

Edgemont at Bethesda II, Sketch Plan Amendment No. 32018003A and Site Plan No. 820180170

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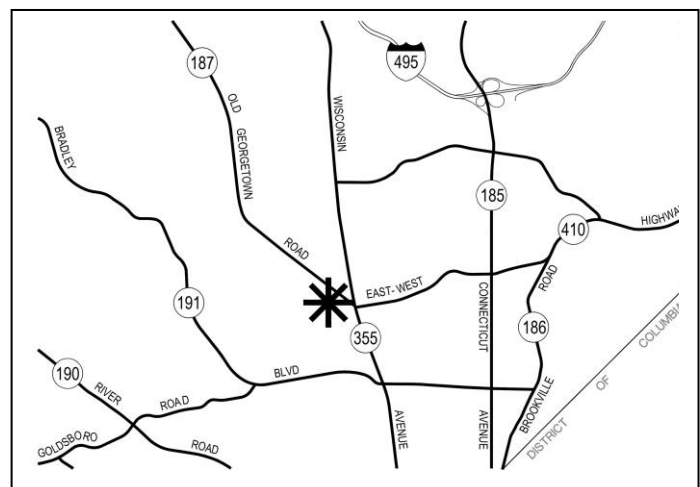
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Completed: 9/10/18

Description

- Sketch Plan Amendment: Request to modify condition 5 to allow public open space on-site;
- Site Plan: Construction of a residential project of up to 300,743 total square feet (including 115,193 existing square feet to remain) with up to 276 multifamily dwelling units (including 122 existing units to remain); project includes an allocation of Bethesda Overlay Zone density
- Current use(s): Multifamily building and a single-family dwelling;
- Located on Edgemoor Lane at the corner of Woodmont Avenue;
- 1.65 acres or 71,905 gross square feet of tract area zoned CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150 in the 2017 *Bethesda Downtown Sector Plan*;
- Applicant: Equity Residential;
- Acceptance date: April 27, 2018.



Summary

- Staff recommends approval of the Sketch Plan Amendment and Site Plan with conditions.
- The Planning Board previously approved Sketch Plan 320180030 and Preliminary Plan Amendment 11984058A, by resolutions dated February 22, 2018.
- The Project includes 4903 Edgemoor Lane, which is an existing 122-unit multi-family apartment building (Edgemont I) that will remain unchanged by these Applications and the redevelopment of the existing single-family dwelling located at 4885 Edgemoor Lane with a new multi-family residential building.
- The project includes an allocation of Bethesda Overlay Zone density of up to 138,083 square feet.
- The proposal will redevelop the site with a residential building including 15% moderately priced dwelling units, minimum parking, structured parking, exceptional design, and a vegetated roof.
- In accordance with Section 59.7.3.3.C of the Zoning Ordinance, the Sketch Plan Amendment received a Planning Board extension postponing the hearing from July 26, 2018 through October 18, 2018.
- In accordance with Section 59.7.3.4.C of the Zoning Ordinance, the Site Plan received a Planning Board extension postponing the hearing date from August 25, 2018 through October 18, 2018.
- Staff has not received any correspondence from community groups or citizens as of the date of this report.

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SECTION 1: RECOMMENDATION AND CONDITIONS

SKETCH PLAN NO. 32018003A

Staff recommends approval of Sketch Plan No. 32018003A, for modification of Sketch Plan 320180030 Condition 5, regarding public open space. The following condition supersedes the previous Condition 5, while all other conditions remain in full force and effect:

5. Open Space

The Applicant must provide a minimum of 4,000 square feet (6.7 percent of the Site) of public open space on-site per section 59.6.3.6.C of the Zoning Ordinance.

SITE PLAN NO. 820180170

Staff recommends approval of Site Plan 820180170, for a residential building of up to 300,743 total square feet (including 115,193 existing square feet to remain) for up to 276 dwelling units (including 122 existing units to remain), on 1.65 acres of land, zoned CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150. The Project includes an allocation of up to 138,083 square feet of Bethesda Overlay Zone density. The development must comply with the binding elements and conditions of approval for Sketch Plan No. 320180030, as amended. The development must comply with the conditions of approval for Preliminary Plan Amendment No. 11984058A. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 300,743 square feet of residential development on the Subject Property, including 115,193 existing square feet to remain, for up to 276 dwelling units (including 122 existing units to remain). This includes a maximum allocation of Bethesda Overlay Zone Density of 138,083 square feet, of which 16,990 square feet is attributable to on-site Moderately Priced Dwelling Units (MPDUs).

2. Bethesda Overlay Zone Density

- a) Per Section 59.4.9.2.D.4 of the Zoning Ordinance, the Applicant must have a building permit application accepted by MCDPS that includes the core and shell of the new building within two years of the date of this Resolution. Within two years of MCDPS accepting the building permit application, the Applicant must obtain the building permit. The deadlines may not be extended. If the Applicant fails to comply with any of the deadlines in this condition, the entire Site Plan approval is revoked.
- b) The Applicant must pay to the M-NCPPC a Park Impact Payment of \$1,210,930 prior to release of the first above-grade building permit for the allocation of 121,093 square feet of Bethesda Overlay Zone Density not attributable to on-site MPDUs.

3. Height

- a) The existing Edgemont I portion of the building, within the Subject Property, is limited to a maximum building height of 72 feet as measured from its building height measurement point illustrated on the Certified Site Plan.
- b) The CR 2.5 C 0.50 R 2.5 H150-zoned portion of the building (“Edgemont II”) is limited to a maximum building height of 150 feet as measured from its building height measurement point illustrated on the Certified Site Plan.

4. Affordable Housing
 - a) The development must provide a minimum of 15 percent Moderately Priced Dwelling Units (MPDUs) on-site consistent with the requirements of Chapter 25A and the applicable Sector Plan.
 - b) Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 - c) The Planning Board accepts the recommendations of DHCA in its letter, August 6, 2018, and does hereby incorporate them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.

Open Space, Amenities, and Public Benefits

5. Public Open Space, Facilities, and Amenities
 - a) The Applicant must provide a minimum of 4,000 square feet of public open space (6.7% of net lot area) on-site.
 - b) Prior to issuance of the final Use and Occupancy Certificate for the Subject Property, the Applicant must construct streetscape improvements, including the undergrounding of utilities, along the Subject Property's frontage on Woodmont Avenue and Edgemoor Lane, consistent with the Bethesda Streetscape Standards, and as illustrated in the Certified Site Plan.
 - c) The Applicant must maintain all open spaces and amenity areas located on the Subject Property required by this approval.
6. Green Cover
 - a) The Applicant must provide on-site a minimum of 4,547 square feet of Green Cover with intensive green roof, on-site non-overlapping tree canopy area, or a combination of the two, as illustrated on the Certified Site Plan.
 - b) Any intensive green roof installed pursuant to this condition must have a minimum soil depth of eight inches.
 - c) All existing canopy trees or intensive green roof areas counted towards this condition must be upgraded and maintained to the same standard as the new areas.
 - d) Prior to Certified Site Plan submission, the Applicant must revise the Green Cover Exhibit to specify tree species and canopy sizes at 20-year maturity per the M-NCPPC Approved Trees Technical Manual and show the canopies to scale based on the listed credit.
7. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the *CR Zone Incentive Density Implementation Guidelines* for each one.

 - a) Connectivity and Mobility
 - i. Minimum Parking – The Applicant must not provide/construct more than 220 total parking spaces (existing and proposed), all of which must be unbundled from the sale or lease of the proposed dwelling units.
 - b) Diversity of Uses and Activities
 - i. Enhanced Accessibility for the Disabled – The Applicant must provide at least 1.2% (2 dwelling units) of the Site Plan's new dwelling units in accordance with ANSI A117.1 Residential Type A standards.
 - c) Quality Building and Site Design
 - i. Architectural Elevations – The final elevation design must be shown on the Certified Site Plan. The exterior architectural elements must be substantially similar to architectural elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.

