



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

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

NOV 29 2016

RESOLUTION

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

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

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320170030, The Claiborne ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October 28, 2016, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on November 10, 2016, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

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

Approved as to
Legal Sufficiency:

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 - Chairman's Office: 301.495.4605 Fax: 301.495.1320

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

A. Binding Elements. The following site development elements shown on the Sketch Plan stamped "Received" by M-NCPPC on September 21, 2016, are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 76,000 square feet of total development on the Subject Property. The final distribution of density between residential and non-residential uses, and the maximum number of dwelling units will be determined at Preliminary Plan.

2. Density Transfer

Prior to record plat approval, the Applicant must state the gross square footage taken from any lot with reduced density in an instrument approved by the M-NCPPC Office of the General Counsel and must record the instrument in the Montgomery County Land Records. The residential density to be transferred under this Sketch Plan is measured in gross square feet and will total approximately 23,975 square feet. Final allocation of density will be determined at the time of Site Plan. The Sending Properties will transfer and retain the following square feet of development potential based on the existing zoning:

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

¹ For these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

3. Height

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

4. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. The CR Zone requires properties taking advantage of FAR Averaging to exceed the minimum public benefit points otherwise required in Section 59.4.5.4.A.2 by 50%. Total points must equal at least 150 and be chosen from at least three² categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

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

5. Building Design

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

6. Streetscape

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

7. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

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

8. Moderately Priced Dwelling Units (MPDUs)

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

9. Future Coordination for Preliminary and Site Plan

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary or Site Plan:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- d. Architectural façade step back;
- e. Consideration of building-to-street interface to maximize activation and safety;
- f. Focus on energy efficiency in building design features;
- g. Noise analysis;
- h. Dedication along Auburn Avenue and Norfolk Avenue; and
- i. Coordination with adjacent property owners regarding rooftop treatment and mechanical equipment
- j. Traffic Mitigation Agreement

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

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

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

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

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

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

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

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

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

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

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

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

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

The Sketch Plan conforms to the Sector Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.

The Sketch Plan is not subject to a development plan or schematic development plan.

4. The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.

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

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

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

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

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

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

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

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

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

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

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

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

TOTAL

164

Transit Proximity

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

Connectivity and Mobility

Minimum Parking: The Applicant requests 5 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site spaces to 10 points for providing no more than the minimum numbers of spaces on site. At this time, the Planning Board supports granting 5 points.

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

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

Diversity of Uses and Activities

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

Quality of Building and Site Design

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

Exceptional Design: The Applicant requests 5 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 5 points is appropriate for development that meets at least four of the guideline criteria. The Applicant asserts that the Application provides innovative solutions in response to the immediate context; creates a sense of place and serves as a landmark; enhances the public realm in a distinct and original manner; introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way; uses design solutions to make compact infill development living and shopping environments more pleasurable and desirable; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. At this time, the Planning Board supports the Applicant's request with further details and refinement to be provided at the time of Site Plan.

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

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 1.4 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. At this time, the Planning Board supports 1.4 points for this.

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

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

Vegetated Roof: The Applicant requests 7.5 points for providing vegetated roofs with a soil depth of at least 4 inches and covering at least 33% of the total roof excluding space for mechanical equipment. The CR Guidelines recommend 7.5 points for development that meets the Zoning Ordinance requirements, with

additional points granted if other criteria are met, including greater coverage, greater soil depth, plant species that provide habitat, and native plant species. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated roof criteria. At this time, the Planning Board supports the Applicant's request.

Recycling Facility Plan: The Applicant requests 7.5 points for providing a recycling facility plan. The final details of this plan will be determined at the time of Site Plan, and the Planning Board supports 7.5 points for this benefit at this time.

7. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The project will be built in one phase.

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

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

BE IT FURTHER RESOLVED that all binding site development elements of the plans for Sketch Plan No. 320170030, The Claiborne, stamped received by M-NCPPC on September 21, 2016, are required except as modified herein; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 29 2016 (which is the date that this Resolution is mailed to all parties of record).

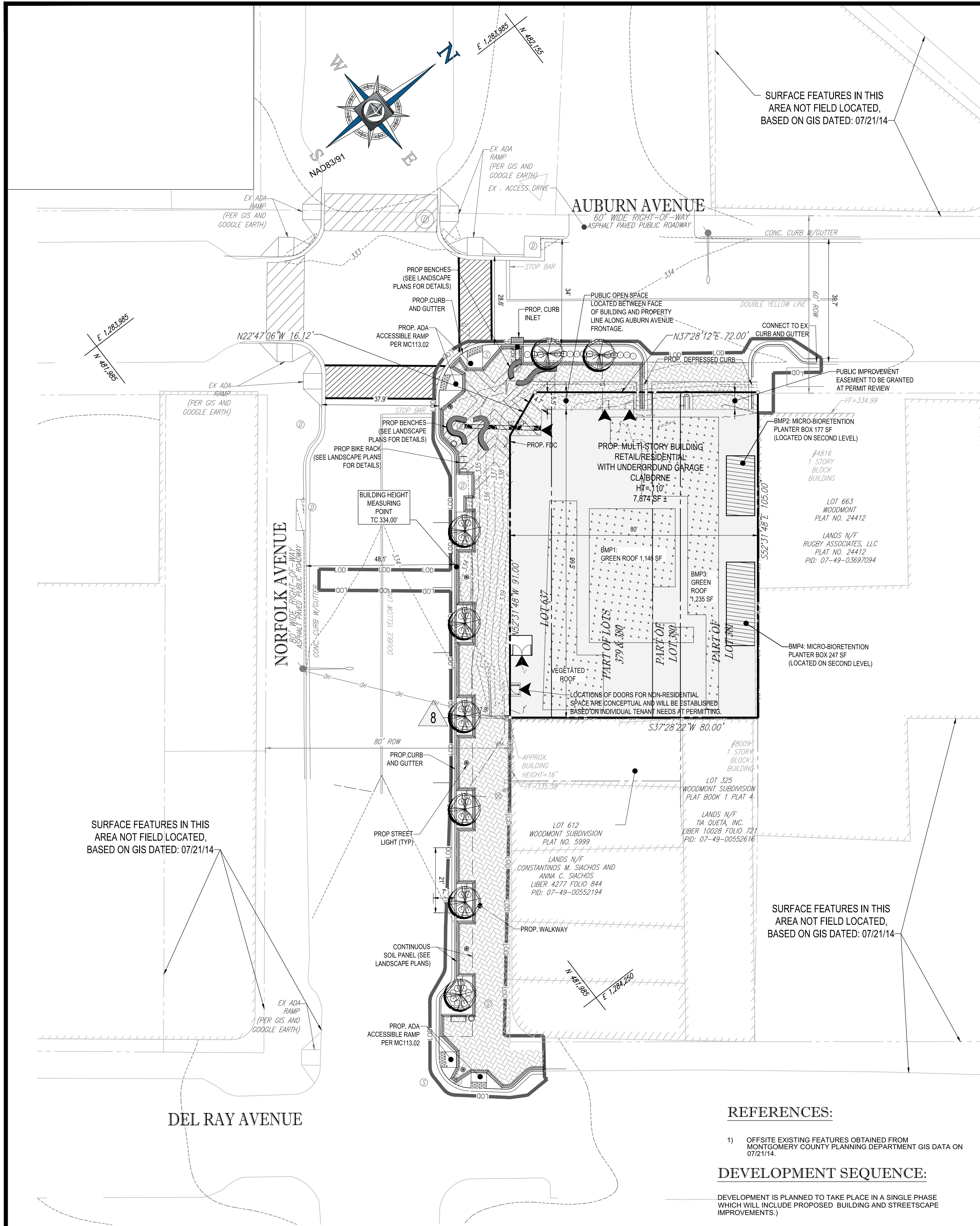
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CERTIFICATION

