






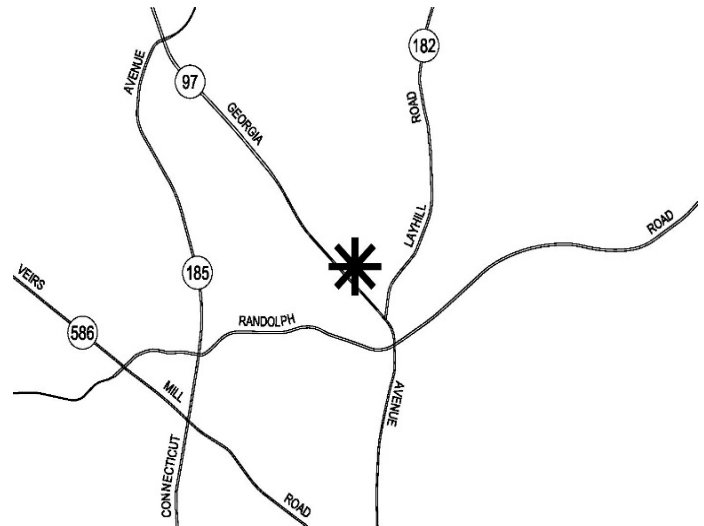
Glenmont Metrocenter Preliminary Plan Amendment No.12013008A and Glenmont Metrocenter Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A

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Staff Report Date: 2/15/2018

Description

- Limited Preliminary Plan Amendment to amend a condition to provide flexibility regarding the location and provision of 4,000 square feet of retail on site;
- Limited Site Plan Amendment with no change to the overall approved number of residential units (up to 260 units);
- Revisions to the parking count to reflect reconfiguration of the garage and courtyards within the same block, updates to the open space, landscape, Final Forest Conservation Plan and Stormwater Management Concept Plan to coordinate with the building change, minor site and architecture modifications, and revisions to a condition that requires removal of buildings within the stream valley buffer by a certain date;
- Location: Glenallan Avenue between Georgia Avenue and Layhill Road;
- Size: Preliminary Plan is for 30.93 acres, while the Site Plan Application is on 7.52 acres of the 30.93 acres;
- Zone: CR-2.0, C-0.25, R-2.0, H-120;
- Applicant: Layhill Investment Associates LLC;
- Acceptance Date: September 27, 2017 for the Site Plan Amendment and December 22, 2017 for the Preliminary Plan Amendment;
- Review Basis: Chapter 50, the Subdivision Regulations, and Chapter 59, of the 2004 Zoning Ordinance.



Summary

- Staff recommends approval of the Limited Preliminary Plan Amendment and Limited Site Plan Amendment with conditions.
- The proposal will deliver the first new apartment building near the Glenmont Metro Station and a large portion of the central open space for the overall site.
- Pursuant to the grandfathering provisions of Section 7.7.1.B of the Zoning Ordinance, Staff reviewed these Applications under the TS-R provisions of the Zoning Ordinance in effect on October 29, 2014.
- Staff has not received correspondence regarding these applications.

EXECUTIVE SUMMARY

Preliminary Plan

Preliminary Plan Amendment No 12013008A, Glenmont Metrocenter proposes to amend Condition Nos. 37 and 38 of Preliminary Plan No 120130080 to allow added flexibility regarding the provision and location of 4,000 square feet of retail within Building D (Site Plan Phase 1.2).

Site Plan

Site Plan Amendment No. 82015012A, Glenmont Metrocenter Phase 1.2/1.3 proposes no change to the overall approved number of units, with up to 260 multifamily apartment units, 46 townhouse units, and up to 4,000 square feet of retail space. This amendment includes revisions to the parking count to reflect the reconfiguration of the garage and courtyards within the same block, updates to the Public Use and Active and Passive Recreation areas, landscape plan, Final Forest Conservation Plan and Stormwater Management Concept Plan to coordinate with the proposed building changes, as well as site and architecture modifications. The Applicant also proposes to amend Condition No. 6 of Site Plan No. 820150120, which stipulated triggers for tearing down buildings within the Stream Valley Buffer (SVB). The Applicant is requesting additional flexibility in the demolition schedule.

RECOMMENDATION AND CONDITIONS

Preliminary Plan Amendment No. 12013008A

Staff recommends approval of Preliminary Plan Amendment No. 12013008A, subject to the conditions listed below. All development elements shown on the latest electronic version of Preliminary Plan Amendment No. 12013008A submitted via ePlans as of the date of this Staff Report are required. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein by the following conditions:

Condition Nos. 37 and 38 of the approved Preliminary Plan No. 120130080 are modified as follows (see Attachment 6 for the Phasing Diagram):

37. The Preliminary Plan will remain valid for one hundred and twenty-one (121) months from the date of mailing of the ~~Planning Board Resolution for this Planning Board action~~ original Planning Board Resolution (October 10, 2013). Record plats may be recorded in stages based upon the following schedule:

- Stage I {expires 61 months from the date of mailing of the original Planning Board Resolution (October 10, 2013): 485 residential units and ~~a minimum of up to~~ 4,000 square feet commercial uses in Building D (Phase 1.2). The amount of commercial uses in Stage 1 may be increased consistent with the approved Development Plan if approved at Site Plan. The Applicant must make a reasonable effort to lease the 4,000 square feet of floor area to retail uses as stated in the approved Preliminary Plan No. 120130080. If all or a portion of the 4,000 square feet of retail space has not been leased by the issuance of the final Use and Occupancy Permit for the third building increment (or the second to last building increment to be occupied), the Applicant may convert up to 3,000 square feet of the retail space into residential units. (See Attachment 5 or Key Plan on Sheet 09-BARCH-82015012A of the Certified Preliminary

Plan for building increments.) A minimum of 1,000 square feet of floor area located at the street level in the southwest corner of the building along Glenallan Avenue must be used for street activating use(s). Any conversion of the retail space must not increase the total number of units beyond the maximum 260 residential units for Phase 1.2, as approved in the Preliminary Plan No. 120130080.

- Stage II {expires 121 months from the date of mailing of the original Planning Board Resolution (October 10, 2013): 1,065 residential units and up to 86,000 square feet of commercial uses.

Prior to the expiration period, the final record plat for all remaining lots within each stage must be recorded, or a request for extension must be filed.

38. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred and forty-five (145) months from the date of mailing of the ~~Planning Board Resolution for this Planning Board action~~ original Planning Board Resolution (October 10, 2013), based upon the following staging schedule:

- Stage I {expires 85 months from the date of the original Planning Board Resolution (October 10, 2013): Issuance of building permits for 485 residential units and a ~~minimum of up to~~ 4,000 square feet commercial uses in Building D (Phase 1.2). The amount of commercial uses in Stage 1 may be increased consistent with the approved Development Plan if approved at Site Plan. The Applicant must make a reasonable effort to lease the 4,000 square feet of floor area to retail uses as stated in the approved Preliminary Plan No. 120130080. If all or a portion of the 4,000 square feet of retail space has not been leased by the issuance of the final Use and Occupancy Permit for the third building increment (or the second to last building increment to be occupied), the Applicant may convert up to 3,000 square feet of the retail space into residential units. (See Key Plan on Sheet 09-BARCH-82015012A of the Certified Preliminary Plan for building increments.) A minimum of 1,000 square feet of floor area located at the street level in the southwest corner of the building along Glenallan Avenue must be used for street activating use(s). Any conversion of the retail space must not increase the total number of units beyond the maximum 260 residential units for Phase 1.2, as approved in the Preliminary Plan No. 120130080.
- Stage II {expires 145 months from the date of mailing of the original Planning Board Resolution (October 10, 2013): Issuance of building permits for remaining 1,065 residential units and up to 86,000 square feet of commercial uses.

Site Plan Amendment No. 82015012A

Staff recommends approval of the Site Plan Amendment No. 82015010A, subject to the conditions listed below. All development elements shown on the latest electronic version of Site Plan Amendment No. 82015012A submitted via ePlans as of the date of this Staff Report are required. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein by the following conditions:

Condition Nos. 6 and 20 of the approved Site Plan No. 820150120 are modified as follows (see Attachment 6 for the Phasing Diagram):

~~6. All existing buildings and related parking lot and other improvements within the stream valley buffer must be removed either before September 26, 2020, or prior to the issuance of any building permits for the units in the next phase of development as reflected in the site plan application that is approved by the Planning Board immediately following this approval, whichever comes first. The sequence of development of Phases 1.4, 2.1 and 2.2 is flexible, but the required removal of the buildings, parking and other improvements within the Stream Valley Buffer must be accomplished in accordance with the following requirements:~~

- If the next phase of development after 1.2/1.3 is commercial space/residential units in either Phase 2.1 or Phase 2.2, then the southernmost existing building in the Stream Valley Buffer (Building C) and the adjacent road (Road C) must be removed from the Stream Valley Buffer prior to the issuance of building permits for either Phase 2.1 or Phase 2.2, as applicable.
- If the commercial space/residential units of both Phase 2.1 and Phase 2.2 are developed prior to Phase 1.4, then both the remaining buildings in the Stream Valley Buffer (Buildings A and B) and the associated parking and other improvements are to be removed prior to the issuance of building permits for the later to develop of Phase 2.1 or Phase 2.2.
- In any event, all the existing buildings and related parking lot and other improvements within the Stream Valley Buffer must be removed prior to the issuance of any building permits for Phase 1.4, whether it is developed prior to or after Phases 2.1 and 2.2.

20. Certified Site Plan

The Certified Site Plan must include the following revisions and/or information subject to Staff review and approval:

- a. Include the Stormwater Management Concept approval letter, development program, and all current and previous Planning Board approval resolutions.
- b. Modify data table to reflect development standards approved by the Planning Board.
- c. Ensure consistency of all details throughout the certified set.
- d. Include details of the trail and other recreation amenities in the stream buffer area as required by the condition of approval number 6 at the beginning of this report.
- e. Show details of site furniture and recreation in open space areas.
- f. Update all floor plans to show the location of 4,000 square feet of retail.
- g. Include a drawing that clearly articulates the allocated Public Use Space, Active and Passive Recreation Areas, and Tree Save Areas.
- h. Update the Development Program Tables to coordinate with the submitted drawings.

SITE DESCRIPTION

Site and Vicinity

The Glenmont Metrocenter Property (Subject Property, shown in yellow on Figure 1) is bounded by Georgia Avenue to the west, Layhill Road to the east, Glenallan Avenue to the south, and the WMATA maintenance yard to the north. The Glenmont Metro Station is directly across Glenallan Avenue. The Subject Property was developed during the 1960s with an apartment complex called Privacy World. The 30.93-acre property consists of Lots 1 through 49 and Parcels A, B and C, Block 1 in the Glenmont Mews Subdivision, and Parcels A, B, C, E, F, and G in the Glenmont Park Subdivision. The Subject Property is in the 2013 *Glenmont Sector Plan* (Sector Plan) and was rezoned CR-2.0, C-0.25, R-2.0, H-120 with the adoption of the Sector Plan.

The entire property is being redeveloped in phases. The Applicant has constructed approximately half of the 171 townhouses as a part of Phase 1.1. The entrance off Layhill Road has been built and the 10-foot wide sidewalk along Glenallan Avenue has been constructed as well. Site Plan Phase 1.2 & 1.3 (shown in red on Figure 1) is located on the north side of Glenallan Avenue between Georgia Avenue and Layhill Road. It is a 7.5-acre part of the larger 30.93-acre tract, which is being developed in phases. Site Plan Phase 1.2 & 1.3 is bounded by the WMATA rail yard to the north; the earlier phase 1.1 townhouse development to the east; the remaining existing Privacy World garden multifamily units to the west; and Georgia Avenue Baptist Church and Glenmont Metro station's garage and Kiss-n-Ride entrances to the south across Glenallan Avenue.

Site Plan Phase 1.2 & 1.3 is part of Parcel B of Glenmont Park, zoned CR-2.0, C-0.25, R-2.0, H-120. However, the Development Plan for this project was approved under the entire tract's previous zoning, TS-R. Therefore, the Preliminary Plan Amendment and the Site Plan Amendment are being reviewed under the standards of the TS-R Zone.



Figure 1: Vicinity Map. Phase 1.2 & 1.3 are shown in red and the entire 30.93-acre Subject Property is shown in yellow



Figure 2: Phasing Diagram for the Subject Property

Previous Approvals

Local Map Amendment

On June 15, 2012, the County Council approved Local Map Amendments G-862 and G-863 to rezone the entire 30.93-acre Tract to the TS-R Zone. The Development Plan allowed up to 1,550 dwelling units including townhouses, low-rise and mid-rise multifamily buildings, some with retail, live/work units, and up to 90,000 square feet of retail. At the time, the Applicant anticipated that if the full 1,550 units were built, the breakdown of unit types would be 190 to 250 townhouses and 1,300 to 1,360 multifamily units, resulting in an overall residential density of up to 50.1 dwelling units per acre, including a 19.3 percent moderately priced dwelling unit (MPDU) bonus, which is just under the maximum residential density recommended in the 1997 Sector Plan.

Preliminary Plan

On September 26, 2013, the Planning Board approved Preliminary Plan No. 120130080 by Resolution MCPB No. 13-129 to allow the development of up to 1,325 multifamily units, 225 townhouse units, and up to 90,000 square feet of commercial uses on the 30.93-acre property. The Preliminary Plan also outlined the project's phasing.

Site Plan for Phase 1.1

On March 26, 2014, the Planning Board approved Site Plan 820130270 by Resolution No. MCPB 14-08 for 171 townhouse units in Phase 1.1.

Site Plan for Phase 1.2/1.3

On December 17, 2015, the Planning Board Approved Site Plan 820150120 by Resolution No. MCPB 15-08. Phase 1.2 was approved for up to 260 multi-family dwelling units, including 33 MPDU's and 4,000 square feet of retail. Phase 1.3 was approved for up to 46 townhouses, including 6 MPDU's.