- ii. Exceptional Design – The Applicant must construct the building in a manner consistent with the architectural elevations included in the Certified Site Plan, as determined by Staff.
- iii. Structured Parking – The Applicant must provide all parking spaces within the below-grade structure on the Subject Property.
- d) Protection and Enhancement of the Natural Environment
 - i. Building Lot Terminations (BLTs) – Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment equivalent to 0.42 BLTs to MCDPS.
 - ii. Cool Roof – The Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.
 - iii. Recycling Facility Plan – The Applicant must comply with the letter from the Montgomery County Department of Environmental Protection – Waste Reduction and Recycling Section, dated July 11, 2018.
 - iv. Vegetated Roof – The Applicant must install a vegetated roof with a soil depth of a minimum of eight (8) inches covering a minimum of 33% of the building's roof, excluding space for mechanical equipment, as illustrated on the Certified Site Plan.

8. Recreation Facilities

Before Certified Site Plan approval, the Applicant must demonstrate substantial conformance with the M-NCPPC Recreation Guidelines.

Site Plan

9. Building & Site Design

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the Certified Site Plan, as determined by Staff.
- b) The Planning Board accepts the recommendations of the Design Advisory Panel as described in their letter, dated June 27, 2018.
- c) Any significant changes to the design must be presented to the Design Advisory Panel and approved by Staff prior to certification of the Site Plan, and certain changes to the design, as determined by Staff, may require a Site Plan Amendment.

10. Landscaping

- a) Prior to issuance of final Use and Occupancy Certificate, all on-site amenities, including, but not limited to: lights, sidewalks/ pedestrian pathway, hardscape, benches, trash receptacles, bicycle facilities, recreation amenities, and rooftop amenities must be installed.
- b) The Applicant must provide a total of six crape myrtle shrubs located east of the existing pool, near the entrance, as illustrated on the Certified Site Plan.
- c) The Applicant must provide the minimum soil volumes of no less than 600 cubic feet for canopy trees, as illustrated on the Certified Site Plan.
- d) The Applicant must install landscaping no later than the next growing season after completion of site work.

11. Lighting

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All on-site down-lights must have full cut-off fixtures or BUG equivalent.

- c) Deflectors must be installed on all proposed fixtures to prevent excess illumination and glare.
- d) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- e) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

12. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, 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 59.7.3.4.K.4 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 applicable at-grade Site Plan elements, including, but not limited to streetscape, plant material, on-site lighting, site furniture, trash enclosures, private utilities, sidewalks, storm drainage facilities, street trees, public art, and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) A separate cost estimate and bond must be completed for any off-site improvements associated with the off-site public open space requirements.
- d) 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 a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- e) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

13. Development Program

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

14. Certified Site Plan

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

- a) Include the stormwater management concept approval letter, Department of General Services acceptance letter for off-site public open space, Department of Environmental Protection letter approving the recycling facility plan, Sketch Plan resolution, Preliminary Plan resolution, and Site Plan resolution on the approval or cover sheet(s).
- b) Add a note stating that “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- c) Modify data table to reflect development standards approved by the Planning Board.
- d) Ensure consistency of all details and layout between Site and Landscape plans.

Environment

15. Forest Conservation

The Applicant must obtain approval of a revised Final Forest Conservation Plan (FFCP) from the Planning Department prior to clearing, grading or demolition. The Final Forest Conservation Plan must address the following to the satisfaction of Staff:

- a) Limits of disturbance (LOD) to reflect the work associated with the required undergrounding of utilities and streetscape enhancements associated with the project, including (but not limited to) the entire Edgemoor Lane frontage.
- b) The FCP worksheets and associated notes/tables/figures must be revised to be based on the net tract area plus the offsite LOD without claiming deductions for prior dedications (which are not valid for FCP purposes).
- c) Before any clearing or grading occurs on site, the Certificate of Compliance for an off-site forest mitigation bank must be approved by the Planning Department and recorded in the Montgomery County Land Records, or the fee-in-lieu as applicable to satisfy the forest conservation requirements (as shown on the revised Final Forest Conservation) must be submitted and approved by the Planning Department.

16. Noise Attenuation

- a) Prior to issuance of a building permit for any residential dwelling unit(s) to be constructed within the projected 65 dBA Ldn noise contour, the Applicant must provide Staff with certification from an engineer specializing in acoustics that the building shell has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b) The Applicant must provide a signed commitment to construct the units in accord with the noise mitigation design specifications, with any changes that may affect acoustical performance approved by the engineer and Staff in advance of installation.
- c) If the plan changes in any manner that affects the validity of the noise analysis for acoustical certifications and noise attenuation features, the Applicant must conduct a new noise analysis to reflect the revised plans, and new noise attenuation features may be required.
- d) Before issuance of Use and Occupancy Certificate for residential units, the Applicant must obtain certification that the noise impacted units have been constructed in accordance with the recommendations of an engineer that specializes in acoustical treatments. The certification must be based on the testing of at least five representative residential units.

Transportation & Circulation

17. Pedestrian & Bicycle Circulation

- a) The Applicant must provide a minimum of 77 bicycle parking spaces to include 74 long-term and three (3) short-term bicycle parking spaces.
- b) The long-term spaces must be in a secured, well-lit bicycle room in the garage, and the short-term spaces must be inverted-U racks (or approved alternative) installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the public bicycle rack(s) must be identified on the Certified Site Plan.

18. Department of Permitting Services-Right-of-Way

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (MCDPS-ROW) in its memo dated August 22, 2018, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which MCDPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

19. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section, in its letter dated April 13, 2018, 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.

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

Subject Property

The subject site (Subject Property or Property) consists of an assemblage of two properties located at 4885 and 4903 Edgemoor Lane, in the Arlington North District of the Bethesda Downtown area. The Property has a tract area of 1.65 acres.