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



Casey Anderson, Chair
Montgomery County Planning Board



PROJECT DATA TABLE: CR-3.0, C-1.0, R-2.75, H-90T (SUBJECT PROPERTY)							
ZONE	CR	C	R	H	R	H	
SUBJECT PROPERTY 4830 CORDELL AVENUE	3.0	1.0	2.75	90'	2.75	90'	
	5.0	1.0	5.0	145'	5.0	145'	
	ZONE	CRT	C	R	H	R	H
5001 WILSON LANE	2.25	1.5	0.75	35'	0.75	35'	
5027 WILSON LANE	2.25	1.5	0.75	35'	0.75	35'	
5004 CORDELL AVENUE	2.25	1.5	0.75	35'	0.75	35'	
STANDARD	ALLOWED/REQUIRED		APPROVED BY SKETCH PLAN		PROPOSED BY PRELIMINARY PLAN / SITE PLAN		
TRACT AREA (MINIMUM)	SF	AC	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	13,100	0.30	13,100	0.30	
4830 CORDELL AVENUE	N/A	N/A	2,610	0.06	2,610	0.06	
5001 WILSON LANE	N/A	N/A	13,552	0.31	13,552	0.31	
5027 WILSON LANE	N/A	N/A	6,988	0.16	6,988	0.16	
5004 CORDELL AVENUE	N/A	N/A	3,133	0.07	3,133	0.07	
TOTAL	N/A	N/A	39,383	0.90	39,383	0.90	
DEDICATIONS	SF	AC	PRIOR DEDICATIONS (SF)	PRIOR DEDICATIONS (AC)	PRIOR DEDICATIONS (SF)	PRIOR DEDICATIONS (AC)	
SUBJECT PROPERTY	N/A	N/A	4,756	0.11	4,756	0.11	
4830 CORDELL AVENUE	N/A	N/A	171	0.00	171	0.00	
5001 WILSON LANE	N/A	N/A	10,039	0.23	10,039	0.23	
5027 WILSON LANE	N/A	N/A	4,048	0.09	4,048	0.09	
5004 CORDELL AVENUE	N/A	N/A	1,351	0.03	1,351	0.03	
TOTAL	N/A	N/A	20,365	0.46	20,365	0.46	
SITE AREA	SF	AC	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	8,344	0.19	8,344	0.19	
4830 CORDELL AVENUE	N/A	N/A	2,439	0.06	2,439	0.06	
5001 WILSON LANE	N/A	N/A	3,513	0.08	3,513	0.08	
5027 WILSON LANE	N/A	N/A	2,940	0.07	2,940	0.07	
5004 CORDELL AVENUE	N/A	N/A	1,782	0.04	1,782	0.04	
TOTAL	N/A	N/A	19,018	0.44	19,018	0.44	
HEIGHT (MAXIMUM)*	FEET		FEET		FEET		
SUBJECT PROPERTY	90'		110'		110'		
	ALLOWED/REQUIRED		PROPOSED		PROPOSED		
TOTAL COMMERCIAL DENSITY ALLOWED	SF	FAR	SF	FAR	SF	FAR	
SUBJECT	13,100	1.0	2,800	0.21	2,800	0.21	
TOTAL	13,100	1.0	2,800	0.21	2,800	0.21	
TOTAL RESIDENTIAL DENSITY	SF	FAR	SF	FAR	SF	FAR	
SUBJECT	36,025	2.75	36,025	2.75	36,025	2.75	
22% BONUS WITH 15% MPDU	13,200***	N/A	13,200***	N/A	13,200***	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221	2.38	6,221	2.38	
5001 WILSON LANE	10,164	0.75	10,164	0.75	10,164	0.75	
5027 WILSON LANE	5,241	0.75	5,241	0.75	5,241	0.75	
5004 CORDELL AVENUE	2,349	0.75	2,349	0.75	2,349	0.75	
TOTAL	80,029**		73,200**	5.59	73,200**	5.59	
TOTAL DENSITY (MAXIMUM)	SF	FAR	SF	FAR	SF	FAR	
SUBJECT PROPERTY	39,300	3.0	38,825	2.96	38,825	2.96	
22% BONUS WITH 15% MPDU	13,200***	N/A	13,200***	N/A	13,200***	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221***	2.38	6,221***	2.38	
5001 WILSON LANE	30,492	2.25	10,164***	0.75	10,164***	0.75	
5027 WILSON LANE	15,723	2.25	5,241***	0.75	5,241***	0.75	
5004 CORDELL AVENUE	7,049	2.25	2,349***	0.75	2,349***	0.75	
TOTAL	TOTAL DENSITY OF 118,814 SF IS THE SUM OF COMMERCIAL AND RESIDENTIAL DESITY		TOTAL DENSITY IS THE SUM OF 2,800 SF OF COMMERCIAL DENSITY AND 73,200 SF OF RESIDENTIAL DENSITY. 76,000 SF, 5.80 FAR		TOTAL DENSITY IS THE SUM OF 2,800 SF OF COMMERCIAL DENSITY AND 73,200 SF OF RESIDENTIAL DENSITY. 76,000 SF, 5.80 FAR		
PUBLIC OPEN SPACE	SF		SF		SF		
SUBJECT PROPERTY	N/A		425		425		
PARKING	SP		SP		SP		
RESIDENTIAL	1 SP/UNIT; MAX 1 SP/STUDIO 1.25 SP/1BR, 1.5 SP/2BR****		TBD AT SITE PLAN		17 - 1 BR MARKET-RATE UNITS, 3 - 1 BR MPDVS, 32 - 2 BR MARKET-RATE UNITS & 2 BR MPDVS, 47 PARKING SPACES PROPOSED		
RESTAURANT	MIN. 4 SP/1000 SF OR PATRON USE; MAX 12 SP/1000 SF OF PATRON USE		TBD AT SITE PLAN		0		
RETAIL/SERVICE ESTABLISHMENT	MIN. 3.5 SP/1000 SF GLA; MAX 6 SP/1000 SF GLA		TBD AT SITE PLAN		0		
BICYCLE PARKING	SP		SP		SP		
RESIDENTIAL	MIN. 0.5 SP/UNIT; MAX 100 SP		TBD AT SITE PLAN		28 LONG TERM; 2 SHORT TERM		
RESTAURANT	MIN. 4 SP/10,000 SF OF GFA; MAX 10 SP		TBD AT SITE PLAN				
RETAIL/SERVICE ESTABLISHMENT	MIN. 1 SP/10,000 SF OF GFA; MAX 50 SP		TBD AT SITE PLAN		1 LONG TERM; 1 SHORT TERM		
LOADING	MIN=1 SP		TBD AT SITE PLAN		1		
MIN. BUILDING SETBACKS	N/A		TBD AT SITE PLAN		NONE		
MODERATELY PRICED DWELLING UNITS	%		%		%		
SUBJECT PROPERTY	12.5		15		15		

REFERENCES:

- 1) OFFSITE EXISTING FEATURES OBTAINED FROM MONTGOMERY COUNTY PLANNING DEPARTMENT GIS DATA ON 07/21/14.