Environment

Environmental Guidelines

The Subject Property is currently developed with garden style multifamily buildings, parking lots and related infrastructure. As depicted on Natural Resource Inventory/Forest Stand Delineation No. 420121220 approved on February 23, 2012, the property contains 582 linear feet of stream with associated steep slopes and 0.13 acres of wetlands. It is within the Northwest Branch watershed – a Use IV¹ watershed and is not located in a Special Protection Area. The stream, steep slopes, and wetlands are all within a stream valley buffer (SVB).

Forest Conservation

This Site Plan is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). A Preliminary Forest Conservation Plan (PFCP) was approved for the entire Property with Preliminary Plan No. 120130080, showing areas of forest preservation and planting. A Final Forest Conservation Plan (FFCP) was approved for Phase 1.1 (Site Plan No. 820130270). It included preservation of 2.10 acres of existing forest and planting of 0.68 acres of landscape credit. Site Plan No. 820150120 included an FFCP for Phases 1.2 and 1.3 and included 0.48 acres of forest planting and 0.16 acres of landscape credit.

An Amended Final Forest Conservation Plan was submitted with the Site Plan Amendment No. 82015012A to change the locations of trees planted for landscape credit to fit with the new building configuration.



Figure 3: Location of the Stream Valley Buffer

¹ Use IV - Waters that are capable of holding or supporting adult trout for put and take fishing, and that are managed as a special fishery by periodic stocking and seasonal catching (cold or warm waters).

PROPOSED PRELIMINARY PLAN AMENDMENT

The proposed amendment includes the following modifications to the currently approved Preliminary Plan No. 120130080:

- **Amend conditions #37 & 38 of Preliminary Plan No 120130080 to allow added flexibility regarding the provision and location of 4,000 square feet of retail within Building D (Site Plan Phase 1.2).**

At the time of the Preliminary Plan approval 120130080, the Planning Board required 4,000 square feet of retail in Building D (Phase 1.2). The Applicant has discussed this required retail space with potential tenants, apartment operators and Staff. The Applicant has informed Staff that the viability of this 4,000 square feet of retail is questionable. The retail is located away from Georgia Avenue, with no dedicated parking. If located in Building D, it will have to be built prior to the remainder of the retail (86,000 square feet) and will be difficult to lease until a critical mass of retail storefronts is in place on the Subject Property. The Applicant is requesting flexibility for converting this 4,000 square feet of retail space into residential uses, if the Applicant is unable to find a suitable retail tenant by the time of occupancy of the apartment building, as outlined in the proposed changes to Condition Nos. 37 and 38. The total 90,000 square feet of retail approved for the Subject Property will not change. Staff has proposed revisions to Condition Nos. 37 and 38 such that if the Applicant is not able to secure a retail tenant, the Applicant may convert up to 3,000 square feet into residential units at the time of occupancy, and the remaining 1,000 square feet may be replaced with an active amenity space for the residents such as a fitness room, common space or bike parking with a door leading to the Public Use Space. This will still provide an activating use along the Public Use Space and Glenallan Avenue at the building's southwest corner, while granting the Applicant the desired flexibility for retail provision and location on the Subject Property.

SITE PLAN PROPOSED AMENDMENT

The proposed amendment includes the following modifications to the currently approved Site Plan 820150120:

- **Relocation of garage and site pool complex.**

A new builder and architect have been brought on by the Applicant to develop Building D. The new team has examined the existing approved drawings and proposed some changes to the parking garage and courtyard configuration. The parking garage has been relocated from the eastern side to the middle of the block. The access to the garage has been moved from Macaulay Street to Auden Drive to be more centrally located for the building's residents. By moving the garage to the middle, two courtyards have been created. One is the "active courtyard" with the pool and the second is the "passive courtyard" with landscaping. The creation of two courtyards also enables the Applicant to have more units with internal courtyard views, which are more marketable.

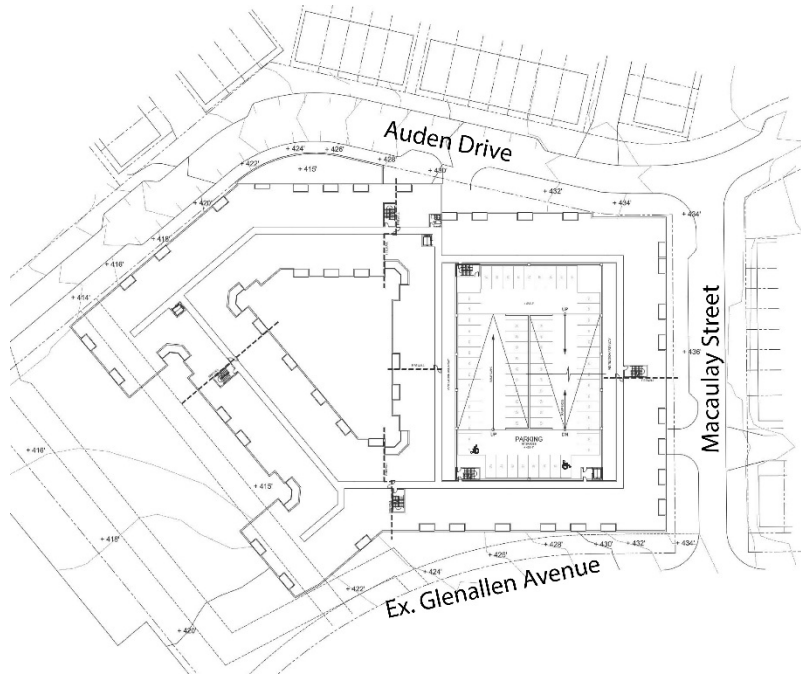


Figure 4: Previously approved building layout per Site Plan Application 120130080

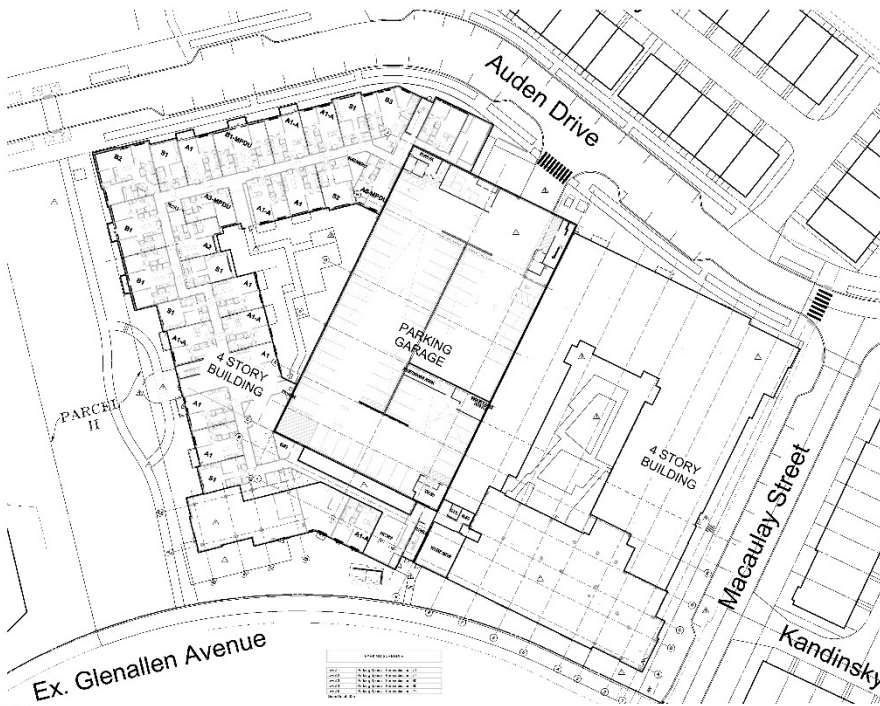


Figure 5: Proposed building layout per Site Plan Amendment 12013008A

- **Updates to the parking count, both in the garage and on-street, to coordinate with the new garage configuration for the apartment building.**

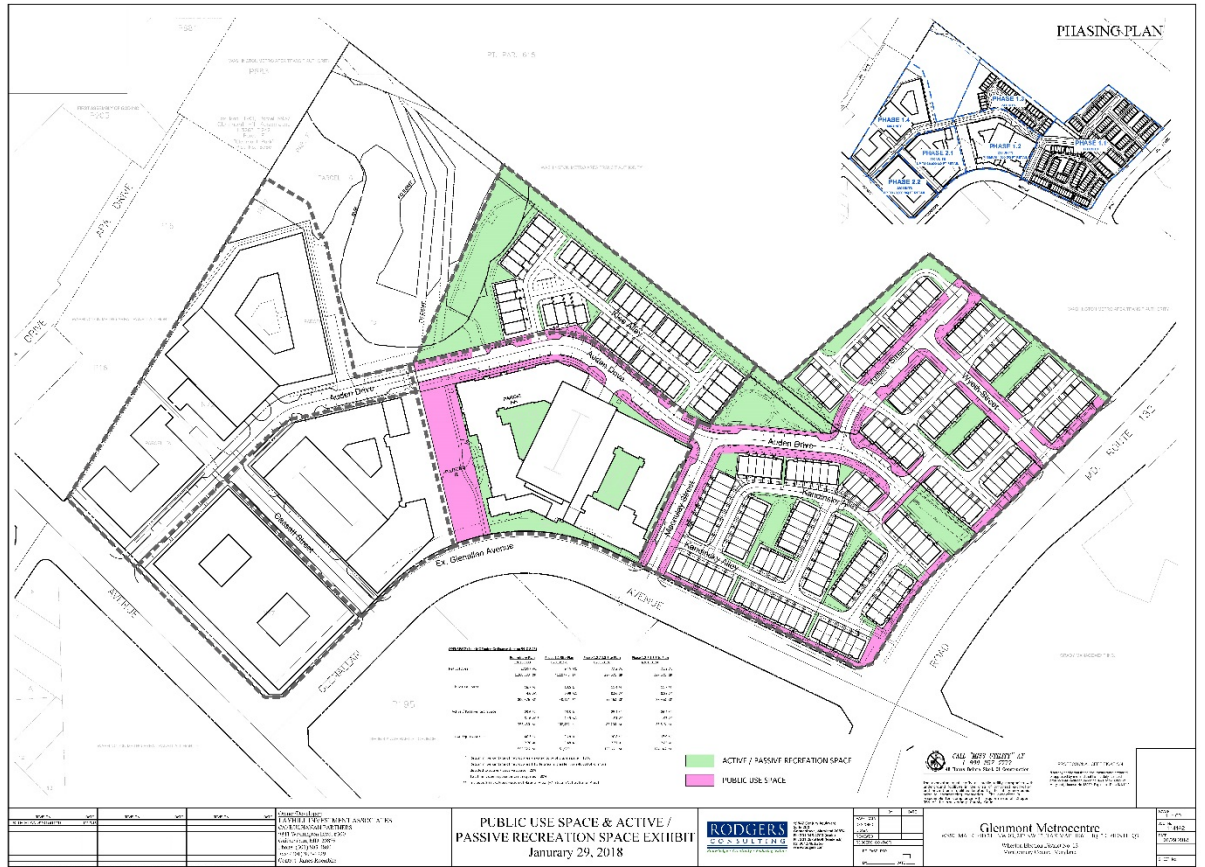
Due to the new garage location and design, the parking count has been adjusted slightly. Three hundred and thirty-five (335) parking spaces will be provided within the structured parking garage, which exceeds the minimum required per the Zoning Ordinance (331 spaces). An additional 22 parking spaces will be provided on-street, for a total of 357 spaces. The original Site Plan approval included 340 structured parking spaces and 24 on-street spaces for a total of 364 spaces. A majority of the garage will continue to be lined with units. A small portion of the garage will be exposed to one of the courtyards and another small portion will be exposed to the street along Auden Drive. The Applicant will screen the courtyard with landscaping and screen the garage along Auden Drive with a metal panel screening system.



Figure 6: Proposed building elevation and garage screening along Auden Drive

- **Updates to the allocation of Public Use Space and Active and Passive Recreation Space for Site Plan Phase 1.2 and 1.3 to coordinate with the new garage and apartment building footprint.**

The Applicant has updated the Public Use Space and Active and Passive Recreation Space calculations to coordinate with the updated apartment building and garage footprint. The diagram and the comparative table can be found under Figure 7. The Applicant continues to meet the minimum 10% Public Use Space requirement and the minimum 25% Active and Passive Recreation Space requirements. In fact, the changes have resulted in a nominal increase for both these categories. As the Applicant continues to develop future phases of the overall site, similar allocation diagrams and calculations will be reviewed for subsequent site plan applications.



OPENSOURCE: (per MC Zoning Ordinance Section 59-C-8.43)

	Preliminary Plan 120130080	Phase 1.1 Site Plan 820130270	Phase 1.2 / 1.3 Site Plan 820150120	Phase 1.2 / 1.3 Site Plan 82015012A
Net Lot Area =	27.557 AC. 1,200,383 SF	9.46 AC. 412,077.6 SF	7.52 AC. 327,571 SF	7.52 AC. 327,571 SF
Public Use Space	16.7 % 4.6 AC. 200,376 SF	10.5 % 0.99 AC. 43,124 SF	11.4 % 0.86 AC. 37,462 SF	11.7 % 0.88 AC. 38,333 SF
Active / Passive Rec. Space	29.6 % 8.16 AC.** 355,450 SF	26.3 % 2.49 AC. 108,464 SF	25.4 % 1.91 AC. 83,200 SF	26.2 % 1.97 AC. 85,813 SF
Total Openspace =	46.3 % 12.76 AC. 555,826 SF	36.8 % 3.48 AC. 151,589 SF	36.8 % 2.77 AC. 120,661 SF	37.9 % 2.85 AC. 124,146 SF

- Req. min. percentage of net lot area devoted to public use space = 10%.
- Req. min. percentage of net lot area (if site area is greater than 40,000 SF or more) devoted to active / passive space = 25%.
- Total min. open space percent required = 30%.
- ** Includes 3.33 ac. Preservation of Natural Area. (+/- Stream Valley Buffer Area)

Figure 7: Public Use Space and Active and Passive Recreation Space Diagram and Tabulations

- **Miscellaneous site and architecture modifications.**

The new builder and architect team have proposed a new architectural vocabulary for Building D. This has led to changes in the architectural elevations and alterations to the building footprint. The changes do not substantially alter the character and functioning of the originally approved project.