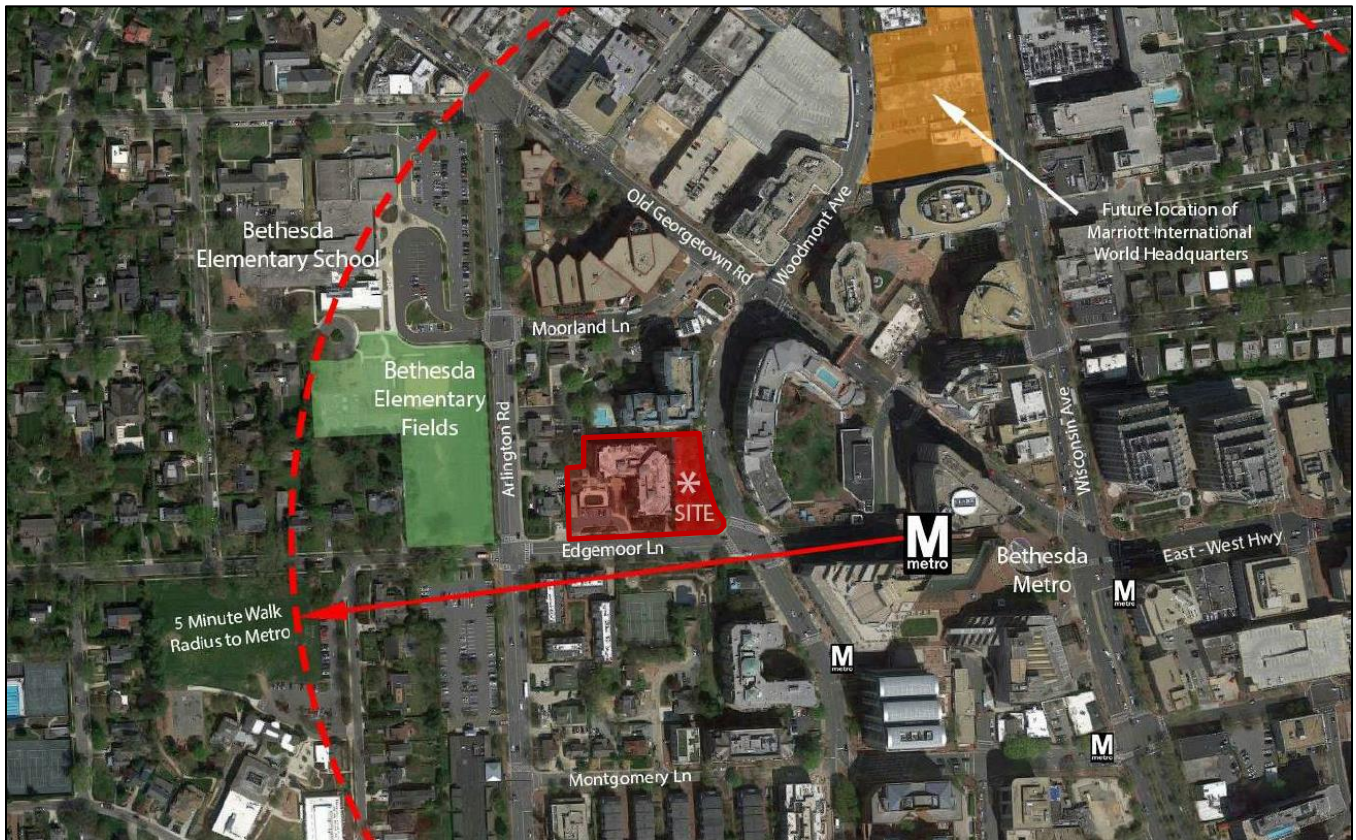


Figure 1-Aerial View

The Property is within the area encompassed by the 2017 *Bethesda Downtown Sector Plan* (Sector Plan). The Property is located within a $\frac{1}{4}$ mile of the Bethesda Metro Station and falls within the area identified for future expansion of the Bethesda Parking Lot District (PLD); however, the Site is not currently within the PLD.

Site Analysis

The Property is zoned CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150, and includes 4903 Edgemoor Lane, and existing 122-unit multi-family apartment building (Edgemont I) which will remain unchanged by these Applications and the redevelopment of the existing single-family dwelling located at 4885 Edgemoor Lane with a new multi-family residential building. The Property has frontage on Edgemoor Lane and on Woodmont Avenue. There are no known rare, threatened, or endangered species on site; there are no 100-year floodplains, stream buffers, or wetlands on site. There are no known historic properties on site.

Surrounding Uses

The Property is surrounded by a mix of residential and non-residential uses. Confronting the Property to the south, across Edgemoor Lane, are recreational facilities (including a swimming pool and tennis courts) associated with the 13-story Chase Condominium; a single-family dwelling that is now operated as professional offices; and Villages of Bethesda townhomes. To the east, across Woodmont Avenue is the Metropolitan (a 14-story multi-family residential building) and Public Parking Garage No. 49. Abutting the Property to the north is the Christopher Condominium (a 13-story residential condominium). Single-family homes have been converted to office use to the north. Directly to the west, a single-family dwelling abuts the Property, which was recently approved for construction of a residential project of up to 253,200 total square feet with up to 230 multifamily dwelling units, per Site Plan No. 820180120, ZOM Bethesda.

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

The existing multi-family apartment building was developed under the prior TSR Zone and was part of a larger Development Plan (G-347) that covers 142,038 square feet of land both north and south of Edgemoor Lane¹. In 1984, the Planning Board approved Preliminary Plan No. 119840580 for the subdivision of 4903 Edgemoor Lane into one lot. The Planning Board subsequently approved Site Plan No. 819840320 on March 23, 1984, for the construction of 122 dwelling units at 4903 Edgemoor Lane (Edgemont I).

The Planning Board approved Sketch Plan No. 320180030 and Preliminary Plan Amendment No. 11984058A by Resolutions dated February 22, 2018 (Attachments A and B) for a maximum of 301,193 square feet of residential development on one lot, with up to 282 multi-family dwelling units, including an allocation of Bethesda Overlay Zone density of up to 138,533 square feet, subject to binding elements and conditions.

Proposal

The Project proposes to redevelop the Property with up to 300,743 total square feet of residential development. This includes the retention of 115,193 square feet existing in the 72-foot-tall Edgemont I building and the construction of a 150-foot tall new multifamily residential wing. The project includes 122 existing units in Edgemont I and 154 new units in Edgemont II, including 15% Moderately Priced Dwelling Units (MPDUs).

The maximum density proposed for this Site includes the mapped density provided by the zone and an allocation of density from the Bethesda Overlay Zone. The specific densities requested as part of the Subject Application are as follows:

- a. Mapped Density: The Site has an overall mapped residential density of approximately 162,660 square feet of gross floor area (a FAR of 2.2);
- b. MPDU Density: 16,990 square feet of MPDUs (excluded from the BOZ density calculation for Park Impact Payment in accordance with 59.4.9.2.C.3.c.i); and
- c. Bethesda Overlay Zone Density: 138,083 square feet of BOZ density (a FAR of 1.09) attributed toward residential uses.

¹ This Property is subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014, and the Applicant is requesting approval for development under the SMA-approved zoning. Under Zoning Ordinance Section 59.7.7.1.B.5.a.i, any development approved under those circumstances is not required to conform to the requirements of the development plan.