DEVELOPMENT SEQUENCE:

DEVELOPMENT IS PLANNED TO TAKE PLACE IN A SINGLE PHASE WHICH WILL INCLUDE PROPOSED BUILDING AND STREETScape IMPROVEMENTS.)

* THE WOODMONT TRIANGLE AMENDMENT TO THE BETHESDA CBD SECTOR PLAN LOCATES THE PROPERTY IN BLOCK 15, AND PERMITS HEIGHT OF 110 FEET IF 15% MPDU'S ARE PROVIDED. IN ADDITION, PER SECTION 59-4.5.2.C.2 OF THE ZONING ORDINANCE ON A PROPERTY WITHIN A CBD MAPPED AT A HEIGHT UP TO 145 FEET, HEIGHT MAY BE INCREASED ABOVE THE NUMBER FOLLOWING THE H ON THE ZONING MAP BY UP TO 1.5 TIMES IF ADDITIONAL HEIGHT IS SPECIFICALLY RECOMMENDED FOR THE PROVISION OF MPDUS ABOVE 10.5% IN AN APPLICABLE MASTER PLAN.
** INCLUDES 23,975 SF OF "SENDING" DENSITY PURSUANT TO THE FAR AVERAGING PROVISIONS OF SECTION 59-4.5.2.B OF THE ZONING ORDINANCE. SEE THE FAR AVERAGING ANALYSIS, BELOW.
*** TRANSFERRED RESIDENTIAL DENSITY FROM SENDING SITES.
**** 22% OF THE SUM OF 23,975 SF RESIDENTIAL DENSITY TRANSFER + 36,025 SF OF "R" DENSITY PERMITTED BY THE PROPERTY'S ZONING AND GTA = 13,200 SF.
*****ADDITIONAL REDUCTIONS ARE PERMITTED PURSUANT TO SECTION 59-6.2.3.I OF THE ZONING ORDINANCE. FURTHER, BECAUSE THE PROPERTY IS LOCATED IN THE BETHESDA PARKING LOT DISTRICT, NO PARKING IS ACTUALLY REQUIRED AS PART OF THE PROJECT (PER SECTION 59-6.2.3.H.1). FINAL UNIT COUNT, UNIT MIX, AND PARKING SPACES PROVIDED TO BE SET AT CERTIFIED SITE PLAN.



LOCATION MAP
COPYRIGHT 2003
DELOMRE STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

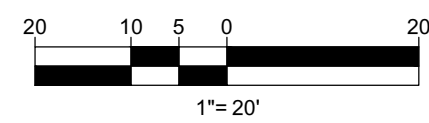
GENERAL NOTES

- DEVELOPER/APPLICANT:
4820 AUBURN, LLC
519 11TH STREET SE
WASHINGTON, DC 20003
CONTACT: NEIL GORADIA
- THIS PLAN IS BASED UPON THE FOLLOWING:
PREPARED BY BOHLER ENGINEERING
BOUNDARY & TOPOGRAPHIC SURVEY TITLED:
"NOVO PROPERTIES
BETHESDA 7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND"
PREPARED BY: BOHLER ENGINEERING
FIELD DATE: 05/09/16
DATED: 05/27/16
PROJECT NO.: SB162070
- ZONING DATA: CR-3.0 C-1.0 R-2.75 H-90T
EXISTING USE: RESTAURANT
PROPOSED USE: COMMERCIAL
- TOTAL FORESTED AREA DISTURBED: 0 SQ FT
- WSSC 200' SHEET NO.: 210NW05
- WATERSHED: ROCK CREEK
- TOTAL TRACT AREA: 0.19 AC ±
- NO STREAMS EXIST ON-SITE.
- NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #24031C045SD
- NO WETLANDS EXIST ON-SITE.
- NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
- NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
- NO TREES GREATER THAN OR EQUAL TO 24 INCHES DIAMETER AT CHEST HEIGHT EXIST ON-SITE.
- NO EXISTING FOREST ON-SITE.
- NO SPECIMEN OF CHAMPION TREES ARE ARE PROPOSED FOR REMOVAL.
- PROPERTY IS KNOWN AS LOT 637, WOODMONT, AS RECORDED IN PLAT NO. 15089, AND LOTS 379, 380 & 381 WOODMONT SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 4 AND BEING THE LANDS NOW OR FORMERLY MICHELE J. JAFFE ET AL (LOTS 637, 379 AND PART OF LOT 380) AS RECORDED IN LIBER 9789 FOLIO 648 AND JOHN W. WALL (LOT 381) AS RECORDED IN LIBER 5153 FOLIO 141 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A PID OF 07-49-02460200 (LOT 637), 07-49-03697094 (LOT 379 & 380) AND 07-49-553484 (LOT 381) PER THE DEPARTMENT OF ASSESSMENTS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT ON MAY 9, 2016 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON NGVD 29 DATUM PER GPS OBSERVATIONS USING WSSC CONTROL POINT #20664, HAVING A PUBLISHED ELEVATION OF 352.0 FEET..
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, MAP 455 OF 480", PANEL NUMBER 24031C045SD, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.

NOTES:

- 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.
- ALL STREETScape IMPROVEMENTS WITHIN MONTGOMERY COUNTY RIGHT-OF-WAY ARE PER BETHESDA STREETScape STANDARDS AND NO MODIFICATIONS ARE PROPOSED.
- STORM DRAIN SHOWN FOR REFERENCE ONLY. ULTIMATE STORM DRAIN LOCATION MAY BE ADJUSTED PER TECHNICAL REVIEW. IF THE ADJUSTMENT HAS NO IMPACT ON SITE PLAN CONDITIONS A SITE PLAN AMENDMENT WILL NOT BE REQUIRED.

THE CLAIBORNE - FAR AVERAGING ANALYSIS															TOTAL FLOOR AREA TO BE RETAINED				
SITE	LOCATION / PLAT	ZONE	SITE AREA	PRIOR DEDICATION	GROSS TRACT	MAX FAR	MAX GFA (SF)	MAX FAR (COMMERCIAL)	MAX GFA(SF) (COMM)	MAX FAR (RESIDENTIAL)	MAX GFA(SF) (RES)	PRIOR TRANSFER	TOTAL FLOOR AREA TO BE TRANSFERRED (RESIDENTIAL)	TOTAL FLOOR AREA TO BE TRANSFERRED (COMMERCIAL)					
5001 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	3,513	10,039	13,552	2.25	30,492	1.5	20,328	0.75	10,164	12,873 SF	0.75 (10,164 SF)	0	3 STORIES X 1,525 SF (EXISTING COMMERCIAL BUILDING TO REMAIN) = 4,575 SF; PLUS 2,880 SF RETAINED; 7,455 SF RETAINED TOTAL GFA				
5027 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	2,940	4,048	6,988	2.25	15,723	1.5	10,482	0.75	5,241	6,711 SF	0.75 (5,241 SF)	0	2 STORIES X 1,313 SF (EXISTING COMMERCIAL BUILDING AND ADDITION TO REMAIN) = 2,625 SF; PLUS 1,146 SF RETAINED; 3,771 SF RETAINED TOTAL GFA				
5004 CORDELL AVENUE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	1,782	1,351	3,133	2.25	7,049	1.5	4,700	0.75	2,349	781 SF	0.75 (2,349 SF)	0	2 STORIES X 847 SF, 1 STORY X 322 SF (EXISTING COMMERCIAL BUILDING AND ADDITION TO REMAIN) = 2,016 SF; PLUS 1,903 SF RETAINED; 3,919 SF RETAINED TOTAL GFA				
4830 CORDELL AVENUE	PT LOT 198, PLAT BK. 1, PLAT 4	CR-5.0, C-1.0, R-5.0,H-145	2,439	171	2,610	5.00	13,050	1.0	2,610	5.00	13,050	-	2.10 (6,221 SF)	0	1 STORY X 1,021 SF (EXISTING COMMERCIAL BUILDING TO REMAIN) = 1,021 SF; PLUS 5,808 SF RETAINED; 6,829 SF RETAINED TOTAL GFA				
TOTAL														23,975 SF					