Figure 8: Previously approved building elevation along the Public Use Space per Site Plan Application 120130080



Figure 9: Proposed building elevation along the Public Open Use per Site Plan Amendment 12013008A

- **Landscape and Forest Conservation Plan updates to coordinate with building change.**

An Amended Final Forest Conservation Plan was submitted with the Site Plan Amendment No. 82015012A to change the locations of trees planted for landscape credit to fit with the new building configuration. Changes have been made in the landscape plans to coordinate with the amended FFCP and the reconfigured building and garage footprints.

- **Updates to the Stormwater Management Concept to coordinate with the changes to the layout of Building D.**

The SWM concept was updated to coordinate with the new architecture, courtyards and landscape. The Montgomery County Department of Permitting Services (MCDPS) reviewed and approved the new Stormwater Concept in a letter dated October 12, 2017.

- **Revise Condition #6 of site plan Resolution 15-148, to amend the specific time requirement of demolition of buildings in the Stream Valley Buffer by September 2020.**

The SVB currently includes four buildings (one of them partially within the SVB) and associated parking and circulation. Ultimately, the Applicant proposes to remove all four buildings and

structures within the SVB and plant the buffer with forest. Site Plan No. 820150120 showed the removal of one of the buildings and the Planning Board's approval included a condition requiring the removal of the remaining three buildings by September 26, 2020:

6. "All existing buildings and related parking lot and other improvements within the stream valley buffer must be removed before September 26, 2020 or prior to the issuance of any building permits for the units in the next phase of development as reflected in the Site Plan application that is approved by the Planning Board immediately following this approval, whichever comes first."

The Applicant has proposed to amend Condition No. 6 to allow for additional flexibility to accommodate both market conditions and the fact that the remaining phases may not be developed in numeric order. The older apartment buildings remaining on site are occupied and are part of the economic viability of the overall development.

NOTICING AND COMMUNITY OUTREACH

A notice regarding the Site Plan Amendment was sent to all parties of record by the Applicant on September 29, 2017. A notice regarding the Preliminary Plan Amendment was sent to all parties of record by the Applicant on December 22, 2017. The notices gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2. Staff has not received correspondence regarding the proposed amendments.

ANALYSIS AND FINDINGS

Section 7.7.1.B.3.a. of the Zoning Ordinance allows for an Applicant to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment: (i) does not increase the approved density or building height unless allowed under Section 7.7.1.C; (ii) either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the Amendment or the permit is submitted; and (iii) does not increase the tract area. The Application complies with this section and accordingly, the Applicant seeks to amend the Preliminary Plan and Site Plan approvals under the standards of Section 59-C-8.4 of the Zoning Ordinance in effect on October 29, 2014.

Preliminary Plan Findings

The proposed amendment remains in conformance with the Subdivision Regulations, Environmental Regulations, the development standards of the zone, the 2013 *Glenmont Sector Plan*, and the original Planning Board findings of approval. Further, the proposed amendment will not affect the compatibility of the development with respect to the surrounding neighborhood. All previous conditions and findings remain in full force and effect, except as modified herein.

Site Plan Findings

Section 7.7.1.B.1 of the current Zoning Ordinance allows plans submitted prior to October 29, 2014 to be reviewed in accordance with the zoning regulations in effect on October 20, 2014. Since the Development Plan for this project was approved on June 15, 2012, this Site Plan application is reviewed under the provisions of Section 59-D-3 of the previous Zoning Ordinance.

Section 59-D-3.4. (c) of the previous Zoning Ordinance states that the Planning Board, in reaching its decision, must require 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;*

Development Plan Textual Binding Elements

Required	Proposed
<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 proposed Site Plan Amendment is consistent with the layout of buildings, streets/blocks, and building types as depicted on the approved Development Plan, Preliminary Plan and Previous Site Plan approval.</p>
<p>2. The total number of units on the property for Stage 1 and Stage 2 combined shall not exceed 1,550 dwelling units including MPDUs. Stage 1 shall include 12.5% MPDUs.</p>	<p>The proposed Site Plan Amendment includes the same number of units as was approved in the original Site Plan Application: 306 units (46 townhouse and 260 multifamily units) with 12.5% MPDUs.</p> <p>The approved Phase 1.1 development was for 171 townhouse units with 12.5% MPDUs.</p> <p>If approved, there will be up to 477 new units on the Property.</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>This binding element will be further addressed at the start of Stage 2. In the meanwhile, construction of the grade separated interchange at Randolph Road and Georgia Avenue is underway.</p>

Required	Proposed
5. No building shall exceed 7 stories or 85 feet as measured pursuant to the Montgomery County Zoning Ordinance.	The maximum height for the multifamily building is 85 feet or 7 stories and the maximum height for the townhouse is 50 feet.
6. All private roads shall meet the Montgomery County standards required for emergency vehicle access.	At the time of approval of the original Site Plan, Montgomery County Department of Fire and Rescue confirmed that all private roads will meet County standards for emergency vehicle access. The Applicant is not proposing any changes to the private roads as a part of this amendment.
7. No structures or impervious surfaces shall be located within the Environmental Buffer.	In each relevant development phase, the Applicant is incrementally removing the impervious surface in the Environmental buffer. The Applicant has requested some flexibility regarding the building removal process, but no impervious surfaces will be within the Environmental Buffer by the completion of the last phase.
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.	The development of the property is still in Stage 1; the proposed density in Phase 1.2 and 1.3 is 40.69 units per acre.
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.	The proposed phasing is as approved in the Preliminary Plan of approval.
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.	This binding element was satisfied with the approval of the Preliminary Plan.

Development Plan Binding Design Principles

Required	Proposed
<p>1. Pedestrian Oriented Streets</p> <ul style="list-style-type: none"> The neighborhood street system shall be continuous and interconnected where practical. 	<p>The proposed development provides an internal network of walkable streets in a grid pattern, defining the Development Blocks and creating short blocks to emphasize pedestrian use and street</p>

Required	Proposed
<ul style="list-style-type: none"> • 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 to Metro. • All streets 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 placed in a continuous lawn panel, landscaped panel or in tree pits. 	<p>character. The proposed streets are convenient and attractive for pedestrian and bicycle circulation. The proposed internal streets will have on-street parking, street trees, and a sidewalk system that provides connectivity within the Property and to the perimeter sidewalks, bike path systems, and the adjacent Metro Station. All streets will have a minimum five-foot wide sidewalk dimension, a street tree zone separating the sidewalk from the 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 central public use space for the enjoyment of residents and the greater Glenmont community shall be located between Blocks B & D. The space will contain a variety of seating opportunities, passive recreation opportunities, a multi-use lawn area and a focal design element. • 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>The Applicant is proposing .88 acres (11.7% of net lot area for Phase 1.2 & 1.3) of Public Use Space, which includes a .5-acre interim planned civic space between Block B/Phase 2.1 & Block D/Phase 1.2. The interim space will be enlarged and further improved when Block B/Phase 2.1 is developed. Some Public Use Space is also being provided as public walks along Auden Drive.</p> <p>The Applicant is proposing 1.97 acres of Active and Passive Recreation Space (26.2% of net lot area for Phase 1.2 & 1.3), provided in the courtyards within Block D/Phase 1.2, and green areas abutting the surrounding streets and the Public Use Space.</p> <p>There is a tot lot and an open area approved in Phase 1.1, between Blocks F, G and H. Additional amenities dispersed throughout the property include seating areas, open areas, and bicycle and pedestrian circulation systems. Recreation will also be provided in the Stream Valley Buffer area.</p>
<p>3. Architectural Elements</p> <ul style="list-style-type: none"> • Building front entrance(s) shall front onto the street(s). 	<p>Both the townhouses and the multifamily building front along Auden Drive. Similar to some of the townhouses approved in Phase 1.1, the townhouses in the rear of the development do not have front entrances on a street since the townhouse section is</p>

Required	Proposed
<ul style="list-style-type: none"> Special architectural treatments shall occur at the terminus of vistas or defined view along a street. Garage access for townhouse units shall primarily be rear-loaded and served by alleys. 	<p>laid out as a system of alternate front street or pedestrian mews and rear-loading service alleys.</p> <p>All units will be rear-loaded (driveways from internal alleys).</p> <p>The multifamily building will incorporate facade articulation and special treatment at the corners facing Glenallan Avenue and the future central civic space.</p>

(2) The site plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56.

The Site Plan meets all of the requirements of the zone. The proposed commercial and residential uses are allowed in the TS-R Zone. The proposed Site Plan meets all the requirements of the TS-R Zone as shown by the data table below. The Subject Property is not located in an Urban Renewal area.

Project Data Table for the TS-R Zone, Development Standards

(Changes that are a part of this Amendment are highlighted in red, previously approved text is shown as strike-out)

Development Standard (59-C-8.4)	Permitted/ Required	Proposed
59-C-8.41. Minimum area		
Minimum Area Required for Development	18,000 square feet	327,571 square feet
59-C-8.42. Density of Development		
(a) Maximum floor area ratio	2.5	1.29
(b) Maximum dwelling units per acre	50.1 ¹	40.69
59-C-8.43. Open Space		
(a) Minimum percentage of net area devoted to public use space	10	11.4 11.7
(b) Minimum percentage of net area devoted to active and passive recreational purposes	25 ²	25.4 26.2
Total minimum open space (percent)	35	36.8 37.9

¹County Council Resolution 17-502, adopting Local Map Amendment G-862 and G-863 limits density to a maximum of 50.1 dwelling units per acre. TS-R allows for a maximum of 150 dwelling units per acre.

² Minimum percentage for projects with a site area of 40,000 square feet or more is 25 or as specified in the applicable master or sector plan.

	Required	Proposed
59-E-3.7. Phase 1.2 Vehicle Parking		
Efficiency, 23 units at 1 space/unit	23	
1 Bedroom, 91 units at 1.25 spaces/unit	114	
2 Bedroom, 113 units at 1.5 spaces/unit	170	
MPDU efficiency, 3 units at 0.5 spaces/unit	2	
MPDU 1 Bedroom, 13 units at 0.625 spaces/unit	9	
MPDU 2 Bedroom, 17 units at 0.5 spaces/unit	13	
Total spaces	331	357 (335 garage, 22 on-street) 364 (340 garage, 24 on-street)
59-E-2.3 Phase 1.2 Bicycle and Motorcycle Spaces		
Bicycle (one space/20 vehicle spaces)	1719	1719
Motorcycle (2% of parking)	78	78
59-E-3.7 Phase 1.3 Vehicle Parking		
Townhouses, 40 units at 2 spaces/unit	80	
MPDU Townhouses, 6 units at 1 space/unit	6	
		86 private garage spaces
		4 alley spaces
Total spaces	86	90

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

59-C-8.51. Building height limit

The maximum building height permitted for any building shall be determined in the process of site plan review.

The maximum building height for the 46 townhouses is 50 feet and for the multifamily building is 85 feet, as specified in the approved Development Plan.

59-C-8.52. Off-street parking

Parking shall be so located as to have a minimal impact on any adjoining residential properties.

The parking in the Site Plan satisfies this requirement. There is minimal, if any, impact on the adjoining residential properties. The Site Plan provides 30 more parking spaces than required. Parking for the multifamily building is located in the structured parking garage; parking for the townhouse garages is in private garages; and parking for guests is on private streets within the development. Overflow parking into the surrounding neighborhood is unlikely with the on-street guest parking and the surplus parking spaces. The garage for the apartment building is lined or screened along all roads.

59-C-8.53. Streets

Interior streets may be private or public but private streets must have a minimum width of 20 feet for two-way traffic and 10 feet for one-way traffic and must be paved and maintained in good repair.

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

59-C-8.54. Ancillary commercial uses

(a). The amount of floor devoted to commercial uses cannot exceed the amount or substantially alter the configuration specified for the site in the applicable master or sector plan.

The 4,000 square feet of retail in the Site Plan does not exceed the amount or substantially alter the configuration specified for the Site in the Sector Plan.

(b). If the master or sector plan does not make a specific recommendation as to the amount of floor area allowed, then commercial uses are limited to the street level only.

The retail is located at street level in the southwest corner of the multifamily building.

(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.

Building and Structures

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

Public Open Space

The locations of the open spaces are adequate, safe, and efficient. The Site Plan is providing slightly more than the required 10 percent Public Use Space and the required 25 percent Active/Passive Recreation Open Space. These spaces include the interim civic green, landscaped pedestrian areas, and open space areas along the multifamily building. Open space provided also includes some stormwater management bioretention facilities located along the common areas in front of the townhouse units.

Landscaping & Lighting

Landscaping and lighting, as well as other site amenities, are provided to ensure that landscaping, lighting, and site amenities are safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The Lighting Plan shows that lighting is provided with a residential pole and fixture type and lighting along the townhouse walls is provided by outdoor wall mounted types. The site furnishings will be designed to create an interesting place and ensure accessibility and comfort.

Recreation Facilities

Recreation for the Site Plan is adequate, safe, and efficient. The Site Plan recreation calculations take into account both Phase 1.2 and 1.3 development. The project provides a bike path along Glenallan Avenue and 5-foot sidewalks along all private and public streets. The multifamily building will have two courtyards, an indoor community room, an exercise room, and a swimming pool. It will also have the interim community green that could be used for both passive and active recreation.

Vehicular and Pedestrian Circulation

Pedestrian and vehicular circulation is adequate, safe, and efficient. Vehicular access to the townhouses in Phase 1.3 is provided by Auden Drive with internal access off of Klee Alley. Vehicular access to the multifamily building in Phase 1.2 will be provided from Auden Drive.