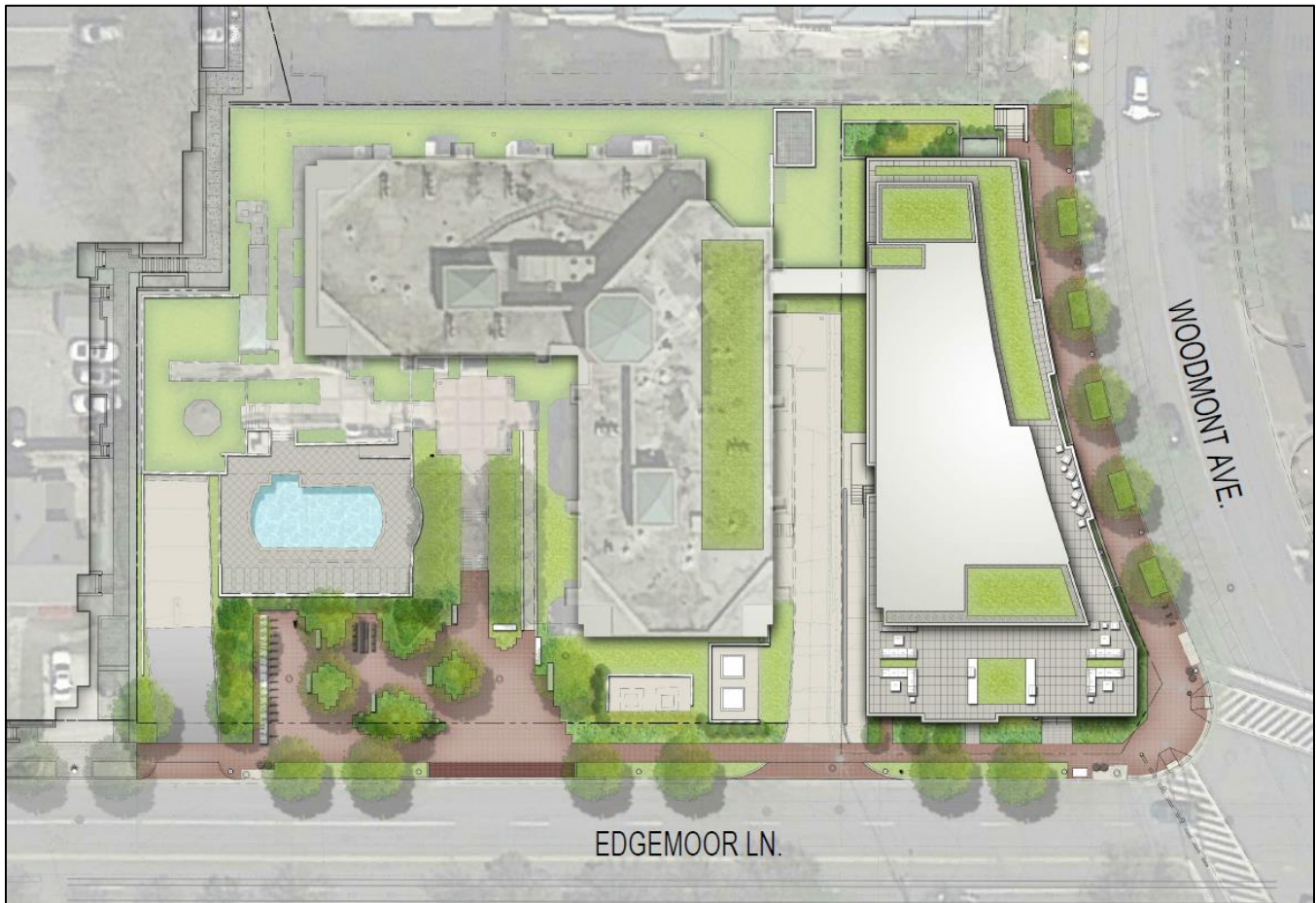


Figure 2-Illustrative Site Plan

Buildings

The new Edgemont II building is located on Woodmont Avenue with its entrance at the corner with Edgemoor Lane. The new building will connect to the existing Edgemont I building via an above grade connection at the first floor, mid building, to allow residents to pass seamlessly between the existing Edgemont I building and the new building without going outside. As presented to the Design Advisory Panel on June 27, 2018 (Attachment C), the new building is anticipated to activate its two frontages through the implementation of a highly articulated building and Bethesda streetscape.

The Project takes advantage of the existing Edgemont I development and garage infrastructure to avoid additional curb cuts, a key element to improving the streetscape experience on this section of Woodmont Avenue. The existing two-level below grade garage will be connected underground to a new below-grade garage under the new building. The new portion of the garage will provide approximately 67 new parking spaces.

The Applicant's states in their Statement of Justification that:

"The architectural composition will work with only three elements and the building's façade will appropriately repeat these elements. Throughout the façade similar elements may play different roles. Where the brick defines the base of the building with a horizontal sweep of richly detailed masonry walls with a rhythmic window pattern along Woodmont, the same brick will provide verticality and a punch window structure facing the existing building. The curved frame elements, and its repetition in an offset pattern, generate a random effect of light and shadows and perpetuates the curvature of the road. Glass,

the last element, can be a background as the amalgam of everything or foreground as the main tower at the corner. This tower floats above the first floor and passes beyond the roof line creating the crowning of the building and at the same time an outdoor room at roof terrace. A compact indoor/outdoor rooftop amenity and mechanical penthouse pushed to the corner allows a large area to be devoted to storm water management and a proper setback from the surrounding buildings to maximize light and air.

The façade has also been designed to incorporate balconies along the east, south and west façades to activate the development, increase the building's architectural interest and emphasize the residential character of the building. The balconies will also provide an added amenity for residents.”



Figure 3- Illustrative Perspective from southeast (corner of Edgemoor Lane and Woodmont Avenue)



Figure 4- Illustrative Perspective from Woodmont Avenue



Figure 5- Illustrative Perspective from Edgemoor Lane



Figure 6- Illustrative Southwest Aerial

Open Space

The Zoning Ordinance requires the a minimum 5% of the Site as public open space, or 2,957 square feet (with a Site area of 59,130 square feet). The Applicant proposes 4,109 square feet of public open space, totaling approximately 6.9% public open space, which exceeds the minimum zoning requirement. While pursuant to Section 59.4.9.2.C.7 of the Zoning Ordinance the Planning Board has the ability to require the Applicant to provide the public open space offsite (as opposed to on-site) given that less than ten percent is required, the Applicant believes that the proposed onsite public open space to be provided along Edgemoor Lane will provide a more meaningful benefit to the community.



Figure 7- Illustrative Open Space perspective

The Applicant justifies the on-site open space in their Statement of Justification in the following way:

“The Applicant understands the intention of the off-site public open space requirement is to avoid miscellaneous “pocket parks” throughout downtown Bethesda that receive little use and lack specific programming. However, based on certain characteristics of the Property, including the location, the existing apartment building and its siting on the Property, and the associated land area, the Applicant believes it has a unique opportunity to justify an on-site open space improvement with a specific programming use for citizens and providing 4,109 square feet of open space.

Currently the front of the existing Edgemont I building feels dated and acts solely as a drop off/parking area for the building. A majority of the ground cover is impervious surface and is uninviting to the public. The new Edgemont II development will make streetscape improvements along Edgemoor that continue west in front of the existing drop off/parking area. The Applicant proposes to expand upon the standard streetscape improvements by increasing green space, removing a dated drop off/parking area, and programming the space to coincide with the MCDOT requirement for a bike share station, to create a “bike park.” This block, specifically on Edgemoor Lane will see a dramatic transformation as the book ends of the street are redeveloped, streetscape improvements are made, and the pedestrian experience is improved. On-site open space would help complete this transformation and completely re-urbanize Edgemoor Lane.

Locating open space on site will remove a curb cut, increase green space and tree canopy, compliment future bike lane infrastructure and provide bike users and pedestrians a much improved Edgemoor Lane experience. Holding the docking station further back from the sidewalk can only be achieved through the implementation of the on-site open space park and will further enhance the streetscape. The Applicant

intends to program the space with a docking station, a bike repair kit, and seating areas so that bike users of all types can use this area.”

Environment

A Natural Resource Inventory Forest Stand Delineation was approved for the west part of the project (existing lot 15 containing the existing apartment building) on September 20, 2017 under plan No. 420180230. The NRI/FSD for the east portion of the project (the property with the existing single-family house) was approved on May 17, 2017 under plan No. 420171190.

Forest Conservation

The application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). Although no forest exists onsite, there is an afforestation requirement of approximately 0.24 acres. Given the relatively small size of the Property, the lack of environmentally sensitive areas, and the modest amount of afforestation requirements, the afforestation will be satisfied offsite by either a fee-in-lieu payment or the use of a forest conservation bank. Furthermore, due to the proposed density of the development and the priority to provide onsite mitigation plantings for the variance trees under Section 22A-12b(3), the Subject Property is not an appropriate setting to apply landscape plantings toward forest conservation requirements.

The Project proposes to remove one tree (a 33” Southern Magnolia) that is subject to a Forest Conservation Variance which was approved by the Planning Board at the time of the Preliminary Plan hearing. The mitigation for the removal is addressed by the onsite planting of two 4.5” caliper native canopy trees.

Stormwater Management (SWM)

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on July 20, 2018. The plan proposes to meet stormwater management requirements through the use of green roof and micro-bioretenion and a waiver of quantity and quality control for remaining requirements based on site limitations.

Noise

The Applicant requested to have the exterior noise guidelines waived (Attachment D), under Section 2.2.2 of the 1983 Noise Guidelines, due to the successful existing use which will continue, the busy urban environment with limited retrofit potential without altering the function of the existing amenity space, and the noise barrier which is created by the proposed new building. Staff recommends approval of the waiver.

Transportation

Access and Circulation

Pedestrian access to the site will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the Property frontages, consistent with the Bethesda Streetscape Standards.

Vehicular access to the Subject Property will remain unchanged by the proposed Application – vehicular access to both the existing and proposed residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane.

