benefit category.

Diversity of Uses and Activities

Affordable Housing: The Applicant requests 38 points for providing 15% of the multi-family units as MPDUs. The incentive density points for MPDUs are calculated as a percentage of the total number of dwelling units (assuming 58 multi-family units). The Applicant's initial estimate of providing 9 MPDUs yields 38 points. Final number of MPDU units to be determined at Site Plan. At this time, the Planning Board supports the Applicant's request.

Quality of Building and Site Design

Architectural Elevations: The Applicant requests 10 points for providing a building that contains a masonry base and contemporary façade above the fourth floor. This design treatment is intended to help relate the building to the rest of the block as well as the pedestrian realm and provide a step back above this base. At this time, the Planning Board supports the Applicant's request for 10 points if the step back is substantial enough to provide the horizontal datum line above the four-story base. Further details and refinement to be provided at the time of Site Plan.

Exceptional Design: The Applicant requests 5 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 5 points is appropriate for development that meets at least four of the guideline criteria. The Applicant asserts that the Application 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 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. At this time, the Planning Board supports the Applicant's request with further details and refinement to be provided at the time of Site Plan.

Structured Parking: The Applicant requests 20 points for providing structured parking in a below-grade parking structure. At this time, the Planning Board supports this request.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 1.4 points for the purchase of BLT easements 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. At this time, the Planning Board supports 1.4 points for this.

Energy Conservation and Generation: The Applicant requests 5 points for providing a project that exceeds the energy efficiency standards for new buildings by 2.5% through high efficiency mechanical, electrical, and plumbing systems. Further refinement will be determined at the time of Site Plan, and the Planning Board supports 5 points for this benefit at this time.

Cool Roof: The Applicant requests 10 points for providing a cool roof with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum of SRI of 25 for slopes above 2:12, for a site less than 1 acre in size, thus achieving 10 points in this public benefit category. The final layout is determined at the time of Site Plan, and the Planning Board supports 10 points for this benefit at this time.

Vegetated Roof: The Applicant requests 7.5 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. At this time, the Planning Board supports the Applicant's request.

Recycling Facility Plan: The Applicant requests 7.5 points for providing a recycling facility plan. The final details of this plan will be determined at the time of Site Plan, and the Planning Board supports 7.5 points for this benefit 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 project 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 of the plans for Sketch Plan No. 320170030, The Claiborne, stamped received by M-NCPPC on September 21, 2016, are required except as modified herein; 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 29 2016 (which is the date that this Resolution is mailed to all parties of record).

* * * * *

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



Casey Anderson, Chair
Montgomery County Planning Board