Pedestrian improvements will be done on both Glenallan Avenue and Auden Drive. All sidewalks and sidewalk ramps will be ADA compliant. The sidewalks along Glenallan will be expanded from 4 feet to 10 feet wide to provide for both walking and biking usage.

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

The development is significantly larger than the primarily low-rise buildings in the area but it is consistent with the Master Plan vision and recommendations for this site. The 25-foot setback from Glenallan will reduce the impact of the building's size on the Georgia Avenue Baptist Church.

(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.

The Amended Forest Conservation Plan complies with the requirements of the Forest Conservation Law, Environmental Guidelines, and Stormwater Management Requirements.

Forest Conservation

A Preliminary Forest Conservation Plan (PFCP) was approved for the entire Property with Preliminary Plan No. 120130080, showing areas of forest preservation and planting. A Final Forest Conservation Plan (FFCP) was approved for Phase 1.1 (Site Plan No. 820130270). It included preservation of 2.10 acres of existing forest and planting of 0.68 acres of landscape credit. Site Plan No. 820150120 included an FFCP for Phases 1.2 and 1.3 and included 0.48 acres of forest planting and 0.16 acres of landscape credit. An Amended Final Forest Conservation Plan was submitted with the Site Plan Amendment No. 82015012A to change the locations of trees planted for landscape credit to fit with the new building configuration.

Stormwater Management

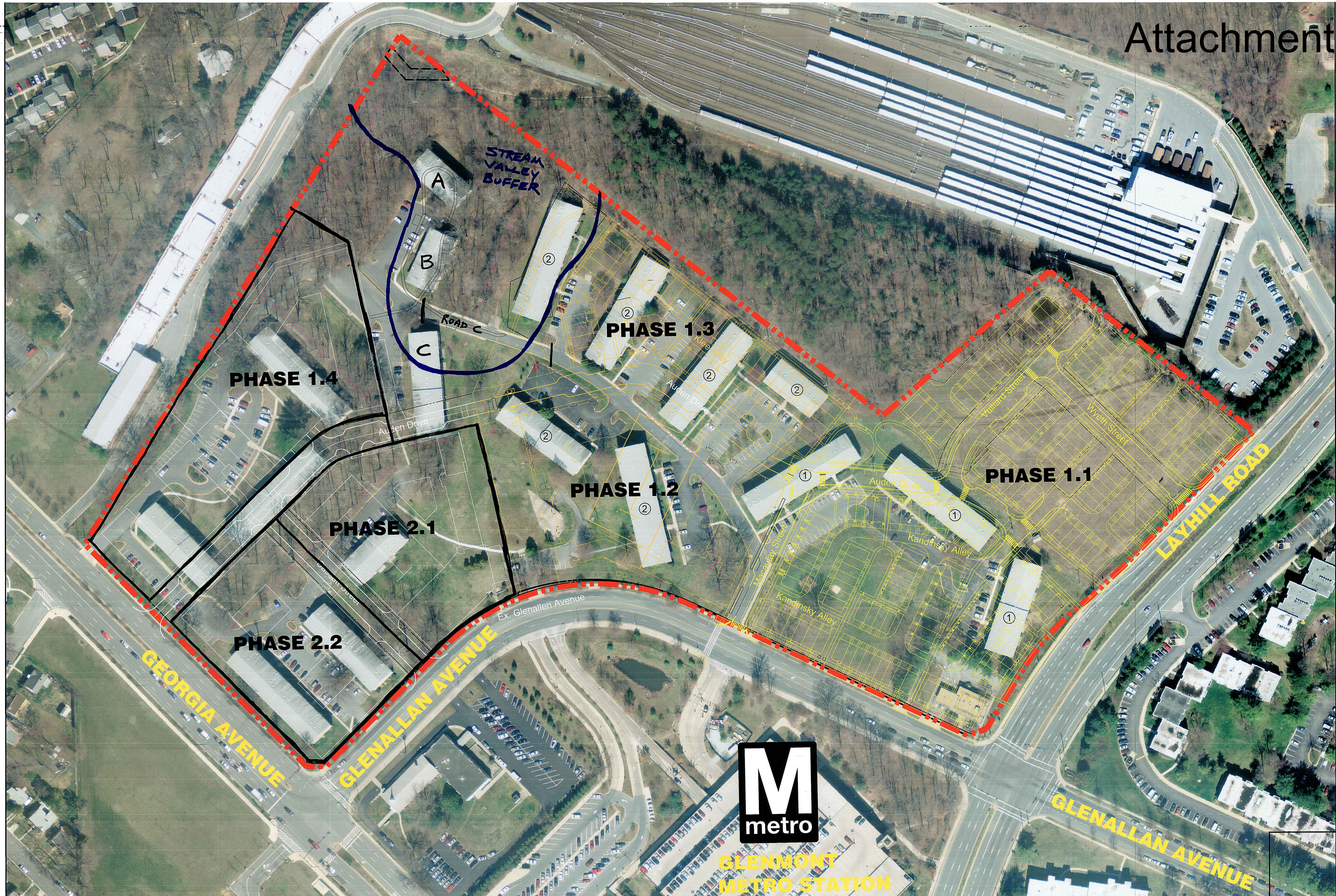
Due to changes in the building footprint and location of green areas, Montgomery County Department of Permitting Services (MCDPS) has reviewed the Stormwater Management Concept and issued a letter of approval dated October 12, 2017 (Attachment 2).

CONCLUSION

The proposed amendments remain in conformance with environmental regulations, the development standards of the zone, the 2013 *Glenmont Sector Plan*, and the original Planning Board findings of approval. All previous approvals remain in force and effect, unless amended by this Amendment. This application has been reviewed by other applicable County agencies (MCDPS, see Attachment 2), all of whom support this application. Therefore, Staff recommends approval of Preliminary Plan Amendment No. 12013008A and Site Plan Amendment No. 82015012A, with the conditions listed at the beginning of this report.

ATTACHMENTS

1. Stream Valley Buffer Exhibit
2. MCDPS Letter of Approval
3. Preliminary Plan Resolution
4. Site Plan Resolution
5. Building Increment Diagram
6. Phasing Diagram



REVISION	DATE	REVISION	DATE	REVISION	DATE

LAYHILL INVESTMENT ASSOCIATES, LLC.
 4445 WILLARD AVENUE
 CHEVY CHASE, MD 20815
 CONTACT: J.T. JERVIEY
 PHONE: (240) 333-3695

**AERIAL EXHIBIT
 WITH OVERLAY**

RODGERS CONSULTING
 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
 PARCELS A, B, C, E, F AND G (GLENMONT PARK)
GLENMONT METRO CENTER

WHEATON ELECTION DISTRICT NO. 13
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
 JOB No. 0817S
 DATE: Nov, 2015
 SHEET No. of



DEPARTMENT OF PERMITTING SERVICES

Attachment 2

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 12, 2017

Mr. Timothy Stemann
Rodgers Consulting, Inc.
19847 Century Blvd., Suite #300
Gaithersburg, MD 20878

Re: **STORMWATER MANAGEMENT SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for Glenmont
Metrocenter Phase 1.2/1.3
Preliminary Plan #: 120130080
SM File #: 247853
Tract Size/Zone: 7.5 Acres
Total Concept Area: 7.5 Acres
Lots/Block: N/A
Parcel(s): N/A
Watershed: Northwest Branch

Dear Mr. Stemann:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Microbioretention.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. The Engineered plan must show all inflows for all Stormwater Management features.
3. The Engineered plan must have adequate access for all Stormwater Management features including the ones that require inside building access.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



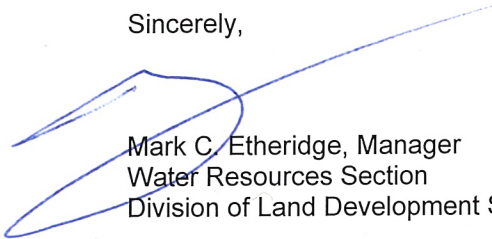
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Timothy Stemann
October 12, 2017
Page 2 of 2

Attachment 2

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me AK

cc: C. Conlon
SM File # 247853

ESD Acres:	7.5 Acres
STRUCTURAL Acres:	N/A
WAIVED Acres:	N/A



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

MCPB
ITEM #
10/24/13

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Director *GLMN*

Glenn Kreger, Chief *HK*
 Area 2

Khalid Afzal, Supervisor *KA*
 Area 2

FROM: Stephanie Dickel *SD*
 Area 2

SUBJECT: Corrected Resolution – Glenmont Metrocenter, Preliminary Plan 120130080

The Resolution for Glenmont Metrocenter Preliminary Plan No. 120130080 (MCPB No. 13-129) as approved by the Planning Board on September 12, 2013, incorrectly reflected the number of lots that the subdivision would create, as 226, while the staff report properly showed the number of lots created as 229. In addition, as discussed at the Planning Board hearing, the residential units and square footage per stage were conditioned, and the Resolution is being corrected to clarify the commercial square footage for Stage 2, “up to” 86,000 square feet, in Conditions 37 and 38. The duplicate word “and” has been removed from page 7 and corrected in the Resolution. Lastly, as discussed in the staff report, the multi-family buildings are proposed to be four to seven stories (not four to six stories), as reflected and corrected in the Resolution on page 8.

Rule 4.11.4 of the Planning Board Rules of Procedure provides that the Planning Director must notify the Board of any errors in a Resolution, and place the corrected Resolution on the Consent Agenda. The Resolution is being corrected to avoid any confusion and to reflect the discussion at the Planning Board hearing. Since no substantive changes are being made to the Resolution, September 26, 2013, which is the mailing date of the original Resolution, shall remain the effective date of Preliminary Plan No. 120130080.



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

SEP 26 2013

MCPB No. 13-129
Preliminary Plan No. 120130080
Glenmont Metrocenter
Date of Hearing: September 12, 2013

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on December 20, 2012, Layhill Investments, LLC. ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 2296 lots on 30.93 acres of land in the TS-R zone, located on the north side of Glenallan Avenue, between Layhill Road and Georgia Avenue ("Subject Property"), in the Glenmont Metro Station Policy Area, 1997 *Glenmont Transit Impact Area and Vicinity Sector Plan* ("Sector Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120130080, Glenmont Metrocenter ("Preliminary 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 August 30, 2013, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 12, 2013, 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, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 120130080 to create 2296 lots on the Subject Property, subject to the following conditions:¹

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.

Approved as to
Legal Sufficiency:

Christina Sore 10/16/13
M-NCPPC Legal Department

1. Approval is limited to a maximum density of 2,500,000 square feet of total development, which includes up to 90,000 square feet of retail uses and up to 2,410,000 square feet of residential uses for up to 225 townhouses and 1,325 multi-family units, including 14.5% moderately priced dwelling units (MPDUs).
 2. A Category I Conservation Easement must be recorded by deed over the retained forest on-site prior to approval of the first Certified Site Plan and reflected on the future record plat for the phase of development that includes this area.
 3. The Site Plan approval following the approval of the first Site Plan must include a condition requiring all existing buildings to be removed from the Category I conservation easement as shown on the Approved Preliminary Forest Conservation Plan.
 4. The Applicant must record the entire Category I Conservation Easement by plat and provide the forest plantings as shown on the approved Final Forest Conservation Plan as soon as the Certified Site Plans that include the removal of the existing buildings within the future easement area have been approved.
 5. The forest conservation plantings associated with each phase must be completed within one year or two growing seasons upon the completion of the construction of each phase.
 6. The implementation of the project's forest conservation mitigation requirements, which includes forest retention, onsite and offsite afforestation, reforestation and landscape credit, may be phased. The phasing of the total forest conservation mitigation must be proportionate to the area proposed for disturbance relative to the total project net tract area. The phasing triggers, forest conservation mitigation type, amount of mitigation, and disturbance areas are to be defined on the Final Forestation Conservation Plan and revised as needed with subsequent Site Plans.
 7. The Applicant must plant minimum three-inch caliper, native trees as mitigation for the removal of specimen trees. The species, amount and location of plantings must be identified on the Final Forest Conservation Plan and must be planted in areas with adequate soil volume, not within 10-feet of stormwater/Environmental Site Design facilities and not located within or overlapping public utility easements or other easements.
 8. No outfalls or stormwater related facilities will be allowed in the Category I Conservation Easement.
 9. The Final Forest Conservation Plan must include detailed and specific tree protection measures for on and off-site trees affected by the Limits of Disturbance (LOD).
 10. In the event the LOD is revised on the Final Forest Conservation Plan (FFCP) and the WSSC easement is further impacted by the LOD, the Applicant must
-

- revise the Forest Conservation Worksheet to include the area and forest within the LOD.
11. The Applicant must provide a revised noise analysis as part of the Phase 1.1 Site Plan that includes the baseline noise and the 20-year projected noise levels for the entire site and to include a lot layout that matches the lot design of the approved Preliminary Plan.
 12. Prior to issuance of building permits for noise affected units, the following must be provided to the Maryland-National Capital Park and Planning Commission (M-NCPPC) Staff:
 - a. 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 the noise analysis report dated May 4, 2013, as revised per the condition above.
 - b. The builder must certify that noise-impacted lots will be constructed in accordance with recommendations of the engineer that specializes in acoustical treatment.
 13. The Applicant must construct a ten-foot-wide shared use path along the entire frontage of Glenallan Avenue to replace the existing four-foot-wide sidewalk, per applicable Site Plan phase.
 14. The Applicant must construct a five-foot-wide sidewalk along the entire frontage of Layhill Road to replace the existing sidewalk that is approximately four-foot-wide as part of the Maryland State Highway Administration ("SHA") improvements, subject to SHA approval and permit.
 15. The existing sidewalk along Georgia Avenue is approximately five feet wide, but may need to be modified/upgraded per the future entrance permit with SHA.
 16. The Applicant must construct five-foot-wide sidewalks on all streets within the development as shown on the Preliminary Plan. Final location will be determined at the time of site plan review.
 17. The Applicant must dedicate, and the record plat(s) must reflect, an additional five feet of right-of-way (ROW) for a total of 45 feet from the centerline along the entire frontage of Glenallan Avenue, as depicted on submitted plans.
 18. The Applicant must enter into a Traffic Mitigation Agreement with the Montgomery County Department of Transportation (MCDOT) and the Planning Board if and when the Glenmont Transportation Management Organization is established.
 19. The new internal streets that connect from Georgia Avenue to Layhill Road: Private Street #1, Private Street #2, and Private Street #2A, as shown on the Preliminary Plan, may be implemented as private streets subject to the following conditions:
 - a. The Board must determine the final extent, delineation, and alignment of the private streets as the site plans for each phase are approved.