Transit Connectivity

The immediate area is well served by transit that includes the Red Line Bethesda Metrorail Station (located within ¼ mile of the site), Metrobus, RideOn, the Bethesda Circulator and future Purple Line.

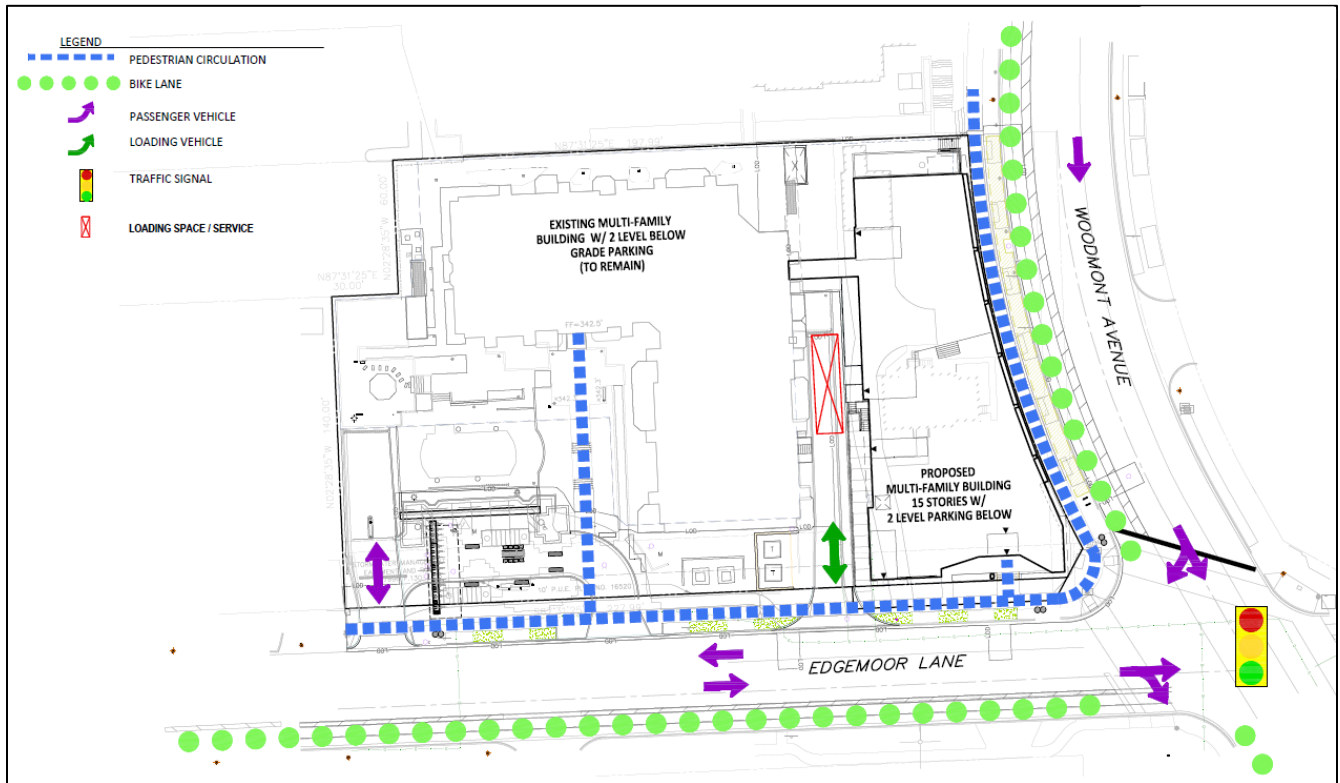


Figure 8-Pedestrian and Vehicular Circulation

Community Outreach

The Applicant held a pre-submittal public meeting at the Bethesda-Chevy Chase Regional Services Center on February 6, 2018. The Applicant has complied with all submittal and noticing requirements, and Staff has not received correspondence from community groups or citizens as of the date of this report.

SECTION 4: SKETCH PLAN AMENDMENT ANALYSIS AND FINDINGS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF or LSC Zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, heights and anticipated uses, the locations of open and public use spaces, the general circulation patterns for all modes of transportation, an estimated range of peak hour trips and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Preliminary and Site Plan review.

The Planning Board approved Sketch Plan No. 320180030 under the 2014 Zoning Ordinance. The Sketch Plan Amendment requests to amend Condition 5 to allow the open space to be provided on-site.

Although the Sector Plan recommends providing off-site improvements and/or contributions for projects with an open space requirement less than 10 percent, Staff supports the proposed on-site public open space improvement on the Project's existing property along Edgemoor Lane.

Based on certain characteristics of the Property, including the location, the existing apartment building and its siting on the Property, and the associated land area, staff believes it has a unique opportunity to justify an on-site

open space improvement with a specific programming use for citizens providing approximately 4,109 square feet of open space. The proposed onsite public open space to be provided along Edgemoor Lane will provide a more meaningful benefit to the community. Currently the front of the existing Edgemont I building is dated and acts solely as a drop off/parking area for the building with a large area of asphalt. A majority of the ground cover is impervious surface and is uninviting to the public. The proposed Edgemont II development will make streetscape improvements along Edgemoor that continue west in front of the existing drop off/parking area. The Applicant is proposing to expand upon the standard streetscape improvements by increasing green space, removing a dated drop off/parking area by removing the asphalt, programing the space to coincide with the MCDOT requirement for a bike share station, to create a "bike park." This block, specifically on Edgemoor Lane will see a dramatic transformation as the book ends of the street are redeveloped, streetscape improvements are made, and the pedestrian experience is improved. Locating open space on site will remove a curb cut, increase green space and tree canopy, compliment future bike lane infrastructure and provide bike users and pedestrians a much improved Edgemoor Lane experience. The Applicant intends to program the space with a docking station, a bike repair kit, and seating areas so that bike users of all types can use this area. This open space program was presented to the Design Advisory Panel, who was supportive of the concept and encouraged the Applicant to continue to look at further improvements to the open space.

Furthermore, the proposed design is in conformance with the intent statement of the CR Zone, Section 4.5.1.A.3 of the ZO, which states "encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street". Staff believes the re-programming of this approximately 4,109 square foot asphalted and vehicular oriented space into the newly created public space would be highly used and benefit the public realm in a significant way and the design features of the on-site open space will work well within the *Bethesda Downtown Sector Plan* framework and function as a much-needed public open space close to Metro and Bethesda's core.

This Amendment does not alter the intent, objectives, or requirements in the originally approved Sketch Plan and all previous findings remain in effect.

SECTION 5: SITE PLAN ANALYSIS AND FINDINGS

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*
2. *To approve a site plan, the Planning Board must find that the proposed development:*
 - a. *satisfies any previous approval that applies to the site;*

The Site Plan conforms to all bindings elements of Sketch Plan No. 320180030, and as amended.

- b. *satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

- c. *satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is not applicable as the Subject Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

i. Division 4.5. Commercial/Residential Zones

Development Standards

The Tract is approximately 1.65 acres, zoned CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150 and is within the Bethesda Overlay Zone. The existing Edgemont I development is located in the CR 2.25 C 0.5 R 2.5 H90 zone. The proposed Edgemont II residential building is located in the CR 2.5 C 0.50 R 2.5 H150 zone. The following Data Table shows the Application’s conformance to the development standards of the zone.