PROFESSIONAL CERTIFICATION
I, BRADFORD L. FOX, 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. 37966, EXPIRATION DATE: 11/30/2017

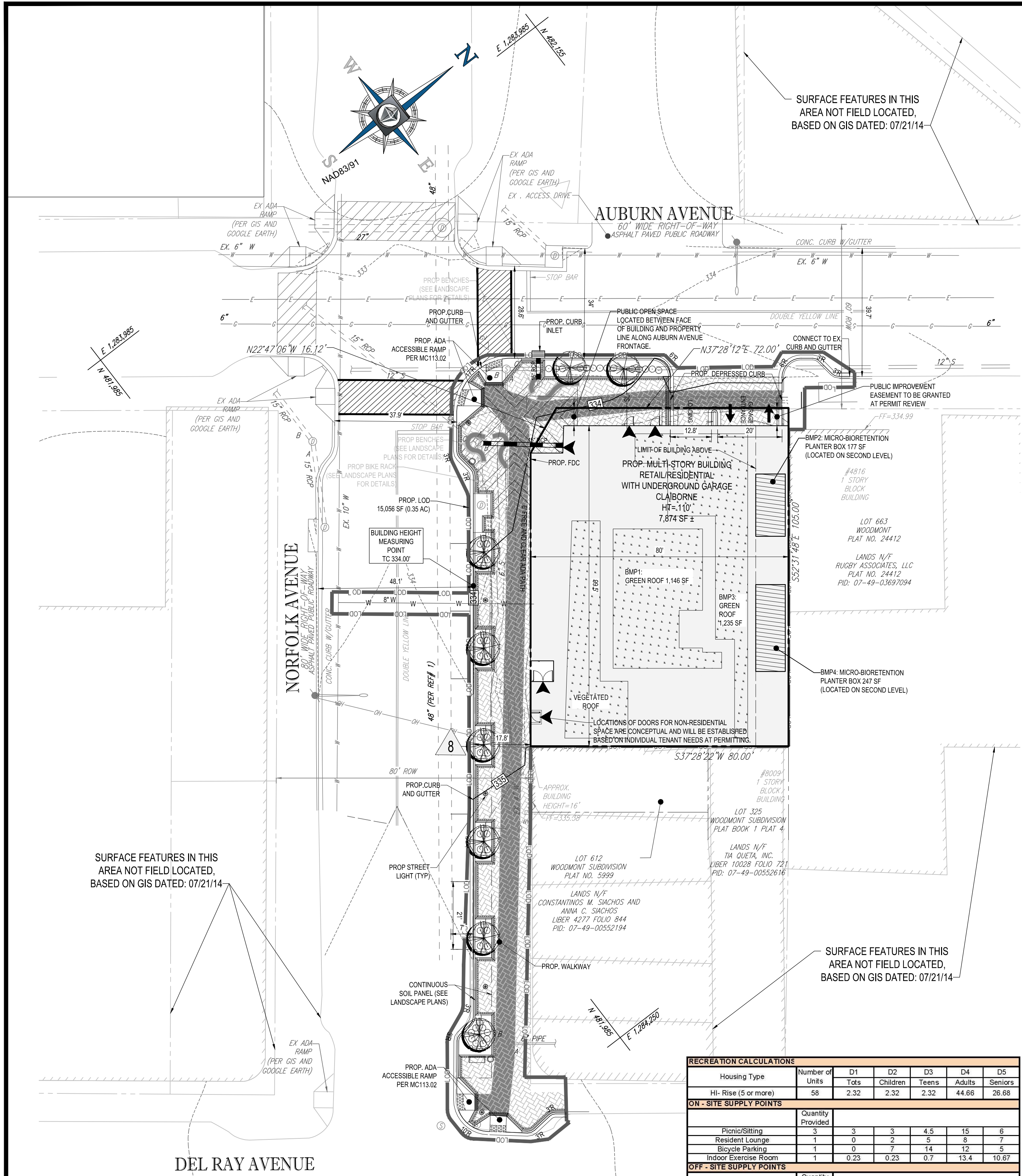
BOHLER ENGINEERING
SITE WITH ANNOUING PLANS, CONSTRUCTION, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES
• PRISTINE NEW YORK
• LEHIGH VALLEY, PA
• BOSTON, MA
• NEW YORK METRO
• BALTIMORE, MD
• PHILADELPHIA, PA
• RALEIGH, NC
• ATLANTA, GA
• TAMPA, FL
• SOUTH FLORIDA
THE BOHLER ENGINEERING GROUP IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, OR HANDICAP.

REVISIONS			
REV	DATE	COMMENT	BY
1	05/02/17	PER DRC COMMENTS	REK
2	05/23/17	COUNTY COMMENTS	ALJ

NOT APPROVED FOR CONSTRUCTION
PROJECT NO.: MB162070
DRAWN BY: AK
CHECKED BY: BLF
DATE: 03/03/17
SCALE: AS SHOWN
CAD I.D.: PPD

THE CLAIBORNE # 120170250
FOR
4820 AUBURN, LLC
LOCATION OF SITE
4820 AUBURN AVENUE,
BETHESDA, MD 20814
MONTGOMERY COUNTY
WSSC GRID: 210NW05
TAX MAP # HN23

BOHLER ENGINEERING
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



REFERENCES:

- 1) OFFSITE EXISTING FEATURES OBTAINED FROM MONTGOMERY COUNTY PLANNING DEPARTMENT GIS DATA ON 07/21/14.

DEVELOPMENT SEQUENCE:

DEVELOPMENT IS PLANNED TO TAKE PLACE IN A SINGLE PHASE WHICH WILL INCLUDE PROPOSED BUILDING AND STREETScape IMPROVEMENTS.)

THE CLAIBORNE - FAR AVERAGING ANALYSIS

SITE	LOCATION / PLAT	ZONE	SITE AREA	PRIOR DEDICATION	GROSS TRACT	MAX FAR	MAX GFA (SF)	MAX FAR (COMMERCIAL)	MAX GFA(SF) (COMM)	MAX FAR (RESIDENTIAL)	MAX GFA(SF) (RES)	PRIOR TRANSFER	TOTAL FLOOR AREA TO BE TRANSFERRED (RESIDENTIAL)	TOTAL FLOOR AREA TO BE TRANSFERRED (COMMERCIAL)	TOTAL FLOOR AREA TO BE RETAINED
5001 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	3,513	10,039	13,552	2.25	30,492	1.5	20,328	0.75	10,164	12,873 SF	0.75 (10,164 SF)	0	3 STORIES X 1,525 SF (EXISTING COMMERCIAL BUILDING TO REMAIN) = 4,575 SF; PLUS 2,880 SF RETAINED; 7,455 SF RETAINED TOTAL GFA
5027 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	2,940	4,048	6,988	2.25	15,723	1.5	10,482	0.75	5,241	6,711 SF	0.75 (5,241 SF)	0	2 STORIES X 1,313 SF (EXISTING COMMERCIAL BUILDING AND ADDITION TO REMAIN) = 2,625 SF; PLUS 1,146 SF RETAINED; 3,771 SF RETAINED TOTAL GFA
5004 CORDELL AVENUE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	1,782	1,351	3,133	2.25	7,049	1.5	4,700	0.75	2,349	781 SF	0.75 (2,349 SF)	0	2 STORIES X 847 SF, 1 STORY X 322 SF (EXISTING COMMERCIAL BUILDING AND ADDITION TO REMAIN) = 2,016 SF; PLUS 1,903 SF RETAINED; 3,919 SF RETAINED TOTAL GFA
4830 CORDELL AVENUE	PT LOT 198, PLAT BK. 1, PLAT 4	CR-5.0, C-1.0, R-5.0,H-145	2,439	171	2,610	5.00	13,050	1.0	2,610	5.00	13,050	-	2.10 (6,221 SF)	0	1 STORY X 1,021 SF (EXISTING COMMERCIAL BUILDING TO REMAIN) = 1,021 SF; PLUS 5,808 SF RETAINED; 6,829 SF RETAINED TOTAL GFA
TOTAL													23,975 SF		

