



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

MCPB No. 18-094
Sketch Plan No. 32018003A
Edgemont at Bethesda II
Date of Hearing: September 20, 2018

NOV 06 2018

RESOLUTION

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

WHEREAS, on February 22, 2018, the Planning Board, by Resolution MCPB No. 18-004, approved Sketch Plan No. 320180030, for construction of a residential project of up to 301,193 total square feet (including 115,193 existing square feet to remain) with up to 282 multifamily dwelling units (including 122 existing units to remain) and includes an allocation of Bethesda Overlay Zone density on 1.65 acres of CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150 zoned-land, located on Edgemoor Lane at the corner of Woodmont Avenue ("Subject Property") in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* ("Sector Plan") area; and

WHEREAS, on April 27, 2018, Equity Residential ("Applicant") filed an application for approval of an amendment to the previously approved sketch plan to modify condition 5 to allow public open space on-site on the Subject Property; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 32018003A, Edgemont at Bethesda II ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated September 10, 2018, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on September 20, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency:

Christina Sonnet 10/17/18

WHEREAS, on September 20, 2018 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Patterson, seconded by Commissioner Cichy, with a vote of 3-0, Commissioners Cichy, Fani-Gonzalez and Patterson voting in favor, with Chairman Anderson and Commissioner Dreyfuss being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 32018003A, Edgemont at Bethesda II, for modifying condition 5 to allow public open space on-site by modifying the following conditions:¹

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.

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

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved sketch plan and all findings not specifically addressed remain in effect:

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, the Planning Board supports the 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, the Planning Board believes it has a unique opportunity to justify an on-site open space improvement with a specific programming use for citizens

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.

providing approximately 4,109 square feet of open space. The 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 will 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". 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.

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

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Edgemont at Bethesda II, Sketch Plan No. 32018003A received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 06 2018 (which is the date that this Resolution is mailed to all parties of record); and

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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 Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioner Cichy voting in favor, and Commissioners Fani-González and Patterson absent at its regular meeting held on Thursday, October 25, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board