Site Plan Data Table			
Section 59.4	Development Standard	Permitted/ Required	Proposed
	Gross Tract Area per Zone		
	CR 2.5 C-0.25 R-2.5 H-90	n/a	52,918 sf (1.214 ac)
	CR 2.5 C-0.50 R-2.5 H-150		18,987 sf (0.436 ac)
	Total Gross Tract Area	n/a	71,905 sf (1.651 ac)
	Prior Dedication	n/a	11,839 sf (0.272 ac)
	Proposed Dedication	n/a	936 sf (0.021 ac)
	Net Lot Area	n/a	59,130 sf (1.357 ac)
	Residential Density (GFA/ FAR)¹		
	CR 2.5 C-0.25 R-2.5 H-90	132,295 sf/ (2.5)	115,193 sf/ (2.18) ²
	CR 2.5 C-0.50 R-2.5 H-150	47,467 sf/ (2.5)	47,467 sf (2.5)
	Residential Density Subtotal	179,762 sf/ (2.5)	162,660 sf (2.26)
	Bethesda Overlay Zone Density	n/a	138,083 sf (1.92)
	Total FAR/GFA	n/a	300,743 sf (4.18)
	Building Height		
	CR 2.5 C-0.25 R-2.5 H-90	90 feet	72 feet ³
	CR 2.5 C-0.50 R-2.5 H-150	150 feet	150 feet
	Public Open Space (min)	5%/2,957 sq. ft.	6.9%/4,109 sq. ft.
	Minimum Setbacks	0	0

Section 59.6	Parking⁴	Spaces Required	Spaces Provided
	Vehicle Parking-Residential		
	CR 2.5 C-0.25 R-2.5 H-90	57 min/ 158 max	153
	CR 2.5 C-0.50 R-2.5 H-150	76 min/ 217 max	67 ⁵
	Total (130 market rate; 24 MPDUs)	133 min /375 max	220
	Bicycle Parking - CR 2.5 C-0.50 R-2.5 H-150 (154 units)		
	(Long Term/ Short Term) Total	(74/3) 77	(74/3) 77
	Loading Spaces	1	1

¹No commercial density is proposed with the Subject Application.

²Square footage based off of the existing Edgemont I building.

³Height of the existing Edgemont I building.

⁴Final number of vehicle and bicycle parking spaces to be determined at building permit based on final number of dwelling units.

⁵Based on 154 new units. Minimum parking adjusted per Section 59.6.2.3.1. In addition, a 20% reduction for being within the Bethesda Overlay Zone has been applied to the minimum parking requirement

The Bethesda Overlay Zone (BOZ) was adopted July 18, 2017, specifically to implement the recommendations of the Bethesda Downtown Sector Plan as it relates to density, building heights, affordable housing, parks, and design. The BOZ set a cap of overall development (32.4 million square feet) whereby the zoning approved for most properties retains the base density but increases the heights on respective sites. An Applicant can request an allocation of density over the base density to build to the maximum height permitted by the Zone, as needed. An allocation of density from the BOZ requires a park impact payment of \$10/square foot based upon the density requested and facilitates acquisition of parkland in the downtown Bethesda area. This Application is requesting an allocation of 138,083 square feet from the BOZ initiating a Park Impact Payment of \$1,210,930 (16,990 square feet of MPDU Density, valued at \$169,900, excluded from payment) to be paid at the time of building permit. The amount of density allocated from the BOZ for Application is deducted from the 32.4 million cap.

ii. *Division 4.7. Optional Method Public Benefits*

In accordance with the Zoning Ordinance, Section 59-4.7.1, the Site Plan proposes the following public benefits to satisfy the requirements: Connectivity and Mobility; Diversity of Uses and Activities; Quality Building and Site Design; and Protection and Enhancement of the Natural Environment.

Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
59.4.7.3C: Connectivity and Mobility		
Minimum Parking¹	20	12.6
59.4.7.3D: Diversity of Uses and Activities		
Enhanced Accessibility for the Disabled	20	3.8
59.4.7.3E: Quality of Building and Site Design		
Architectural Elevations	30	20
Exceptional Design¹	30	20
Structured Parking	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment		
BLTs	30	3.7
Cool Roof	15	10
Recycling Facility Plan	10	10
Vegetated Roof	20	7.5
TOTAL		107.6

¹Denotes Sector Plan priority

Connectivity and Mobility

Minimum Parking: The Applicant requests 12.6 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points, for providing the maximum allowable number of on-site spaces, to 20 points for providing no more than the minimum numbers of spaces on site. Staff supports the Applicant’s request.

$$[(\text{Maximum Allowed} - \text{Proposed}) / (\text{Maximum Allowed} - \text{Minimum Required})] * 10$$

$$[(375 - 220) / (375 - 129)] * 10 = 12.6 \text{ points}$$

Diversity of Uses and Activities

Enhanced Accessibility for the Disabled: The Applicant requests 3.8 points for providing at least 1.2% of the Project's units in accordance with ANSI A117.1 Residential Type A standards. Staff supports the Applicant's request.

$$(2 \text{ ANSI Accessible Units} / \text{Total Units}) * 300 = 3.89 \text{ (3.8 points)}$$

Quality of Building and Site Design

Architectural Elevations: The Applicant requests 20 points for providing architectural elevations as part of the certified site plan showing particular elements in the façade including minimum amount of transparency on the first floor, minimal spacing between operable doors, and design priorities of the applicable sector plan or implementing design guidelines. As conditioned, the exterior architectural elements must be substantially similar to architectural elevations shown on the submitted architectural drawings. Staff supports the Applicant's request.

Exceptional Design: The Applicant requests 20 points for a building or site design that enhances the character of a setting. In accordance with the Bethesda Overlay Zone density, the Project was reviewed by the Design Advisory Panel, which supported the Applicant's request based on the quality of the design. The Project provides innovative solutions in response to the immediate context; creates a sense of place and serves as a landmark; enhances the public realm in a distinct and original manner; introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. Based on the materials submitted with the Application, Staff supports the Applicant's request for 20 exceptional design points, as discussed below and in the Statement of Justification:

The design provides innovative solutions in response to the immediate context:

The shape of the building derives from its immediate context, so the design builds roots on the site making it unique. The design revolves around the connectivity aspect of the site by emphasizing the curvature of the road. The use of shifting frames shapes the public domain. Surrounding buildings are of different scales and heights, so the project utilizes the shifting frames to relate to the stepping of the building across the street on Woodmont Avenue, while respecting the scale of the existing Edgemont building to the west and Christopher to the north.

Creates a sense of place and serves as a landmark:

The building's corner and highly visible location serves as a connector between the Woodmont Triangle and Bethesda Row. The nature of the curvature of this section of Woodmont Avenue requires the use of a vertical element that visually links Bethesda old and new and invites people to explore between these two pivotal downtown areas. It will also signify the arrival or departure of those two parts of Bethesda and help pedestrians orient themselves.

Enhances the public realm in a distinct and original manner:

The building serves as a needed link between the Woodmont Triangle and Bethesda Row by enhancing the pedestrian experience along Woodmont Avenue and providing wider sidewalks with street facing facades that shape the public realm. The reinvention of the existing buildings entrance creates an oasis for Bethesda residents to enjoy a landscaped public space, which had previously functioned as dated surface parking and a drop off area unique only to the building and provided no benefit to the public.

Introduces materials, forms or building methods unique to the immediate vicinity or applied in a unique way:

The introduction of curved metal panel frames in conjunction with a series of glass boxes create an interesting yet cohesive texture that serves as a fabric that dresses the building, bringing a new aesthetic to the environment. The project proposes an innovative architectural solution to the ever-changing residential realm.

Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site:

This development on just 15,332 sf of land area, just steps from the Metro, shopping and commercial core of downtown Bethesda is a great example of compact/infill design. Many other small parcels in the CBD have been developed as drive through banks. This is an example of creative infrastructure solutions to provide an enhanced living experience for the buildings residents and neighbors.

Integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements:

The building is designed to maximize the sun exposure and natural light. The South and East facing façades treatment have a higher percentage of glass than the North and West facing ones. The ratio of glass versus solid on each façade is adjusted according to its exposure. Also, the use of these “big shifting frames” and the alternating glass boxes creates deeper than normal shadows on the glass surfaces reducing heat gain in the interior while maximizing the natural light during summer. The opposite happens on the North and West where openings are much smaller retaining heat inside in winter time. In winter the sunlight is more horizontal therefore the frames and boxes generate minimum shadowing while taking advantage of the solar heat gain. The project will feature a cool roof with a combination of vegetated and green roof and high albedo materials and furniture to reduce heat gain from the roof down into the building. All these will provide interior comfort while reducing energy consumption and reducing the carbon footprint of the Building. The applicant, Equity Residential, has been named a Global Real Estate Sustainability Benchmark (GRESB) leader for the past 2 years. Sustainability is a corporate focus for them and this development with endeavor to implement as many LEED and SITES aspects as possible, including but not limited to site context, soil and vegetation, water treatment, and construction techniques.

The Design Advisory Panel supported the Applicant’s request for 20-points and suggested consideration of further development of the following design elements (Attachment E):

1. Emphasize the southeast corner of the building, potentially through a subtle treatment of the top that makes this a stronger corner;
2. Strengthen the hierarchy of the design elements in the plaza;
3. Further activate the base of the building through material, texture and detail. Provide ground floor entries along the Woodmont façade if feasible.

Structured Parking: The Applicant requests 20 points for providing all parking in a below-grade parking structure. Staff supports this request.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 3.7 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area (0.42 BLTs based on an incentive density of 175,550 square feet). Points

are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. Staff supports the Applicant's request.

Cool Roof: Roof areas not covered by green roof or mechanical equipment will incorporate a mixture of materials that will collectively meet or exceed a solar reflectance index (SRI) of 75. This is achieved from the roof areas which are not already covered by green roof/plantings with a mixture of roofing aggregate to be finalized at the time of Certified Site Plan. The Applicant is requesting 10 points and Staff supports this request.

Recycling Facility Plan: The Applicant requests 10 points for providing a recycling facility plan that exceeds the minimum requirements set forth in the Zoning Ordinance. In achieving the intent of this category, the Project will provide public space recycling and litter containers at a frequency agreed to by DEP, paper shredders and cooking oil collection and removal. The Applicant must comply with the letter from the Montgomery County Department of Environmental Protection – Waste Reduction and Recycling Section, dated June 15, 2018 (Attachment F). Staff supports the Applicant's request.

Vegetated Roof: The Applicant requests 15 points for providing vegetated roofs with a soil depth of at least eight inches and covering at least 33% of the total roof excluding space for mechanical equipment. The Project's green roof will be intensively planted with native plants to provide habitat. Staff supports the Applicant's request.

iii. *Division 6.1. Site Access*

Vehicular access to the Subject Property will remain unchanged by the proposed Application – vehicular access to both the existing and proposed residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. Pedestrians and bicyclists will be able to enter the Project from the residential lobby on Edgemoor Lane and short-term bicycle parking will be provided along the public sidewalks. The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

iv. *Division 6.2. Parking, Queuing, and Loading*

Vehicular access to the Subject Property will remain unchanged by the proposed Application – vehicular access to both the existing and proposed residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary. Parking for the proposed residential building will be provided in a below-grade facility. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane.

v. *Division 6.3. Open Space and Recreation*

Although the Sector Plan recommends providing off-site improvements and/or contributions for projects with an open space requirement less than 10 percent, Staff supports the proposed on-site public open space improvement on the Project's existing property along Edgemoor Lane.

Based on certain characteristics of the Property, including the location, the existing apartment building and its siting on the Property, and the associated land area, Staff believes it has a unique opportunity to justify an on-site open space improvement with a specific programming use for citizens providing 4,109 square feet of open space. The proposed onsite public open space to be provided along Edgemoor Lane will provide a more meaningful benefit to the community. Currently the front

of the existing Edgemont I building is dated and acts solely as a drop off/parking area for the building with a large area of asphalt. A majority of the ground cover is impervious surface and is uninviting to the public. The proposed Edgemont II development will make streetscape improvements along Edgemoor that continue west in front of the existing drop off/parking area. The Applicant is proposing to expand upon the standard streetscape improvements by increasing green space, removing a dated drop off/parking area by removing the asphalt, programming the space to coincide with the MCDOT requirement for a bike share station, to create a “bike park.” This block, specifically on Edgemoor Lane will see a dramatic transformation as the book ends of the street are redeveloped, streetscape improvements are made, and the pedestrian experience is improved. Locating open space on site will remove a curb cut, increase green space and tree canopy, compliment future bike lane infrastructure and provide bike users and pedestrians a much improved Edgemoor Lane experience. The Applicant intends to program the space with a docking station, a bike repair kit, and seating areas so that bike users of all types can use this area. This open space program was presented to the Design Advisory Panel, who was supportive of the concept and encouraged the Applicant to continue to look at further improvements to the open space.

Furthermore, the proposed design is in conformance with the intent statement of the CR Zone, Section 4.5.1.A.3 of the ZO, which states “encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street”. Staff believes the re-programming of this approximately 4,109 square foot asphalted and vehicular oriented space into the newly created public space would be highly used and benefit the public realm in a significant way and the design features of the on-site open space will work well within the *Bethesda Downtown Sector Plan* framework and function as a much-needed public open space close to Metro and Bethesda’s core.

The Application is in conformance with the *Recreation Guidelines*, as demonstrated in the Recreation Facilities Data table provided with the Application. The Applicant is providing bicycle amenities and a bicycle support station, rooftop amenities, an urban plaza, an outdoor swimming pool, and picnic and seating areas. Final locations and quantities of each of these amenities will be shown on the Certified Site Plan.

vi. *Division 6.4. General Landscaping and Outdoor Lighting*

Landscaping and lighting, as well as other site amenities, will be provided to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The Project will transform existing streetscape along the Woodmont Avenue and Edgemoor Lane frontages with new street trees, improved, wider sidewalks, street lighting, and street furniture. The on-site lighting will limit the necessary light levels to streets and sidewalks.

As shown in the Development Standards table, the Site Plan meets all general requirements and development standards of Section 4.5 of the Zoning Ordinance, the optional method public benefits provisions of Division 4.7 of the Zoning Ordinance, and the general development requirements of Article 59-6 of the Zoning Ordinance.

e. *satisfies the applicable requirements of:*

i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on July 20, 2018. The plan proposes to meet stormwater management requirements through

the use of green roof and micro-bioretenion and a waiver of quantity and quality control for remaining requirements based on site limitations.

ii. *Chapter 22A, Forest Conservation.*

A Natural Resource Inventory Forest Stand Delineation was approved for the west part of the project (existing lot 15 containing the existing apartment building) on September 20, 2017 under plan No. 420180230. The NRI/FSD for the east portion of the project (the property with the existing single-family house) was approved on May 17, 2017 under plan No. 420171190.

Forest Conservation

The application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). Although no forest exists onsite, there is an afforestation requirement of approximately 0.24 acres. Given the relatively small size of the Property, the lack of environmentally sensitive areas, and the modest amount of afforestation requirements, the afforestation will be satisfied offsite by either a fee-in-lieu payment or the use of a forest conservation bank. Furthermore, due to the proposed density of the development and the priority to provide onsite mitigation plantings for the variance trees under Section 22A-12b(3), the Subject Property is not an appropriate setting to apply landscape plantings toward forest conservation requirements.

The Project proposes to remove one tree (a 33" Southern Magnolia) that is subject to a Forest Conservation Variance which was approved by the Planning Board at the time of the Preliminary Plan hearing. The mitigation for the removal is addressed by the onsite planting of two 4.5" caliper native canopy trees.

f. *provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

The Property serves as a transitional site between the more intensive uses of the CBD and the smaller-scale development along Arlington Road and the residential neighborhoods beyond the CBD boundary. The proposed development will have a maximum building height of 150 feet. The taller building heights will be located along Woodmont Avenue. The existing multi-family apartment building has a height of approximately 75 feet, which provides a step-down in building height, as a transition to the low-rise buildings (recommended for a maximum building height of 60') along Arlington Road and the single-family neighborhoods beyond. The proposed design, scale, and façade of the Project will provide a consistent relationship with the adjacent buildings, while serving as a transition to the neighboring development.