PROJECT DATA TABLE: CR-3.0, C-1.0, R-2.75, H-90T (SUBJECT PROPERTY)

ZONE	CR	C	R	H	R	H	
SUBJECT PROPERTY	3.0	1.0	2.75	90'	2.75	90'	
	4830 CORDELL AVENUE	5.0	1.0	5.0	145'	5.0	145'
ZONE	CRT	C	R	H	R	H	
5001 WILSON LANE	2.25	1.5	0.75	35'	0.75	35'	
5027 WILSON LANE	2.25	1.5	0.75	35'	0.75	35'	
5004 CORDELL AVENUE	2.25	1.5	0.75	35'	0.75	35'	
STANDARD	ALLOWED/REQUIRED		APPROVED BY SKETCH PLAN		PROPOSED BY PRELIMINARY PLAN / SITE PLAN		
TRACT AREA (MINIMUM)	SF	AC	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	13,100	0.30	13,100	0.30	
4830 CORDELL AVENUE	N/A	N/A	2,610	0.06	2,610	0.06	
5001 WILSON LANE	N/A	N/A	13,552	0.31	13,552	0.31	
5027 WILSON LANE	N/A	N/A	6,988	0.16	6,988	0.16	
5004 CORDELL AVENUE	N/A	N/A	3,133	0.07	3,133	0.07	
TOTAL	N/A	N/A	39,383	0.90	39,383	0.90	
DEDICATIONS	SF	AC	PRIOR DEDICATIONS (SF)	PRIOR DEDICATIONS (AC)	PRIOR DEDICATIONS (SF)	PRIOR DEDICATIONS (AC)	
SUBJECT PROPERTY	N/A	N/A	4,756	0.11	4,756	0.11	
4830 CORDELL AVENUE	N/A	N/A	171	0.00	171	0.00	
5001 WILSON LANE	N/A	N/A	10,039	0.23	10,039	0.23	
5027 WILSON LANE	N/A	N/A	4,048	0.09	4,048	0.09	
5004 CORDELL AVENUE	N/A	N/A	1,351	0.03	1,351	0.03	
TOTAL	N/A	N/A	20,365	0.46	20,365	0.46	
SITE AREA	SF	AC	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	8,344	0.19	8,344	0.19	
4830 CORDELL AVENUE	N/A	N/A	2,439	0.06	2,439	0.06	
5001 WILSON LANE	N/A	N/A	3,513	0.08	3,513	0.08	
5027 WILSON LANE	N/A	N/A	2,940	0.07	2,940	0.07	
5004 CORDELL AVENUE	N/A	N/A	1,782	0.04	1,782	0.04	
TOTAL	N/A	N/A	19,018	0.44	19,018	0.44	
HEIGHT (MAXIMUM)*	FEET		FEET		FEET		
SUBJECT PROPERTY	90'		110'		110'		
ALLOWED/REQUIRED		PROPOSED		PROPOSED			
TOTAL COMMERCIAL DENSITY ALLOWED	SF	FAR	SF	FAR	SF	FAR	
SUBJECT	13,100	1.0	2,800	0.21	2,800	0.21	
TOTAL	13,100	1.0	2,800	0.21	2,800	0.21	
TOTAL RESIDENTIAL DENSITY	SF	FAR	SF	FAR	SF	FAR	
SUBJECT	36,025	2.75	36,025	2.75	36,025	2.75	
22% BONUS WITH 15% MPDU	13,200***	N/A	13,200***	N/A	13,200***	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221	2.38	6,221	2.38	
5001 WILSON LANE	10,164	0.75	10,164	0.75	10,164	0.75	
5027 WILSON LANE	5,241	0.75	5,241	0.75	5,241	0.75	
5004 CORDELL AVENUE	2,349	0.75	2,349	0.75	2,349	0.75	
TOTAL	80,029**		73,200**	5.59	73,200**	5.59	
TOTAL DENSITY (MAXIMUM)	SF	FAR	SF	FAR	SF	FAR	
SUBJECT PROPERTY	39,300	3.0	38,825	2.96	38,825	2.96	
22% BONUS WITH 15% MPDU	13,200***	N/A	13,200***	N/A	13,200***	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221***	2.38	6,221***	2.38	
5001 WILSON LANE	30,492	2.25	10,164***	0.75	10,164***	0.75	
5027 WILSON LANE	15,723	2.25	5,241***	0.75	5,241***	0.75	
5004 CORDELL AVENUE	7,049	2.25	2,349***	0.75	2,349***	0.75	
TOTAL	TOTAL DENSITY OF 118,814 SF IS THE SUM OF COMMERCIAL AND RESIDENTIAL DESITY		TOTAL DENSITY IS THE SUM OF 2,800 SF OF COMMERCIAL DENSITY AND 73,200 SF OF RESIDENTIAL DENSITY. 76,000 SF, 5.80 FAR		TOTAL DENSITY IS THE SUM OF 2,800 SF OF COMMERCIAL DENSITY AND 73,200 SF OF RESIDENTIAL DENSITY. 76,000 SF, 5.80 FAR		
PUBLIC OPEN SPACE	SF		SF		SF		
SUBJECT PROPERTY	N/A		425		425		
PARKING	SP		SP		SP		
RESIDENTIAL	1 SP/UNIT; MAX 1 SP/STUDIO 1.25 SP/1BR, 1.5 SP/2BR*****		TBD AT SITE PLAN		17 - 1 BR MARKET-RATE UNITS, 3 - 1BR MPDU/S, 32 - 2BR MARKET-RATE UNITS, 6 - 2BR MPDU/S, 47 PARKING SPACES PROPOSED		
RESTAURANT	MIN. 4 SP/1000 SF OR PATRON USE; MAX 12 SP/1000 SF OF PATRON USE		TBD AT SITE PLAN		0		
RETAIL/SERVICE ESTABLISHMENT	MIN. 3.5 SP/1000 SF GLA; MAX 6 SP/1000 SF GLA		TBD AT SITE PLAN		0		
BICYCLE PARKING	SP		SP		SP		
RESIDENTIAL	MIN. 0.5 SP/UNIT; MAX 100 SP		TBD AT SITE PLAN		28 LONG TERM; 2 SHORT TERM		
RESTAURANT	MIN. 4 SP/10,000 SF OF GFA; MAX 10 SP		TBD AT SITE PLAN				
RETAIL/SERVICE ESTABLISHMENT	MIN. 1 SP/10,000 SF OF GFA; MAX 50 SP		TBD AT SITE PLAN		1 LONG TERM; 1 SHORT TERM		
LOADING	MIN=1 SP		TBD AT SITE PLAN		1		
MIN. BUILDING SETBACKS	N/A		TBD AT SITE PLAN		NONE		
MODERATELY PRICED DWELLING UNITS	%		%		%		
SUBJECT PROPERTY	12.5		15		15		