- b. Private streets must be located within their own parcel, separate from the proposed development.
 - c. Public access easements must be granted for the roadways and must be reviewed and approved by MCDOT and M-NCPPC.
 - d. ~~The design of the roads must follow, or improve on, the corresponding~~ Montgomery County Road Code standard (2005.02 modified) for a similar public road, unless approved by MCDOT and the Planning Board at the time of site plan for each phase.
 - e. Installation of any public utilities must occur within public use easements.
 - f. The streets may not be closed for any reason unless approved by MCDOT.
 - g. The public access easements must be volumetric to accommodate uses above or below the designated easement areas.
 - h. Montgomery County may require the Applicant to install appropriate traffic control devices within the public use or access easements, and the easements must grant the right to the County to construct and install such devices.
 - i. Maintenance and Liability Agreements will be required for each Easement Area by MCDOT at the time of record plat. These agreements must identify the Applicant's responsibility to maintain all of the improvements within their easement areas in good condition and in accordance with applicable laws and regulations.
 - j. Montgomery County will inspect these streets and ensure that each has been constructed in accordance with the corresponding Road Code standard for a similar public road.
 - k. The Applicant is obligated to remove snow and provide repairs to keep the roads in working order and open and if, for any reason, the Applicant does not, the County must have the right, but not the obligation, to remove snow and/or provide repairs.
 - l. The boundary of the easements must be shown on the record plat.
20. The Applicant must provide bicycle parking in conformance with section 59-E-2.3 of the Montgomery County Code as specified on each Site Plan.
21. The Planning Board has accepted the recommendations of the MCDOT in its letter dated August 27, 2013 and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
22. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
23. All entrances on Georgia Avenue and Layhill Road must meet the requirements stated by the Maryland State Highway Administration (SHA) in two letters dated May 1, 2013 and July 1, 2013. In addition, the Applicant must construct all

- entrances on Glenallan Avenue that meet the requirements stated by MCDOT in a letter dated August 27, 2013.
24. The Planning Board has accepted the recommendations of the SHA in two letters dated May 1, 2013 and July 1, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letters, which may be amended by SHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
 25. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by SHA.
 26. The Applicant must work with WMATA and MCDOT for the location and design of a new mid-block crossing of Glenallan Avenue to be approved as part of, and constructed at the time of the Site Plan for Phase 2.1. This new crossing may include pedestrian activated beacons and warning lights, advanced warning signs, reflective pavement markings, and pedestrian refuges.
 27. The Applicant must perform the following signal warrant studies:
 - a. Prior to approval of the Phase 1.1 Site Plan, the Applicant must perform signal warrant studies for the existing crosswalks to determine if pedestrian or vehicular signals are warranted.
 - b. Prior to approval of the Phase 2.1 Site Plan, the Applicant must construct the proposed crosswalk, per MCDOT approval, and perform signal warrant studies to determine if a pedestrian signal is warranted.
 28. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services (DPS) stormwater management concept approval letter dated April 23, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
 29. Each phase, sub-phase and Site Plan of the project must include at least 12.5% MPDUs.
 30. As long as the overall combined density of the areas of the project that are developed, approved for development, and proposed for site plan approval does not exceed the base density of 42 units per acre, provision of 12.5% MPDUs will be acceptable. By the end of the final phase of Stage 2, there must be 14.5% MPDUs, based on 1550 dwelling units.
 31. As each new Site Plan is proposed, the overall percentage of MPDUs must be consistent with the requirements of Section 25A-5(c) of the Montgomery County Code when the submitted Site Plan is aggregated with previously completed and approved sections of the development.
 32. No clearing or grading of the Subject Property, or recording of plats must occur prior to Certified Site Plan approval, except that the Applicant may apply for and obtain erosion control and other related or required permits to exclusively allow

- for demolition of existing vacant buildings in advance of certified site plan approval, in accordance with the final forest conservation plan.
33. Final approval of the number and location of buildings, dwelling units, on-site parking, and site circulation will be determined at Site Plan.
34. In the event that a subsequent Site Plan approval(s) substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration or right-of-way location, width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
35. The certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan review. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."
36. All necessary easements must be shown on the Record Plat.
37. The Preliminary Plan will remain valid for one hundred and twenty-one (121) months from the date of mailing of the Planning Board Resolution for this Planning Board action. Record plats may be recorded in stages based upon the following schedule:
- Stage I (expires 61 months from the date of mailing of the Planning Board Resolution): 485 residential units and a minimum of 4,000 square feet commercial uses in Building D. The amount of commercial uses in Stage 1 may be increased consistent with the approved Development Plan if approved at Site Plan.
 - Stage II (expires 121 months from the date of mailing of the Planning Board Resolution): 1,065 residential units and up to 86,000 square feet of commercial uses.
- Prior to the expiration period, the final record plat for all remaining lots within each stage must be recorded, or a request for extension must be filed.
38. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred and forty five (145) months from the date of mailing of the Planning Board Resolution for this Planning Board action, based upon the following staging schedule:
- Stage I (expires 85 months from the date of mailing of the Planning Board Resolution): Issuance of building permits for 485 residential units and a minimum of 4,000 square feet commercial uses in Building D). The amount of commercial uses in Stage 1 may be increased consistent with the approved Development Plan if approved at Site Plan.

- Stage II (expires 145 months from the date of mailing of the Planning Board Resolution): Issuance of building permits for remaining 1,065 residential units and up to 86,000 square feet of commercial uses
39. The Applicant will work with MCDOT, WMATA and SHA to restripe the north egress point of access from the WMATA garage on the west side of Georgia Avenue and provide signal timing adjustments, if MCDOT finds it to be needed. This condition may be satisfied either by performing the work or making a payment for the work if completed by a governmental agency. This improvement is not required for the Applicant to satisfy its Adequate Public Facilities Ordinance approval.

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 Preliminary Plan substantially conforms to the Sector Plan.*

The project is located within the Glenmont Center as identified by the 1997 *Glenmont Transit Impact Area and Vicinity Sector Plan*. The Planning Board made the finding that the Development Plan for Local Map Amendment Nos. G-862 and G-863 was consistent with all of the general and specific recommendations stated in the Sector Plan. The previous analysis of Sector Plan conformance, which was accepted by both the Planning Board and the Hearing Examiner, and the finding of Sector Plan conformance made by the County Council remain valid.

The proposal of 1,550 dwelling units and 90,000 retail/commercial square footage follows the Sector Plan's guidance of compatible mix. The Sector Plan recommended a maximum of 51 units per acre with "retail uses and services for the convenience of the new residents" as appropriate in a mixed use development. (Page 30) The Development Plan stated Stage 1 would consist of up to 500 new dwelling units, the replacement of up to 275 existing dwelling units, and approximately 4,000 square feet of retail space. Stage 2 would consist of up to 698 new units, the replacement of up to 77 remaining older units and, and additional retail up to a total of 90,000 square feet (Council Resolution 16-424). The Preliminary Plan, consistent with the Development Plan, proposes 4,000 square feet of retail uses in Stage 1 and 86,000 square feet of retail uses in Stage 2, totaling 90,000 square feet of retail that will not only provide "retail uses and services for the convenience of the new residents", but for residents in the Glenmont area. In addition, the Sector Plan recognized that "most of the total potential development at the Glenmont Metrocentre property will not occur until the second stage of development is allowed to proceed" (Page 30), as discussed in the Staging section below.

The Sector Plan further states "The Glenmont Metrocentre is recommended for TS-R zoning to accommodate a variety of residential uses and housing types, possibly one or two buildings up to 10 stories in height and some convenience retail"(Page 30). The Preliminary Plan includes a variety of housing types to include 1,325 multi-family units in buildings of four to ~~seven~~ stories, and 225 townhouse units of various sizes. The range of proposed building heights is 35'-85'. The zoning approval (binding element #5) capped the maximum height at 85 feet. The Sector Plan recommended in guidelines #1 and #5 that the project include high-rise buildings up to ten stories; this does not mean that the proposed multi-family elevator buildings must be ten stories. Guideline 5 also says that up to two ten-story high-rises may (not must) be located at this site. The development proposes four multifamily residential buildings on this site (three of the four buildings are mixed-use with a retail component proposed) that are up to seven stories tall. Following the Sector Plan development concept (Page 31, Figure 14), the low-rise townhouses are proposed along Layhill Road and part of Glenallen Avenue. In addition, the Development Block Analysis, which is binding, states the maximum height along most of the Layhill Road frontage is 50 feet, 65 feet at the corner of Layhill Road and Glenallen Avenue.

The proposal provides interconnected streets with short blocks to emphasize pedestrian use and street character. Building setbacks have been kept to a minimum and arranged to activate the street and allow for pedestrian open spaces. The private streets have been developed with on-street parking, street trees, and a sidewalk system that provide connectivity to the adjacent Metro Station and points beyond. Additional design elements such as the rear-loaded garages, the use of minimum curb radii and the use of structured parking facilities will contribute to a pedestrian friendly environment.

A stream fragment runs through the northern corner of the site; the Applicant proposes to reclaim and preserve the stream and surrounding area as an environmental buffer. The buffer would connect to a useable open space with frontage on Glenallen Avenue. With the potential to be activated by adjacent retail frontage, this large open space will serve as the community gathering space. Together, the environmental buffer and the large open space will be a visual focal point for people entering the site. A variety of smaller open spaces are proposed throughout the remaining site, including a designated play area.

The Preliminary Plan introduces a street network designed to serve the needs of residents using Metro and those using automobiles. The Applicant proposes a slightly different alignment from the Denley Road extension. The alternative alignment allows the road to meander through the site to encourage lower driving speeds, provide greater pedestrian and bike safety and create a distinctive neighborhood identity and streetscape. By providing a system of interconnected sidewalks leading to Metro and the surrounding public sidewalks, the project allows residents to reduce dependency on the automobile.

The Planning Board finds the Preliminary Plan is in substantial conformance with the Sector Plan.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Transportation

The vehicle and pedestrian access for the Subject Property will be adequate. The Applicant is dedicating an additional five-feet of ROW for Glenallan Avenue, which will result in the Applicant providing 45' of ROW from the centerline. This will result in a ROW of 85', the remaining 5' of ROW necessary to meet the 90' of ROW required of the Sector Plan will be provided by WMATA, if and when the property on the south side of Glenallan redevelops.

The 2012-2016 Subdivision Staging Policy (SSP) and the Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) Guidelines give any development submitted before January 1, 2013 the option to satisfy either PAMR or TPAR. The Applicant has opted to satisfy the TPAR test. The 2012-2016 SSP was passed by the Montgomery County Council in November of 2012. The resulting LATR/TPAR Guidelines were not published until March 2013 at which point the traffic study for this redevelopment had already been submitted and accepted by Staff. The Applicant does not need to make a TPAR payment because the project is located in the Glenmont Metro Station Policy Area, which according to the 2012-2016 SSP, is exempt from the transit adequacy test of the APFO, and is adequate for the roadway test of the APFO.

Other Public Facilities

Other public facilities and services are available and will be adequate to serve the Subject Property. The site is currently served by public water and sewer. Other utilities including electric and telecommunications services are adequate to serve the Subject Property. The Application has been reviewed by the Montgomery County Department of Fire and Rescue Service who have determined that the Subject Property has adequate access for fire and rescue vehicles. The Preliminary Plan is within the Kennedy School Cluster. Glenmont Metrocenter is exempt from the School Facilities Payment because it is located in an Enterprise Zone even though it will put the Kennedy School Cluster over the 105% utilization rate at the middle and high school levels.

3. *The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. With the improvements proposed, access and public facilities will be adequate to support the proposed lots, density, and uses. The size, shape, width and orientation of the proposed lots are appropriate for the location of mixed uses and lots as recommended in the Sector Plan, and further the Sector Plan goals to allow for a transition from suburban development to a more urban and walkable community in close proximity to Metro service. Further, the lots are designed to meet all other requirements of the Subdivision Regulations, including access, frontage, dedication for public uses, adequacy of public facilities and conformance to Sector Plan recommendations.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. As depicted on the approved Natural Resource Inventory/Forest Stand Delineation (#420121220) approved on February 23, 2012, the site contains 582 linear feet of stream with associated steep slopes and 0.13 acres of wetlands. The Subject Property is within the Northwest Branch watershed – a Use IV watershed and is not located in a Special Protection Area. As requested by DPS, an additional floodplain analysis to identify the limits of a 100-year floodplain along this stream, and its boundary was identified on the Preliminary Forest Conservation Plan. The stream, steep slopes, wetlands and floodplain limits are included within a stream valley buffer (SVB) on-site.

The total tract area of the PFCP is equal to 31.44 acres. However, a deduction of 0.65 acres for an existing WSSC easement, a portion of which is forested, on the Forest Conservation Worksheet resulted in a net tract area of 30.79 acres. This deduction accounts for the existing WSSC easement not located within the limits of disturbance (LOD) of the redevelopment. In the event the LOD is revised on the Final Forest Conservation Plan (FFCP) and the WSSC easement is further impacted by the LOD, the Applicant must revise the Forest Conservation Worksheet to include the area and forest within the LOD. The PFCP proposes the removal of 0.25 acres of forest and retention of 2.65 acres, which results in a total of 2.58 acres of reforestation and afforestation requirements. The Applicant proposes to meet this requirement by planting landscape

trees for a total of 0.29 acres, 1.82 acres of forest planting, and meeting the remaining 0.47 acres of the planting requirement off-site.