The Project provides adequate, safe, and efficient parking and circulation patterns. Vehicular access to the Site will remain unchanged by the proposed Application – vehicular access to both the existing and proposed residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. Landscaping and lighting, as well as other site amenities, will be provided to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The Project will transform existing streetscape along the Woodmont Avenue and Edgemoor Lane frontages with new street trees, improved, wider sidewalks, street lighting, and street furniture. The new Edgemont II development will make streetscape improvements along Edgemoor that continue west in front of the existing drop off/parking area. The Applicant proposes to expand upon the standard streetscape improvements by increasing green space, removing a dated drop off/parking area, and programing the space to coincide with the MCDOT requirement for a bike share station, to create a "bike park." This block, specifically on Edgemoor Lane will see a dramatic

transformation as the book ends of the street are redeveloped, streetscape improvements are made, and the pedestrian experience is improved. On-site open space would help complete this transformation and completely re-urbanize Edgemoor Lane. The Application is in conformance with the *Recreation Guidelines*, as demonstrated in the Recreation Facilities Data table provided with the Application. The Applicant is providing bicycle amenities and a bicycle support station, rooftop amenities, an urban plaza, an outdoor swimming pool, and picnic and seating areas. Final locations and quantities of each of these amenities will be shown on the Certified Site Plan.

- g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Site Plan proposes a residential development with up to 154 new multi-family residential dwelling units with 15% on-site MPDUs, as well as underground parking, on-site amenities for the residents, and public open space.

The Project substantially conforms to the recommendations for the Property included in the 2017 *Bethesda Downtown Sector Plan*. Specifically, this Plan builds on the past successes of Downtown Bethesda to create a truly sustainable downtown by focusing on components that will bolster the elements most in need of enhancement. The recommendations increase:

- 1. Parks and open spaces**, including new civic greens at Veteran’s Park, Bethesda Farm Women’s Cooperative Market, Capital Crescent Trail and new urban parks, pathways and gateways.
- 2. Affordable housing**, including the preservation of existing market-rate affordable housing, providing a mix of housing options and the provision of Moderately Priced Dwelling Units in exchange for development incentives.
- 3. Environmental innovation**, including more energy-efficient buildings, better stormwater management, improved sidewalks and bicycle routes, and other measures to enhance community health and quality of life.
- 4. Economic competitiveness**, based on new development, public amenities and proximity to public transit to attract businesses and visitors from throughout the region, and foster entrepreneurship and innovation.

5. Green Cover

The Sector Plan includes a number of recommendations to achieve the urban green goals, including the recommendation for onsite 35% green coverage minimum. Although the Sector Plan places a high priority on the Green Cover, it recognizes that certain project may not be able to achieve all of the recommendations. Given the nature of a constrained downtown site such as this one with an existing building to be retained and an existing underground parking garage, there are limits on what can be planted. The Green Cover may include singularly or a combination of intensive green roof or tree canopy cover. Furthermore, the Sector Plan specifies soil volume minimums of 600 cubic feet per tree associated with the tree plantings to help insure the desired canopy will be achieved.

However, since only a portion of the Site Plan area is proposed for redevelopment it was anticipated that the Applicant would not achieve the overall 35% minimum coverage for the entire Property. The overall Property was developed long before the current standards were in place although the site does feature some tree canopy and areas which meet green roof standards. The currently submitted Green Cover plan claims a 30.6% overall Green Cover. Although the Application will not meet the 35%

Green Cover, the Applicant is providing Green Cover to the extent possible on-site, given the site constraints and as conditioned, reasonable level of Green Cover will be provided and is supported by Staff.

The Property is designated as sites 131 and 132 on page 145 of the Plan. The Property is located in the area of the Plan designated as the “Arlington North District,” a transitional zone between the urban core and single-unit neighborhoods to the west of the Sector Plan area. Specifically, the Project addresses the following goals as outlined in the Arlington Road District section of the Plan:

- *Retain the residential scale along Arlington Road as a transition between the urban core and suburban neighborhoods.*

The Project will provide up to 282 residential dwelling units, 122 units in the existing Edgemont I building and 160 new units in the proposed Edgemont II building, with a height of 150 feet for the new building. The Property serves as a transitional site between the more intensive uses of the CBD and the smaller-scale development along Arlington Road and the residential neighborhoods beyond the CBD boundary. The proposed development will have a maximum building height of 150 feet. The taller building heights will be located along Woodmont Avenue. The existing multi-family apartment building has a height of approximately 75 feet and thus, provides a step-down in building height, as a transition to the low-rise buildings (recommended for a maximum building height of 60') along Arlington Road and the single-family neighborhoods beyond.

- *Improve access, mobility, and pedestrian safety along Arlington Road.*

Vehicular access to the site will remain unchanged by the proposed Application – vehicular access to both the existing and proposed residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. Further, the drop-off/pick-up lane serving the residential lobby on Edgemoor Lane will be transformed into on-site public open space. The Project will construct the Bethesda streetscape on its two frontages and will participate in the implementation of new separated bicycle lanes on Woodmont Avenue and Edgemoor Lane. Each of these improvements will improve access, mobility, and pedestrian safety.

- *Promote redevelopment opportunities for under-utilized sites such as single-unit homes.*

The Property, prominently located at the intersection of Woodmont Avenue and Edgemoor Lane, is significantly under-developed. As such, the Project proposes to redevelop the existing single-family detached home with a 15-story, multi-family residential building that is more appropriately suited for a property located in such close proximity to the Bethesda Metro Station.

- *Limit commercial and retail uses to preserve residential urban village character.*

The Sector Plan recommends that commercial and retail uses be limited to the ground floor of buildings along Woodmont Avenue. The Project complies with this recommendation by providing a purely residential building.

- *Create a new neighborhood park adjacent to Bethesda Elementary School.*

The Sector Plan identifies a potential area for a new neighborhood park on the west side of the Bethesda Elementary School playing fields. Although the potential future park location is within the Arlington North District, it is not directly adjacent to the Subject Property and will therefore not be implemented as part of the Project. The Applicant is required to pay the Park Impact Payment, which could be directed toward this future improvement or other sites within the downtown Bethesda district.

The Project is in conformance with the 2017 *Bethesda Downtown Sector Plan*.

- h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

Per the approved Preliminary Plan No. 11984058A, the development will be served by adequate public facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The Subject Property is not located in a Rural Residential or Residential zone.

- j. on a property in all other zones, is compatible with existing, approved or pending adjacent development.*

The Site Plan is compatible with other uses and other site plans, as well with existing and proposed adjacent development. The Project's design and scale is compatible with adjacent buildings in the Arlington Road District.

- 3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

- 4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

Not applicable, the Subject Property was not zoned C-1 or C-2 on October 29, 2014.

CONCLUSION

The proposed development complies with the general requirements and development standards of Section 4.5, the optional method public benefits provisions of Division 4.7, and the general development requirements of Article 59-6 of the Zoning Ordinance. As conditioned the Sketch Plan Amendment and Site Plan applications satisfies the findings under Section 59.4.5 of the Zoning Ordinance and substantially conforms to the recommendations of the 2017 *Bethesda Downtown Sector Plan* and the *Bethesda Downtown Design Guidelines*. Therefore, Staff recommends approval of the Sketch Plan Amendment and Site Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

- A. Sketch Plan Resolution
- B. Preliminary Plan Amendment Resolution
- C. Design Advisory Panel submission
- D. Applicant's Noise waiver
- E. Design Advisory Panel summary letter
- F. Recycling Facility Plan approval letter
- G. Site Plan
- H. Agency Letters