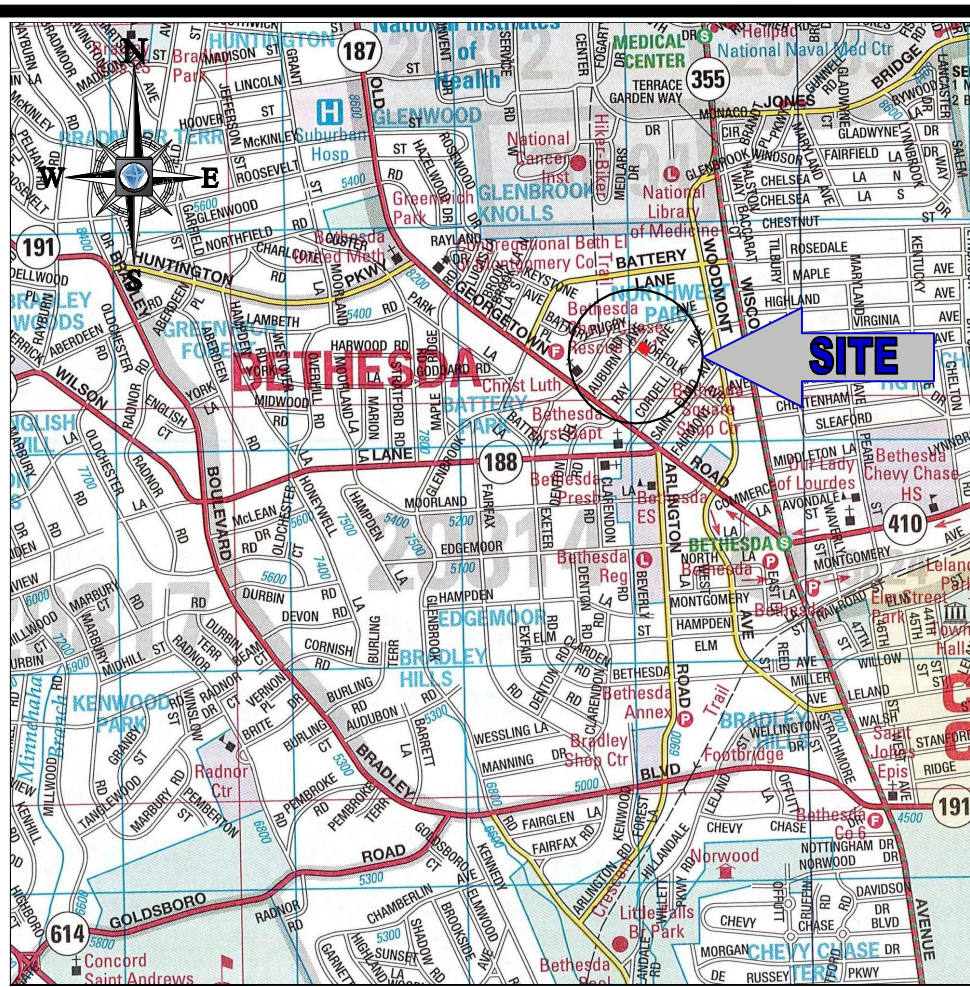
* THE WOODMONT TRIANGLE AMENDMENT TO THE BETHESDA CBD SECTOR PLAN LOCATES THE PROPERTY IN BLOCK 15, AND PERMITS HEIGHT OF 110 FEET IF 15% MPDU'S ARE PROVIDED. IN ADDITION, PER SECTION 59.4.5.2.C.2 OF THE ZONING ORDINANCE ON A PROPERTY WITHIN A CBD MAPPED AT A HEIGHT UP TO 145 FEET, HEIGHT MAY BE INCREASED ABOVE THE NUMBER FOLLOWING THE H ON THE ZONING MAP BY UP TO 1.5 TIMES IF ADDITIONAL HEIGHT IS SPECIFICALLY RECOMMENDED FOR THE PROVISION OF MPDUS ABOVE 12.5% IN AN APPLICABLE MASTER PLAN.

** INCLUDES 23,975 SF OF "SENDING" DENSITY PURSUANT TO THE FAR AVERAGING PROVISIONS OF SECTION 59-4.5.2.B OF THE ZONING ORDINANCE. SEE THE FAR AVERAGING ANALYSIS, BELOW.

*** TRANSFERRED RESIDENTIAL DENSITY FROM SENDING SITES.

**** 22% OF THE SUM OF 23,975 SF RESIDENTIAL DENSITY TRANSFER + 36,025 SF OF "R" DENSITY PERMITTED BY THE PROPERTY'S ZONING AND GTA = 13,200 SF.

*****ADDITIONAL REDUCTIONS ARE PERMITTED PURSUANT TO SECTION 59-6.2.3.I OF THE ZONING ORDINANCE. FURTHER, BECAUSE THE PROPERTY IS LOCATED IN THE BETHESDA PARKING LOT DISTRICT, NO PARKING IS ACTUALLY REQUIRED AS PART OF THE PROJECT (PER SECTION 59-6.2.3.1). FINAL UNIT COUNT, UNIT MIX, AND PARKING SPACES PROVIDED TO BE SET AT CERTIFIED SITE PLAN.



LOCATION MAP
COPYRIGHT 2003
DELOMRE STREET ATLAS 2004 PLUS USA
SCALE: 1"=200'

GENERAL NOTES

- DEVELOPER/APPLICANT:
4820 AUBURN, LLC
519 11TH STREET SE
WASHINGTON, DC 20003
CONTACT: NEIL GORADIA
- THIS PLAN IS BASED UPON THE FOLLOWING:
PREPARED BY BOHLER ENGINEERING
BOUNDARY & TOPOGRAPHIC SURVEY TITLED:
"NOVIO PROPERTIES
4820 AUBURN AVENUE
BETHESDA 7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND"
PREPARED BY: BOHLER ENGINEERING
FIELD DATE: 05/09/16
DATED: 05/27/16
PROJECT NO.: SB162070
- ZONING DATA: CR-3.0 C-1.0 R-2.75 H-90T
EXISTING USE: RESTAURANT
PROPOSED USE: COMMERCIAL
- TOTAL FORESTED AREA DISTURBED: 0 SQ FT
- WSSC 200' SHEET NO.: 210NW05
- WATERSHED: ROCK CREEK
- TOTAL TRACT AREA: 0.19 AC ±
- NO STREAMS EXIST ON-SITE.
- NO FLOODPLAINS EXIST ON THE PROPERTY PER FEMA MAP #24031C0455D
- NO WETLANDS EXIST ON-SITE.
- NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
- NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
- NO TREES GREATER THAN OR EQUAL TO 24 INCHES DIAMETER AT CHEST HEIGHT EXIST ON-SITE.
- NO EXISTING FOREST ON-SITE.
- NO SPECIMEN OF CHAMPION TREES ARE ARE PROPOSED FOR REMOVAL.
- PROPERTY IS KNOWN AS LOT 637, WOODMONT, AS RECORDED IN PLAT NO. 15089, AND LOTS 379, 380 & 381 WOODMONT SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 4 AND BEING THE LANDS NOW OR FORMERLY MICHELE J. JAFFE ET AL. (LOTS 637, 379 AND PART OF LOT 380) AS RECORDED IN LIBER 5785 FOLIO 548 AND JOHN W. WALL (LOT 381) AS RECORDED IN LIBER 5183 FOLIO 141 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A PID OF 07-49-02450200 (LOT 637), 07-49-03697094 (LOT 379 & 380) AND 07-49-553484 (LOT 381) PER THE DEPARTMENT OF ASSESSMENTS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT ON MAY 9, 2016 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- ELEVATIONS ARE BASED ON NVD 29 DATUM PER GPS OBSERVATIONS USING WSSC CONTROL POINT #20664, HAVING A PUBLISHED ELEVATION OF 352.0 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, MAP 455 OF 480", PANEL NUMBER 24031C0455D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.