In order to guarantee that the existing forest is retained on-site, The Planning Board is requiring that a Category I Conservation Easement be recorded by deed as part of the Site Plan approval of Phase 1.1 regardless of phasing order. In addition, prior to approval of any Site Plan following the approval of the Site Plan for Phase 1.1, all existing buildings must be removed from the rest of the planned adjacent Category I Conservation Easement and the Applicant will be required to record the Category I Conservation Easement by plat and provide the forest plantings as shown on the approved FFCP as a condition of approval for any other phase following the approval of the Site Plan for Phase 1.1. The Planning Board encourages the Applicant and Staff to explore at the time of Site Plan ways to activate the Category I Conservation Easement with recreational uses that do not conflict with the purpose of the Category I Conservation Easement, or impact the Applicant's forest conservation requirements.

The PFCP submitted by the Applicant does not depict any outfalls associated the stormwater management facilities located on-site. Since the Applicant has not provided the location of the outfalls associated with the stormwater facilities on-site, a condition of approval of the PFCP will stipulate that no outfalls or stormwater related facilities will be allowed within the Category I Conservation Easement. This condition is necessary to prevent the overlap of DPS maintenance easements along stormwater outfalls within the Category I Conservation Easement.

B. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to 44 Protected Trees as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board finds that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance. The proposed development is in accordance with the TS-R Zone and the

Glenmont Sector Plan, but it will require the removal of 44 specimen trees and impact the critical root zones of 11 specimen trees. In this case, the unwarranted hardship is caused by the need to redevelop the existing garden apartments into a maximum of 1,150 dwelling units and 90,000 square feet of retail as detailed by the Development Plan and rezoning application that was approved by the Montgomery County Council, sitting as the District Council, on July 17, 2012. Demolishing the existing buildings on-site will require the need to remove specimen-sized trees growing adjacent to the existing buildings and within existing parking lots and other related infrastructure. The Applicant is also proposing to retain the existing forest on-site and restore the SVB with forest plantings; thereby, reducing the developable area on-site to only include the southwestern, central and eastern portions of the site. By limiting the developable area of the site, the design layout of the multifamily buildings, townhouses, parking, roadways, and placement of stormwater management facilities is very restricted. Placement of the buildings and road network could not avoid the removal of specimen trees on-site.

The Board made the following findings necessary to grant the Variance:

- 1. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

Granting the Variance will not confer a special privilege on the Applicant. The centralized locations and distribution of the existing specimen trees would require their removal for redevelopment of the site. In addition, because of the close proximity of many of the specimen trees to the existing buildings, demolishing these buildings and the existing infrastructure will require the removal and/or impacts to the critical root zones of the specimen trees. Due to the unique constraints of the property caused by the restoration of the SVB, the Planning Board finds that granting the Variance will not confer a special privilege on the Applicant.

- 2. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

The Variance is based on the layout of the existing buildings on the site and environmental conditions that warrant the protection and restoration of the SVB to protect sensitive environmental features rather than on conditions or circumstances which are the result of actions by the Applicant.

3. *The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

~~The Variance is a result of the site design and layout of existing development on the Subject Property and not a result of land or building use on a neighboring property.~~

4. *Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

Because the specimen trees proposed for removal will be mitigated with new tree plantings, any water quality benefits that would be lost by removing the specimen trees will ultimately be replaced by the planting of the proposed mitigation trees. In addition, the specimen trees to be removed are not located within the SVB or within a Special Protection Area. The Applicant is providing a comprehensively designed and integrated stormwater management system that relies exclusively on Environmental Site Design practices. Therefore, the Planning Board finds that the project will not violate State water quality standards or cause measurable degradation in water quality.

Mitigation for the Variance is at a rate that approximates the form and function of the Protected Trees removed. The Board approves replacement of Protected Trees at a ratio of approximately 1 inch caliper for every 4 inch DBH removed. No mitigation is required for Protected Trees impacted but retained.

5. *All stormwater management requirements shall be met as provided in Chapter 19, article II, title "stormwater management", Section 19-20 through 19-35.*

DPS issued a letter accepting the Stormwater Management Concept for the Subject Property on April 23, 2013. The Stormwater Management Concept proposes to meet required stormwater management goals via the use of green roof, green street/tree panels, and micro-bioretenion.

BE IT FURTHER RESOLVED, that this Preliminary Plan is in compliance with all applicable sections of Montgomery County Code, Chapter 50, the Subdivision Regulations; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the effective date of this Resolution is September 26,

MCPB No. 13-129
Preliminary Plan No. 120130080
Glenmont Metrocenter
Page 14

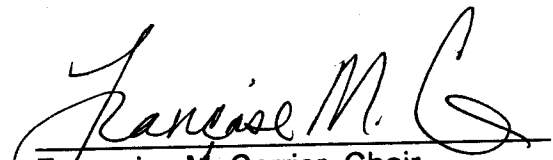
2013 (which is the date that the original Resolution was mailed to all parties of record);
and

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 Vice Chair Wells-Harley, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioner Anderson voting in favor, and Commissioners Dreyfuss and Presley absent, at its regular meeting held on Thursday, October 24, 2013, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

Attachment 3

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. GREG LECK
MCDOT
100 EDISON PARK DRIVE
4TH FLOOR
GIATHERSBURG, MD 20878

MR. RICHARD BRUSH, MANAGER
MCDPS-SEDIMENT/STORMWATER
INSPECTION & ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
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MS. LISA SCHWARTZ
DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MR. ATIQ PANJSHIRI
MCDPS-RIGHT-OF-WAY
PERMITTING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. ESHAN MOTAZEDI
MCDPS-SITE PLAN ENFORCEMENT
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MS. SUSAN SCALA-DEMBY
MCDPS-ZONING
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MS. CHRISTINA CONTRERAS
MCDPS-LAND DEVELOPMENT
255 ROCKVILLE PIKE
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MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
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MANAGER, DHCA
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JOHN BOGASKY
2308 EAGLE ROCK PLACE
SILVER SPRING, MD 20906

SHERLEY LEE
12821 LAYHILL ROAD
SILVER SPRING, MD 20906

PA-31

No.	Name & Phone Number	Email	Organization & Address	Time
1	Steven Robins Patrick O'Neil		Layhill Invest. Associates LLC 3 Bethesda Metro Center, Suite 460 Bethesda, MD 20814	15
	Anne Randall		Wells & Associates 8730 Georgia Avenue, Ste. 200 Silver Spring MD 20910	
	J. T. Jervey		Westpath Real Estate 4445 Willard Avenue Chevy Chase, MD 20815	
	Gary Unterberg		Rodgers Consulting 19847 Century Boulevard, Ste. 200 Germantown, MD 20874	
	Russell Gestl		9841 Washington Boulevard, Ste. 300 Gaithersburg, MD 20878	
	Miguel Iraolo		Hord Coplan Macht, Architecture 750 E. Pratt Street, Suite 1100 Baltimore, MD 21202	
	Applicants			
2	Vicki Vergagni		Glen Waye Gardens Condo Assoc 2302 Greenery Lane Silver Spring MD 20906	10
3	Richard Kauffunger 301-871-1369		Layhill Citizens Alliance 2309 East Gate Drive Silver Spring MD 20906	10
4	John Bogasky		2308 Eagle Rock Place Silver Spring, MD 20906	3
5	Sherley Lee		12821 Layhill Road Silver Spring, MD 20906	5
6				
7				
8				
TOTAL				43



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

MCPB No. 15-148
Site Plan No.820150120
Glenmont MetroCentre Phase 1.2 and 1.3
Date of Hearing: December 10, 2015

DEC 17 2015

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.1 of the Zoning Ordinance, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

WHEREAS, on June 15, 2012, the Montgomery County Council sitting as the District Council approved Local Map Amendments G-862 and G-863 to rezone a 30.93 acre tract of land ("Parent Tract") to the TS-R zone and approved a Development Plan that allowed up to 1,550 dwelling units, including townhouses, low-rise and mid-rise multifamily buildings, some with retail, live/work units, and up to 90,000 square feet of retail; and

WHEREAS, on September 26, 2013, the Planning Board, by MCPB No. 13-129, approved Preliminary Plan No. 120130080 which was consistent with the Development Plan and outlined the project phasing; and

WHEREAS, on March 26, 2014, the Planning Board, by MCPB No. 14-08, approved Site Plan No. Plan No. 120130080 for 171 townhouse units located on a portion of the Parent Tract, which was consistent with the Development Plan and as outlined in the project phasing as Phase 1.1; and

WHEREAS, on August 12, 2015, Layhill Investment Associates LLC ("Applicant") filed an application for approval of a site plan located on a portion of the Parent Tract for up to 4,000 square feet of retail and up to 260 multi-family dwelling units, including 33 moderately priced dwelling units ("MPDUs") and outlined as Phase 1.2 of the project phasing; and up to 46 townhouses, including 6 MPDUs outlined as Phase 1.3 of the project phasing; on 7.52 acres of CR-2.0, C-0.25, R-2.0, H-120 zoned-land, however being reviewed under the TS-R zone, located at Glenallan Avenue between Georgia Avenue and Layhill Road ("Subject Property"), in the Glenmont Sector Plan ("Sector Plan") area; and

Approved as to
Legal Sufficiency:

[Signature] 12/2/15
8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

MCPB No. 15-148
Site Plan No. 820150120
Glenmont MetroCentre Phase 1.2 and 1.3
Page 2

WHEREAS, Applicant's site plan application was designated Site Plan No. 820150120, Glenmont MetroCentre Phases 1.2 and 1.3 ("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 November 30, 2015, setting forth its analysis and recommendations for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 10, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820150120 for 260 multifamily dwelling units, 46 townhouse units, and 4,000 square feet of retail subject to the following conditions:¹

Conformance with Previous Approvals & Agreements

1. Development Plan Conformance

The development must comply with all binding elements of Local Map Amendments G-862 and G-863, County Council Resolution No. 17-502, dated July 17, 2012.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120130080 as listed in MCPB Resolution No. 13-129, dated September 26, 2013.

Department of Permitting Services

3. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") Water Resources Section in its letter dated October 26, 2015, and hereby incorporates them as conditions of

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.

approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Stormwater Management easements and facilities.

4. Right-of-Way

The Planning Board accepts the recommendations of MCDPS Right-of-Way Section in its letter dated October 7, 2015 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

Environment

5. A Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed before demolition, clearing, or grading, and the Liber/Folio for the easement must be referenced on the record plat. The Category I Conservation Easement must cover all areas of forest planting associated with Phases 1.2 and 1.3, as shown on the Final Forest Conservation Plan.
6. All existing buildings and related parking lot and other improvements within the stream valley buffer must be removed either before September 26, 2020, or prior to the issuance of any building permits for the units in the next phase of development as reflected in the Site Plan application that is approved by the Planning Board immediately following this approval, whichever comes first.
7. Prior to approval of the Certified Site Plan, the Applicant must develop a comprehensive plan to provide natural surface trails and fitness equipment within the entire stream valley buffer.
8. Prior to approval of the Certified Site Plan, the Final Forest Conservation Plan must be revised to reflect the natural surface trails and fitness equipment within the stream valley buffer covered by this Site Plan.

Facilities and Amenities

9. Facilities and Amenities

- a. The development must meet all applicable accessibility standards under the Americans with Disabilities Act.
- b. The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to sidewalks, landscaping, and benches.
- c. Prior to approval of the Certified Site Plan, the Applicant must meet the square footage requirements for all applicable recreational elements and demonstrate to Staff that each element meets M-NCPPC Recreation Guidelines.

Fire and Rescue

10. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service ("MCFRS") Fire Code Enforcement Section in its letter dated October 15, 2015 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCFRS may amend if the amendments do not conflict with other conditions of Site Plan approval.

Transportation and Circulation

11. The Applicant must enter into a Traffic Mitigation Agreement with the Montgomery County Department of Transportation ("MCDOT") and the Planning Board if and when the Glenmont Transportation District is established pursuant to the condition of approval for Preliminary Plan No. 120130080. Until then, the Applicant must work with MCDOT's Commuter Services Section to assist them in promoting all forms of non-auto modes of transportation.
12. Prior to issuance of the last Use and Occupancy permit, the Applicant must provide 19 bicycle parking spaces including five public bike racks near the multiple family building entrance, four public bike racks near the retail space, and the remainder of the spaces as private bicycle parking spaces within the garage for the multiple family building. The Applicant must show the number and location of all bicycle parking spaces on the Certified Site Plan.

13. The Applicant must provide, and show on the Certified Site Plan, the locations of the required electric vehicle charging stations and car sharing parking spaces as required by Preliminary Plan No. 120130080.

Moderately Priced Dwelling Units

14. The development must provide 39 MPDU units in accordance with the requirements of Chapter 25A. The Planning Board accepts the recommendations of Department of Housing and Community Affairs ("DHCA") in its letter dated September 28, 2015, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

Site Plan

15. Site Design

- a. The 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. The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.

16. Landscaping

- a. Prior to the completion, and occupancy of the last unit of each townhouse row, all adjacent on-site amenities including sidewalks, landscaping, benches, and trash receptacles must be installed.
- b. Prior to issuance of the last Use and Occupancy permit for the multifamily building, all adjacent on-site amenities including sidewalks, landscaping, benches, and trash receptacles must be installed.
- c. Street tree planting may wait until the next planting season.

17. Lighting

- a. Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that exterior lighting conforms to the Illuminating Engineering Society of North America ("IESNA") standards for residential development.

- b. Deflectors must be installed on all fixtures causing potential glare or excess illumination.
- c. The maximum height of the light poles for pedestrian paths and open spaces must not exceed 14 feet including the mounting base.