NOTES:

- STORM DRAIN SHOWN FOR REFERENCE ONLY. ULTIMATE STORM DRAIN LOCATION MAY BE ADJUSTED PER TECHNICAL REVIEW. IF THE ADJUSTMENT HAS NO IMPACT ON SITE PLAN CONDITIONS A SITE PLAN AMENDMENT WILL NOT BE REQUIRED.
- ALL STREETS/SCAPING PER BETHESDA STREETScape STANDARDS EXCEPT AS MODIFIED ON THIS PLAN.
- 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.
- ALL PROPOSED RIGHT-OF-WAY TRAFFIC SIGNS TO BE APPROVED BY MCDOT AND ALL RIGHT-OF-WAY NON-TRAFFIC RELATED SIGNS HAVE TO BE APPROVED BY DPS.

Developer's Certificate

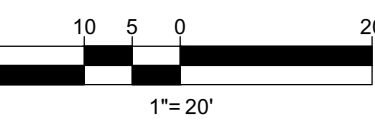
The undersigned agrees to execute all the features of the Site Plan Approval No. 820170080 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: 4820 Auburn, LLC. Neil Goradia
Company Contact Person

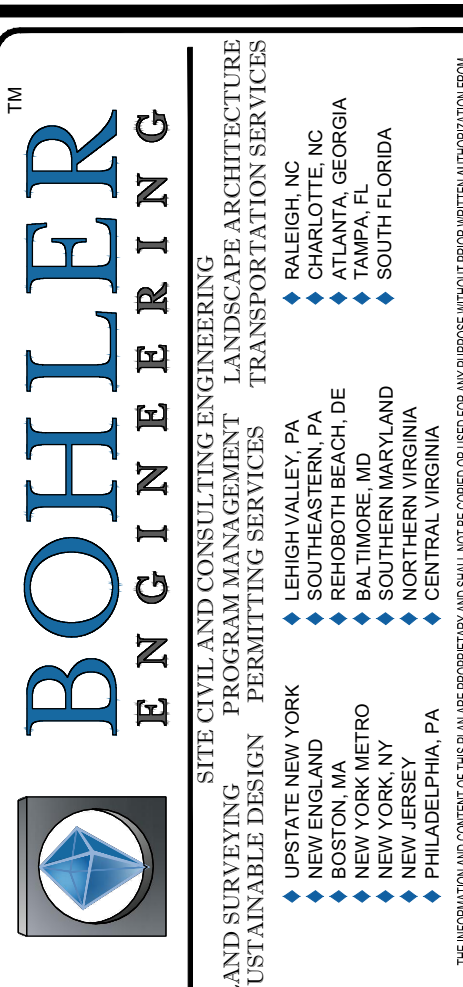
Address: 519 11th Street NE, Washington D.C. 20003

Phone: (202) 538-5762

Signature:

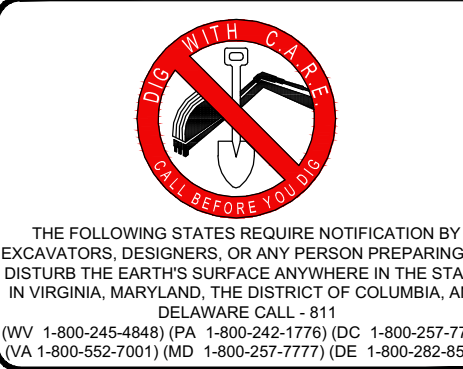


PROFESSIONAL CERTIFICATION
I, B. L. FOX, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3796, EXPIRATION DATE: 11/30/2017



REVISIONS

REV	DATE	COMMENT	BY
1	05/02/17	PER DRC COMMENTS	REK
2	05/23/17	COUNTY COMMENTS	REK



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB162070
DRAWN BY: ALJ
CHECKED BY: BLF
DATE: 03/03/17
SCALE: AS SHOWN
CAD I.D.: PP1

THE CLAIBORNE
820170080

FOR
4820
AUBURN, LLC

LOCATION OF SITE
4820 AUBURN AVENUE,
BETHESDA, MD 20814
MONTGOMERY COUNTY
WSSC GRID: 210NW05
TAX MAP # HN23



B. L. FOX

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 3796

SHEET TITLE:

SITE
PLAN

SHEET NUMBER:

C-04

OF 5



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

July 19, 2016

4820 Auburn LLC
c/o Neil Goradia
519 11th Street SE
Washington D.C. 20003

Re: Forest Conservation Exemption Request and Existing Conditions Plan No. 42017006E
Property Name: The Claiborne
(Lot 637 and Parts of Lot 379, 380 and 381 Woodmont Subdivision)
Action Taken: Exemption Confirmed & Existing Conditions Plan Approved on 7/19/2016

Dear Neil Goradia:

On July 18, 2016, Montgomery County Planning Department Staff accepted for review an Existing Conditions Plan for The Claiborne. The Existing Conditions Plan is part of a Chapter 22A-5(s)(2) Exemption Request for an activity on a small property also known as "The Claiborne". The Existing Conditions Plan shows the existing features and the proposed limits of disturbance (LOD). A Sketch Plan is being filed in conjunction with this forest conservation exemption request.

A Chapter 22A-5(s)(2) Exemption Request, is for an activity on a tract of land of less than 1 acre that will not result in afforestation requirements in excess of 10,000 square feet. The activity can not result in the clearing of 20,000 square feet of forest or an existing specimen or champion tree and forest in any priority area must be preserved.

The Claiborne is on a tract of land approximately 0.19 acres in size. The total disturbance area is 0.27 acres. This activity does not trigger afforestation requirements. No forest or champion tree exists on the property. No specimen trees exist within the project tract area.

**Forest Conservation Exemption Request No. 42017006E for The Claiborne is confirmed.
The revised Simplified NRI/FSD for the project is approved.**

Any changes from the confirmed Forest Conservation Exemption Request and approved Existing Conditions Plan may constitute grounds to rescind or amend any approval actions taken.

Sincerely,

Stephen Peck
Senior Planner
Development Applications and Regulatory Coordination
M-NCPPC - Montgomery County Planning Department

CC: Matthew K. Jones, Bohler Engineering



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 20, 2017

Mr. Bradford Fox, P.E.
Bohler Engineering
16701 Melford Boulevard, Suite 310
Bowie, MD 20715

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for The Claiborne
Preliminary Plan #: 120170250
SM File #: 282758
Tract Size/Zone: 0.19 Ac./ CR
Total Concept Area: 0.35 Ac.
Lots/Block: 637 and parts 379, 380, 381
Watershed: Lower Rock Creek

Dear Mr. Fox:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP by the use of green roof and micro-bioretenment. Due to existing shallow storm drains and other site constraints full treatment cannot be provided, so a partial waiver is hereby granted.

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

1. **This Combined Stormwater Management Concept/Site Development Stormwater Management Plan supersedes the approved Stormwater Management Concept Letter dated May 19, 2017.**
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

Mr. Bradford Fox, P.E.
June 20, 2017
Page 2 of 2

6. Access for maintenance and inspection of the micro-bioretenention planter boxes must be from a community area. Also the location of these structures should not be part of a privately owned unit. At engineered plan stage if it is determined that the location of the planter boxes is not acceptable they may be eliminated as stormwater management and the waiver fee adjusted accordingly *.
7. Green roof to be designed by a green roof specialist.
8. Proposed green roof area at a minimum is to be 2,381square feet of eight-inch thickness. At plan submittal try to increase this area.

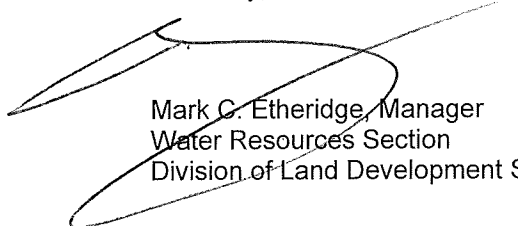
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

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.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: me CN 282758 The Claiborne Combined.DWK

cc: C. Conlon
SM File # 282758

ESD Acres: 0.19
STRUCTURAL Acres: 0.00
WAIVED Acres: 0.16 (0.19 *)



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

June 2, 2017

Mr. Matthew Folden
Area 1 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED

JUN 8 2017

MONTGOMERY PLANNING/Area 1

Re: The Claiborne
Preliminary Plan No. 120170250
Site Plan No. 820170080

Dear Mr. Folden:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. The applicant will need to provide the final MPDU and market rate bedroom mix at certified site plan.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Brad Fox, Bohler Engineering

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\The Claiborne DHCA Letter_6-2-2017.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Attachment F
RECEIVED

MAY 25 2017

MONTGOMERY COUNTY PLANNING/Area 1

Isiah Leggett
County
Executive



Al R. Roshdieh
Director

DEPARTMENT OF TRANSPORTATION

May 23, 2017

Mr. Matthew Folden, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120170250
The Claiborne

Dear Mr. Folden:

We have completed our review of the preliminary plan dated May 2, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on April 18, 2017. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Maintain a minimum five (5) foot wide continuous open sidewalk (no grates) along all street frontages.
2. Construct Bethesda Central Business District streetscaping along the Auburn and Norfolk Avenues site frontages.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Matthew Folden
Preliminary Plan No. 120170250
May 23, 2017
Page 2

3. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site. We accept the consultant's proposal to provide a seventeen (17) foot curb return at the Norfolk Avenue and Auburn Avenue intersection.
4. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
5. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference. At the permit stage, provide written verification that the adjacent property owner has been apprised of the proposed driveway location and apron curb return limits.
6. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
8. The applicant shall underground all utilities along their street frontages of Auburn and Norfolk Avenues, if required as a condition of approval by the Montgomery County Planning Board.
9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
10. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

Mr. Matthew Folden
 Preliminary Plan No. 120170250
 May 23, 2017
 Page 3

12. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
13. Traffic Mitigation Agreement: With the preliminary plan application, submit a draft Traffic Mitigation Agreement (TMAg) to MCDOT. Prior to the issuance of any building permits by MCDPS, the Applicant will need to work with this Department to finalize the draft TMAg. Coordinate with Ms. Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. The TMAg will include but not be limited to the following:
 - a. Electric Car Charging. Provide two (2) electric car charging stations on site or other EV charging arrangements acceptable to MCDOT, or the number of stations required by law, whichever is greater.
 - b. Bicycle Facilities. Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.
 - c. Bike Sharing Station. See comment below.
 - d. Real Time Transit Information – See comment below.
 - e. Permanent Information Displays - Incorporate permanent/static display space into residential lobby(ies), retail locations and other high pedestrian activity areas, to provide opportunity for display of transit and other alternative transportation information.
14. Bikeshare Station. Given site constraints acknowledged by this Department, the Applicant is not required to provide space in the Project for a bikesharing docking station. Instead, MCDOT will select an off-site location for the station based upon the requirements of the bikesharing system in the County, in a highly visible, publicly accessible, and well-lit location as near to the Project as possible. Applicant must pay the capital costs for one, nineteen (19) dock station and five (5) years of operating expenses for the station. All payments must be made to the County or its designee. The applicant must take other actions in concert with MCDOT to promote the use of bikesharing among employees, residents and visitors at the project, in order to accomplish the objectives of the TMD.

Mr. Matthew Folden
Preliminary Plan No. 120170250
May 23, 2017
Page 4

15. Real Time Transit Information: Provide opportunity and connections for electronic (LCD) display screens providing Real Time Transit Information Signs in the residential lobby, to enable information to be readily accessed by building residents, employees, visitors, etc. Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for building(s). Alternately, the Applicant can reimburse the County for the cost of a County-provided monitor. If this alternative is chosen, the Applicant will pay for five years of maintenance for County-provided sign(s); if Real Time Transit Information is incorporated into the building's planned monitor systems, there would be no additional maintenance costs.
16. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
17. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at 240 777-8704.
18. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Bethesda Central Business District streetscaping along the Auburn and Norfolk Avenues site frontages.
 - b. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
 - d. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Mr. Matthew Folden
Preliminary Plan No. 120170250
May 23, 2017
Page 5

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at (240) 777-2118 or at rebecca.torma@montgomerycountymd.gov.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/DOT/directors office/development review/rebecca/Bethesda/the Claiborne/120170250 the Claiborne DOT prelim plan ltr.docx

Enclosure

cc: Neil Goradia Owner
Brad Fox Bohler Engineering
Heather Dlhopsky Linowes and Blocher, LLP
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
Marie LaBaw MCDPS DLD
Kyle Liang MCDOT DTEO
Rebecca Torma MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: The Claiborne Preliminary Plan Number: 1- 20170250

Street Name: Auburn Avenue Master Plan Road Classification: Business

Posted Speed Limit: 30 mph

Street/Driveway #1 (Auburn Ave (Secondary)) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 200 YES
 Left 200 YES

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed
 (use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required
 Sight Distance
 in Each Direction*

150'
 200'
 200'
 250'
 325'
 400'
 475'
 550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

Date

PLS P.E.



Montgomery County Review:

☒ Approved

☐ Disapproved:

By:

Date:

Rebecca Poma

5/23/17

820170080 The Claiborne

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820170080-004.pdf V4” uploaded on/ dated **“5/23/2017”** and

The followings need to be addressed prior to the certification of site plan:

1. Specify the modifications to the Bethesda streetscaping standards for our review and approval. Also, provide MCDOT-approved bike racks. All approved non-standard features are subject to maintenance and liability agreement.
2. Apply the proposed bump-out at the site garage/ loading entrance to the south side of the driveway and not the north side. The adjacent property consent is needed.
3. Show the pavement marking at the intersection of Auburn Ave and Norfolk Ave as existing.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 09-Jun-17
TO: Bradford Fox - bfox@bohlereng.com
Bohler Engineering
FROM: Marie LaBaw
RE: The Claiborne
820170080

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **09-Jun-17**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Increased pavement width allows for decreased curb return radius at Auburn and Norfolk *****