18. Site Plan Surety and Maintenance Agreement

Prior to issuance of the first building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of 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 surety amount.
- b. The cost estimate must include all applicable Site Plan elements, including, but not limited to, landscape elements, plant material, on-site lighting, site furniture, private streets, alleys, sidewalks, and trash enclosures.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.

19. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan.

20. Certified Site Plan

The Certified Site Plan must include the following revisions and/or information subject to Staff review and approval:

- a. Include the stormwater management concept approval letter, development program, and all current and previous Planning Board approval resolutions.
- b. Modify data table to reflect development standards approved by the Planning Board.
- c. Ensure consistency of all details throughout the certified set.
- d. Include details of the trail and other recreation amenities in the stream buffer area as required by the condition of approval number 6 at the beginning of this report.
- e. Show details of site furniture and recreation in open space areas.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 820150120, Glenmont MetroCentre, submitted via ePlans to the 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 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.*

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 1,550 dwelling units including MPDUs. Stage 1 shall include 12.5% MPDUs.</p>	<p>The Site Plan includes 306 units (46 townhouse and 260 multifamily units) with 12.5% MPDUs. The approved Phase 1.1 development was for 171 townhouse units with 12.5% MPDUS. If approved, there will be up to 477 new units on the Parent Tract.</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</p>	<p>This binding element was satisfied with the approval of Preliminary Plan No. 120130080.</p>

Stage 2 to move forward.	
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.	This binding element will be further addressed at the start of Stage 2. In the meanwhile, construction of the grade separated interchange at Randolph Road and Georgia Avenue is underway.
5. No building shall exceed 7 stories or 85 feet as measured pursuant to the Montgomery County Zoning Ordinance.	The maximum height for the multifamily building is 85 feet or 7 stories and the maximum height for the townhouses is 50 feet.
6. All private roads shall meet the Montgomery County standards required for emergency vehicle access.	MCDFR has confirmed that all private roads will meet County standards for emergency vehicle access.
7. No structures or impervious surfaces shall be located within the environmental Buffer.	In each relevant development phase the Applicant is incrementally removing the impervious surface in the environmental buffer. No impervious surfaces will be within the environmental buffer by the completion of the last phase.
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.	The development of the Parent Tract is still in Stage 1; the density in Phase 1.2 and 1.3 is 40.69 units per acre.
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.	The phasing is consistent with Preliminary Plan of approval.
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	This binding element was satisfied with the Preliminary Plan No. 120130080.

onto Layhill Road, and (iv) cut through traffic along Glenallan Avenue to Randolph Road.

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 to Metro. • 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 placed in continuous lawn panel, landscaped panel or in tree pits. 	<p>The development provides an internal network of walkable streets in a grid pattern, defining the Development Blocks and creating short blocks to emphasize pedestrian use and street character. The streets are convenient and attractive for pedestrian and bicycle circulation.</p> <p>The internal streets will have on-street parking, street trees, and a sidewalk system that provides connectivity within the Property and to the perimeter sidewalks, bike path systems, and the adjacent Metro Station. All streets will have a minimum five-foot wide sidewalk dimension, a street tree zone separating the sidewalk from the 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>With this Site Plan an interim 3.33-acre portion of the planned central civic space will be developed into a landscape area next to the multifamily building. There is also a tot lot and an open area approved in Phase 1.1. Additional amenities dispersed throughout the Site include seating areas, open areas, and bicycle and pedestrian circulation systems.</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 primarily be rear-loaded and served by alleys. 	<p>Both the townhouse and the multifamily building front along Auden Drive. Similar to some of the townhouses approved in Phase 1.1, the townhouses in the rear of the development do not have front entrances on a street since the townhouse section is laid out as a system of alternate front street or pedestrian mews and rear-loading service alleys. All units will be rear-loaded (driveways from internal alleys). The multifamily building will incorporate facade articulation and special treatment at the corners facing Glenallan Avenue and the future central civic space.</p>

2. *The Site Plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56.*

Requirements of the TS-R Zone

The following data table 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. The Subject Property is not within an Urban Renewal area.

Project Data Table for the TS-R Zone, Development Standards

Development Standard (59-C-8.4)	Permitted/ Required	Approved
59-C-8.41. Minimum area		
Minimum Area Required for Development	18,000 square feet	327,571 square feet
59-C-8.42. Density of Development		
(a) Maximum floor area ratio	2.5	1.29
(b) Maximum dwelling units per acre	50.1 ¹	40.69

59-C-8.43. Open Space		
(a) Minimum percentage of net area devoted to public use space	10	11.4
(b) Minimum percentage of net area devoted to active and passive recreational purposes	25 ²	25.4
Total minimum open space (percent)	35	36.8

¹County Council Resolution 17-502, adopting Local Map Amendment G-862 and G-863 limits density to a maximum of 50.1 dwelling units per acre. TS-R allows for a maximum of 150 dwelling units per acre.

² Minimum percentage for projects with a site area of 40,000 square feet or more is 25 or as specified in the applicable master or sector plan.

MCPB No. 15-148
 Site Plan No. 820150120
 Glenmont MetroCentre Phase 1.2 and 1.3
 Page 12

	Parking Required	Approved
59-E-3.7. Phase 1.2 Vehicle Parking		
Efficiency, 23 units at 1 space/unit	23	
1 Bedroom, 91 units at 1.25 spaces/unit	114	
2 Bedroom, 113 units at 1.5 spaces/unit	170	
MPDU efficiency, 3 units at 0.5 spaces/unit	2	
MPDU 1 Bedroom, 13 units at 0.625 spaces/unit	9	
MPDU 2 Bedroom, 17 units at 0.5 spaces/unit	13	
Total spaces	331	364 (340 garage, 24 on-street)
59-E-2.3 Phase 1.2 Bicycle and Motorcycle Spaces		
Bicycle (one space/20 vehicle spaces)	19	19
Motorcycle (2% of parking)	8	8
59-E-3.7 Phase 1.3 Vehicle Parking		
Townhouses, 40 units at 2 spaces/unit	80	
MPDU Townhouses, 6 units at 1 space/unit	6	
		86 private garage spaces
		4 alley spaces
Total spaces	86	90

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

59-C-8.51. Building height limit

The maximum building height permitted for any building shall be determined in the process of site plan review.

The maximum building height for the 46 townhouses is 50 feet and for the multifamily building is 85 feet, as specified in the approved Development Plan.

59-C-8.52. Off-street parking

Parking shall be so located as to have a minimal impact on any adjoining residential properties.

The parking in the Site Plan satisfies this requirement. There is minimal, if any, impact on the adjoining residential properties. The Site Plan provides 37 more parking spaces than required. Parking in the multifamily building is located in the underground parking garage; parking for the townhouse garages is in private garages; and parking for guests is on private streets within the development. Overflow parking into the surrounding neighborhood is unlikely with the on-street guest parking and the surplus parking spaces.

59-C-8.53. Streets

Interior streets may be private or public but private streets must have a minimum width of 20 feet for two-way traffic and 10 feet for one-way traffic and must be paved and maintained in good repair.

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

59-C-8.54. Ancillary commercial uses

(a) *The amount of floor devoted to commercial uses cannot exceed the amount or substantially alter the configuration specified for the site in the applicable master or sector plan.*

The 4,000 square feet of retail in the Site Plan does not exceed the amount or substantially alter the configuration specified for the site in the Master Plan.

- (b) *If the master or sector plan does not make a specific recommendation as to the amount of floor area allowed, then commercial uses are limited to the street level only.*

The retail is located at street level in the southwest corner of the multifamily building.

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

Building 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 adequate sight lines.

Public Open Space

The locations of the open spaces are adequate, safe, and efficient. The Site Plan is providing slightly more than the required ten percent public open space and the required 35 percent active/passive recreation open space. These spaces include landscaped pedestrian areas, and a recessed open space area along the multifamily building. Open space is also provided by the stormwater management bioretention facilities located along the common area in front of the townhouse units.

Landscaping & Lighting

Landscaping and lighting, as well as other site amenities, are provided to ensure that landscaping, lighting, and site amenities are safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The Lighting Plan shows that lighting is provided with a residential pole and fixture type and lighting along the townhouse walls is provided by outdoor wall mounted types. The design of the site furnishings will be designed to create an interesting place and ensure accessibility and comfort.

Recreation Facilities

Recreation provided with the Site Plan is adequate, safe, and efficient. The Site Plan recreation calculations take into account both Phase 1.2 and 1.3 development as well as the earlier 1.1 approved development. Therefore, recreation is provided by the Open Play Area and a tot lot approved in Phase 1.1. The project provides a bike path along Glenallan Avenue and 5-foot sidewalks along all private and public streets. The multifamily building will have an indoor community room, exercise room, and a swimming pool. The project will also have an open area that could be used for both passive and active recreation.

Vehicular and Pedestrian Circulation

Pedestrian and vehicular circulation are adequate, safe, and efficient. Vehicular access to the townhouses in Phase 1.3 is provided by Auden Drive with internal access off of Klee Alley. Vehicular access to the multifamily building in Phase 1.2 will be provided from Macaulay Street, which connects to Glenallan Avenue.

Pedestrian improvements will be done on both Glenallan Avenue and Auden Drive. All sidewalks and sidewalk ramps will be ADA compliant. The sidewalks along Glenallan will be expanded from 4 feet to 10 feet wide to provide for both walking and biking usage.

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

The development is significantly larger than the primarily low-rise buildings in the area but it is consistent with the Master Plan vision and recommendations for this site. The 25-foot setback from Glenallan will reduce the impact of the building's size on the Georgia Avenue Baptist Church.

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.*

The Forest Conservation Plan complies with the requirements of the Forest Conservation Law, Environmental Guidelines, and Stormwater management Requirements.

Forest Conservation

This Site Plan is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). A Preliminary Forest Conservation ("PFCP") was approved for the entire Parent Tract with Preliminary Plan No. 120130080, showing areas of forest preservation and planting. A Final Forest Conservation Plan ("FFCP") was approved for Phase 1.1 in Site Plan No. 820130270. It included preservation of 2.10 acres of existing forest and planting of 0.68 acres of landscape credit. This Site Plan includes an FFCP, which requires 0.48 acres of forest planting and 0.16 acres of landscape credit.

Consistent with the Planning Board's recommendation during Preliminary Plan review, the Applicant is using the stream valley buffer area protected by Category I Conservation Easement for recreational uses that are compatible with the purposes of the Category I Conservation Easement. Such uses are subject to the following:

1. The Applicant must develop a comprehensive plan for improvements within the Category I Easement area, subject to Staff approval that may be implemented in phases to match the development phases.
2. Any improvements must be confined to areas of forest planting so that the existing forest area remains undisturbed.
3. The Applicant must construct improvements with minimal disturbance to the forest floor.
4. Only natural surface trails and fitness equipment are allowed within the Category I Easement so that there is minimal disturbance to the forest floor.

Forest Conservation Variance

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the critical root zone of a subject tree, requires a variance.

The Planning Board approved a variance, subject to mitigation on the entire 30.70 acre Parent Tract as part of the PFCP approved with Preliminary Plan No. 120138808.

Consistent with the approved PFCP, the FFCP for Phase 1.2 and Phase 1.3 includes the planting of 11 native, 3" caliper mitigation trees within the Phase 1.2 and Phase 1.3 limits of disturbance as mitigation for the removal of specimen trees. The remaining 78 mitigation trees will be planted as part of the future phases of the Glenmont MetroCentre development.

Stormwater Management

MCDPS-Stormwater division approved the stormwater concept on October 26, 2015.

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

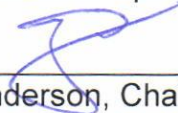
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is DEC 17 2015 (which is the date that this resolution is mailed to all parties of record); and

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 Presley, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-González voting in favor, and Commissioner Dreyfuss absent, at its regular meeting held on Thursday, December 10, 2015, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

Attachment 4

MR. RICHARD BRUSH, MANAGER
MCDPS-WATER RES. PLAN REVIEW
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. LISA SCHWARTZ
DHCA
100 MARYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

MS. SUSAN SCALA-DEMBY
MCDPS-ZONING
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. CHRISTOPHER ANDERSON
MPDU MANAGER, DHCA
100 MAYLAND AVENUE
4TH FLOOR
ROCKVILLE, MD 20850

KIM MCCARY
RODGERS CONSULTING INC.
19847 CENTURY BOULEVARD
SUITE 200
GERMANTOWN, MD 20874

STEVEN ROBINS
LERCH, EARLY & BREWER, CHTD.
3 BETHESDA METRO CENTER
SUITE 460
BETHESDA, MD 20814

MR. GREG LECK
MCDOT
100 EDISON PARK DRIVE
4TH FLOOR
GAITHERSBURG, MD 20878

MR. ATIQ PANJSHIRI
MCDPS-RIGHT-OF-WAY
PERMITTING
355 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MS. CHRISTINA CONTRERAS
MCDPS-LAND DEVELOPMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. ALAN SOUKUP
MCDDEP-WATER RESOURCE
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

FRANK BOSSONG
RODGERS CONSULTING INC.
19847 CENTURY BOULEVARD
SUITE 200
GERMANTOWN, MD 20874

JAY JOHNSON
11700 PLAZA AMERICA
RESTON, VA 20190

MR. RICHARD BRUSH, MANAGER
MCDPS-SEDIMENT/STORMWATER
INSPECTION & ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

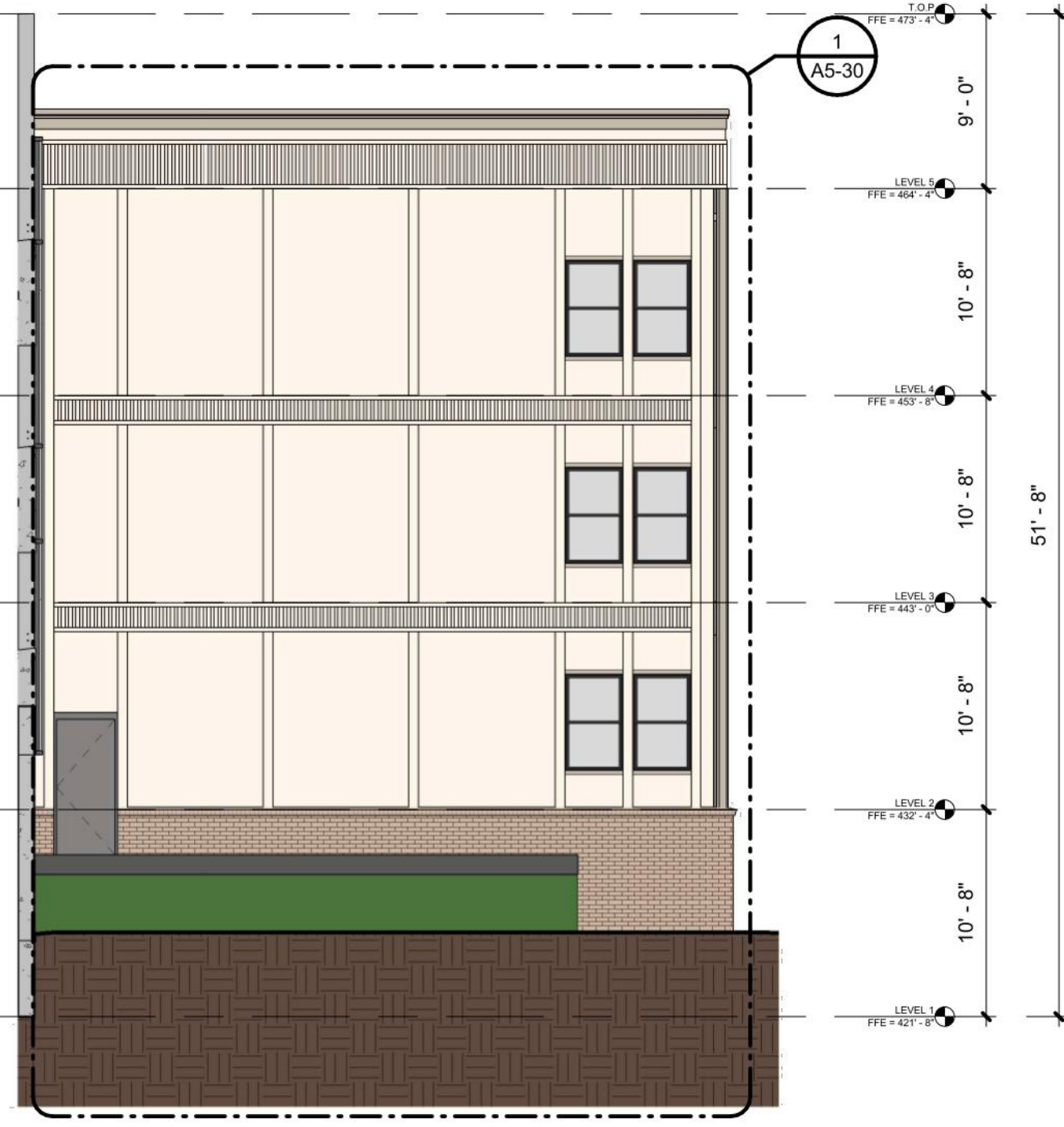
MR. ESHAN MOTAZEDI
MCDPS-SITE PLAN ENFORCEMENT
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
255 ROCKVILLE PIKE
2ND FLOOR
ROCKVILLE, MD 20850

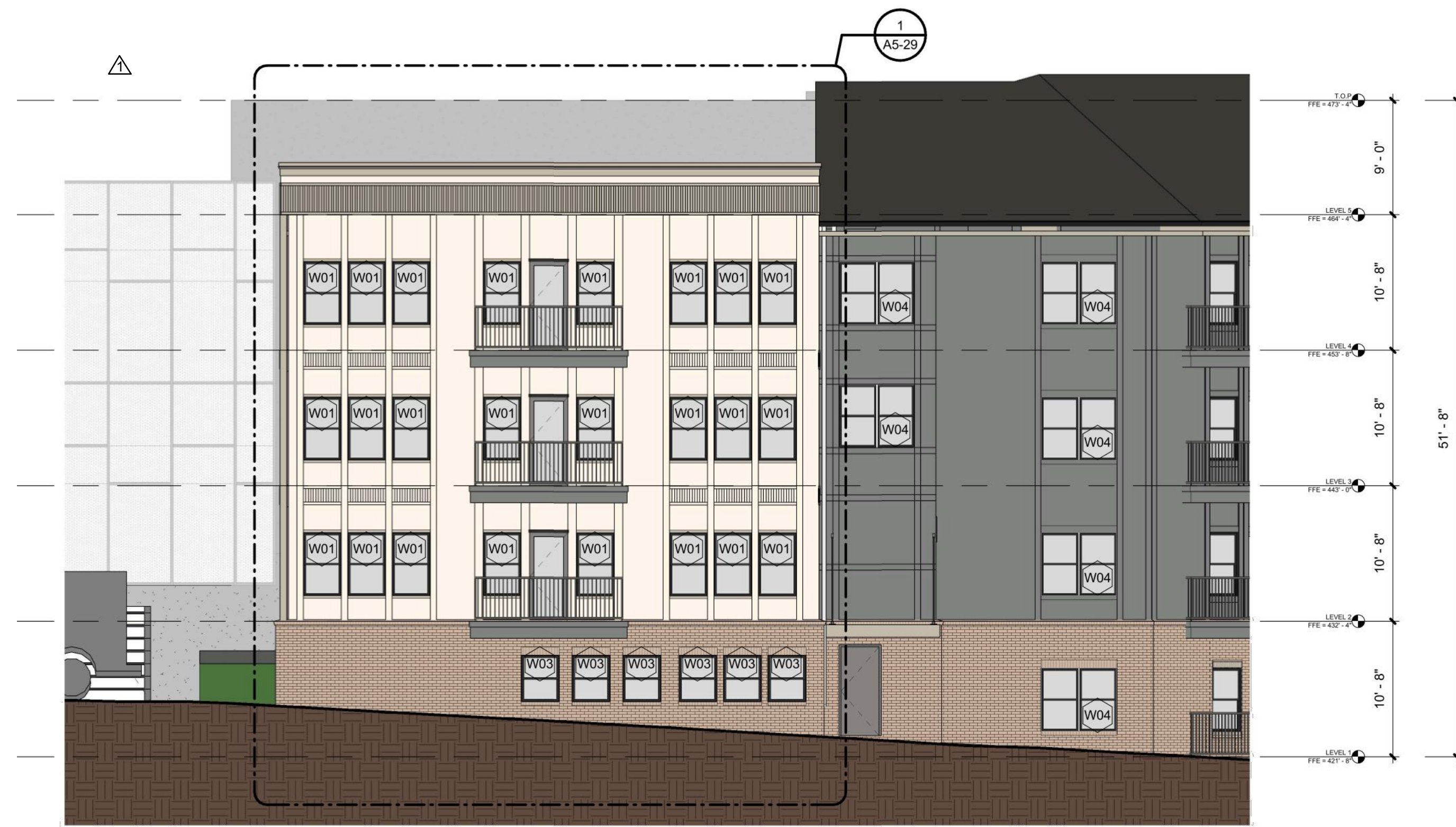
JAMES ROEMBKE
LAYHILL INVESTMENT ASSOCIATES
C/O BUCHANAN PARTNERS, LLC
SUITE 300
9841 WASHINGTONIAN BOULEVARD
GAITHERSBURG, MD 20878

GARY UNTERBERG
RODGERS & ASSOCIATES, INC.
9260 GAITHER ROAD
GAITHERSBURG, MD 20877

SHERLEY A. LEE
LAYHILL SOUTH CITIZENS ASSOCIATION
12821 LAYHILL ROAD
SILVER SPRING, MD 20906



4 BLDG 4000 NORTH EAST ELEVATION
1/8" = 1'-0"



3 BLDG 4000 NORTH ELEVATION
1/8" = 1'-0"

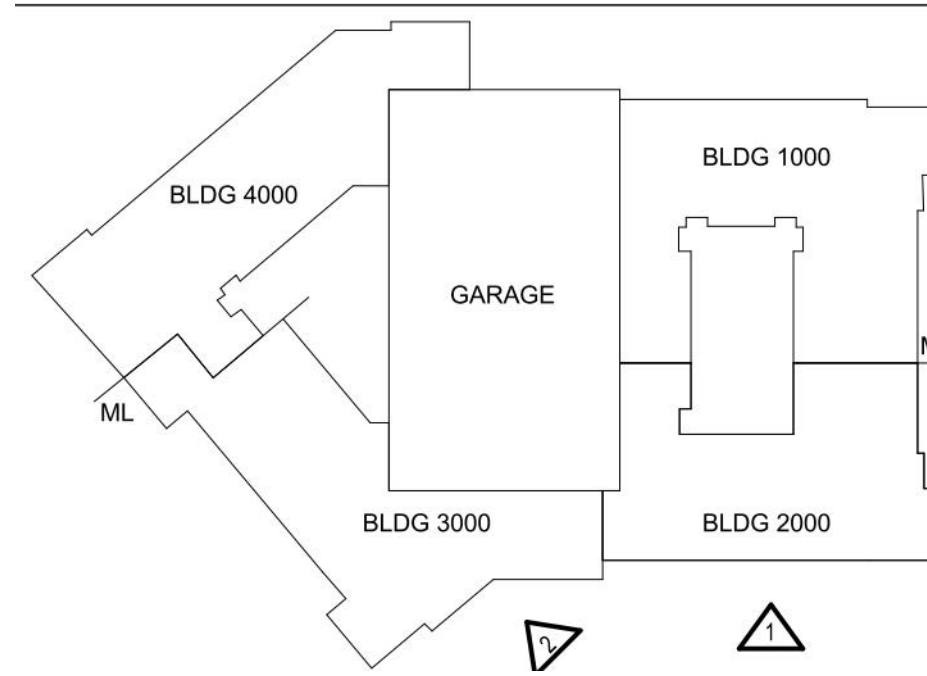


2 BLDG 3000 SOUTH ELEVATION
1/8" = 1'-0"



1 BLDG 2000 SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN



EXTERIOR FINISHES	
NO.	MATERIAL DESCRIPTION
GLAZING	
AL-1	ALUMINUM GUTTER/DOWNSPOUT
AL-2	ALUMINUM CANOPY
BR-01	BRICK TYPE -01
BR-02	BRICK TYPE -02
CL-01	CEMENTITIOUS LAP SIDING - TYPE 1
CP-01	CEMENTITIOUS PANEL - TYPE 1
CP-02	CEMENTITIOUS PANEL - TYPE 2
CP-03	CEMENTITIOUS PANEL - TYPE 3
CT-01	CEMENTITIOUS TRIM BOARD - TYPE 1
CT-02	CEMENTITIOUS TRIM BOARD - TYPE 2
CT-03	CEMENTITIOUS TRIM BOARD - TYPE 3
GLAZ.	
MT-01	METAL CANOPY
MT-02	METAL SCREEN
MT-03	CURTAIN WALL - METAL PANEL
PC-01	PRECAST CONCRETE
SHG	ASPHALT ROOFING SHINGLE
TPO	TPO ROOFING
VS-01	VINYL SIDING - TYPE 1
VT-01	VINYL TRIM BOARD - TYPE 1
VT-02	VINYL TRIM BOARD - TYPE 2
VW-01	VINYL WINDOW

ARCHITECTURAL FOOTPRINTS AND ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.13970, Expiration Date: 6/1/18.



CONSENT AGENDA AMENDMENT SITE PLAN 82015012A CHANGES:

- UNIT MIX UPDATE, BUT NO CHANGE TO THE APPROVED NUMBER, WITH UP TO 260 UNITS PLUS 4,000 SQ. FT. OF RETAIL SPACE. THE 46 TOWNHOUSE UNITS TO REMAIN THE SAME.
- RELOCATION OF GARAGE AND SITE POOL COMPLEX.
- PARKING COUNT, BOTH GARAGE AND ON-STREET, UPDATE TO COORDINATE WITH UNIT MIX.
- MISCELLANEOUS SITE AND ARCHITECTURE MODIFICATIONS.

REVISION	DATE	REVISION	DATE	REVISION	DATE
Site Plan 820150120	12/17/15				
Consent Agenda Amendment 82015012A	09/01/17				

Owner/Developer:
LAYHILL INVESTMENT ASSOCIATES
C/O BUCHANAN PARTNERS
9841 Washington Blvd, #300
Gaithersburg MD, 20878
Phone: (301) 417-0510
Fax: (301) 417-1594
Contact: James Roembke

ARCHITECTURE 1.2 ELEV



BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	<input type="checkbox"/>
BY	DATE

Phase 1.2 & 1.3
SITE PLAN AMENDMENT 82015012A
Glenmont Metrocentre
WSSC MAP GRID 216 NW 03, 217 NW 03, TAX MAP HR61, HQ63 GRIDS H6,Q3
Wheaton Election District No. 13
Montgomery County, Maryland

SCALE:	NTS
JOB No.	1141A2
DATE:	NOV 2017
ABDA	
SHEET No.	8A

Attachment 6



		Parking/Storage	
Phase	Area	Units	Notes
Phase 1.1	171	171	1.000 sq ft per unit
Phase 1.2	260	260	1.000 sq ft per unit
Phase 1.3	54	54	1.000 sq ft per unit
Phase 1.4	505	505	1.000 sq ft per unit
Phase 2.1	280	280	1.000 sq ft per unit
Phase 2.2	280	280	1.000 sq ft per unit

UNITS CREDITED FOR PHASE 1 AND PHASE 2 CORRESPOND SQUARELY TO STAGE 1 AND STAGE 2 OF THE DEVELOPMENT PLAN (STREET 2) AND PLAN READY TO BE BUILT. EACH PHASE MAY BE BUILT INDEPENDENT OF THE OTHER.

