



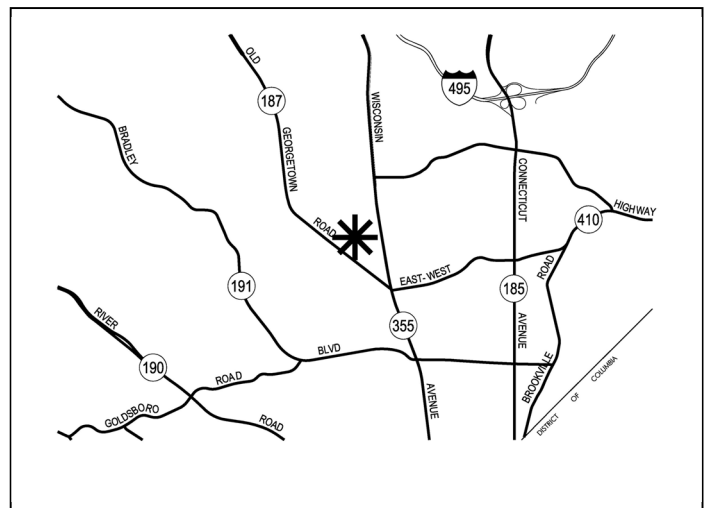
Claiborne: Preliminary Plan No. 120170250 and Site Plan No. 820170080

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Description

Completed: 7/14/17

- Creation of one lot for construction of a mixed-use project of up to 76,000 total square feet, including up to 73,200 square feet of residential development for up to 58 units and up to 2,800 square feet of non-residential uses; project includes a density transfer;
- Current use: vacant;
- Located in the east quadrant of the intersection of Auburn Avenue and Norfolk Avenue;
- 0.30 gross acres zoned CR 3.0, C 1.0, R 2.75, H 90T in the 2006 *Woodmont Triangle Amendment to the 1994 Bethesda CBD Sector Plan*;
- Applicant: 4820, LLC
- Acceptance date: March 31, 2017
- Review basis: Chapter 50 (2017), Chapter 59 (2014).



Summary

- The Planning Board previously approved Sketch Plan 320170030 on November 10, 2016.
- The proposed development will redevelop the site with a mixed-use building including 15% moderately priced dwelling units, structured parking, a vegetated roof and a cool roof.
- The Applications were accepted on March 31, 2017, and are being reviewed under the 1994 Bethesda Central Business District Sector Plan and 2006 Woodmont Triangle Amendment.
- Staff recommends approval of the Claiborne Preliminary Plan and Site Plan with conditions.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Preliminary Plan No. 120170250

Staff recommends approval of Preliminary Plan No. 120170250 subject to the following conditions:

1. This Preliminary Plan is limited to 1 lot for up to 58 multi-family dwelling units and up to 2,800 square feet of commercial uses.
2. Prior to record plat, the Applicant must record all necessary density transfer instruments in the Land Records of Montgomery County, as required by the subsequent site plan.
3. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
4. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated May 23, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
5. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
6. The record plat must show necessary easements.
7. Prior to submission of any plat, Site Plan No. 820170080 must be certified by MNCPPC Staff.
8. No grading of the site or recording of plats prior to certified site plan approval.
9. Final approval of the number and location of the multi-family building, dwelling units, on-site parking, site circulation, and sidewalks will be determined at site plan.
10. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated June 20, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
11. 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 June 9, 2017, 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 Preliminary Plan approval.
12. The certified Preliminary Plan must contain the following note:
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
13. In the event that a subsequent site plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration or location or right-of-way width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment.
14. The Applicant may obtain permits for below-grade excavation and sheeting and shoring prior to the recording of plats and Certified Site Plan approval. The record plat(s) and Certified Site Plan must be submitted to M-NCPCC prior to any below-grade activity occurring on site.
15. The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Resolution.

Site Plan No. 820170080

Staff recommends approval of Site Plan 820170080 for up to 76,000 square feet of total development including up to 73,200 square feet of residential development, for up to 58 multi-family residential units, and up to 2,800 square feet of non-residential uses on approximately 0.3 gross acres (13,100 square feet) in the CR 3.0, C 1.0, R 2.75, H 90T zone. 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.¹

1. Sketch Plan Conformance

The development must comply with the binding elements and conditions of approval for Sketch Plan No. 320170030 as listed in the MCPB Resolution No. 16-122 dated November 29, 2016.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120170250.

3. Public Open Space, Facilities, and Amenities

- a. The Applicant must provide a minimum of 425 square feet of public open space on-site.
- b. The Applicant must construct streetscape improvements, including the undergrounding of utilities, along the property's frontage on Auburn Avenue and Norfolk Avenue, consistent with the Bethesda Streetscape Standards, and as illustrated in the Certified Site Plan.
- c. Before the issuance of the final use and occupancy certificates for the residential development, all public open space areas on the Subject Property must be completed.

4. Recreation Facilities

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

5. 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. Transit Proximity – The Subject Property is located within ½ mile of a Metrorail station, which allows the Application to be eligible for Level 1 transit as defined in the Zoning Ordinance.
- b. Connectivity between Uses, Activities, and Mobility Options
 - i. Minimum Parking
The Applicant must not provide more than 47 parking spaces.
 - ii. Streetscape Improvement
The Applicant must construct the Bethesda Streetscape, exclusive of undergrounding utilities, off-site on the north side of Norfolk Avenue between the site frontage and Del Ray Avenue, in addition to any required streetscape improvements along the Subject Property frontage.
 - iii. Wayfinding
Prior to the first above grade building permit, the Applicant must make a financial contribution of \$20,953 to the Bethesda Urban Partnership to fund analysis and implementation of a comprehensive Woodmont Triangle wayfinding study.
- c. Diversity of Uses and Activities

¹ For the purposes 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.

- i. Affordable Housing/MPDUs
The development must provide 15 percent MPDUs on-site consistent with the requirements of Chapter 25A and the applicable Master Plan. The Applicant is receiving a 22 percent density bonus for providing 15 percent MPDUs on-site.
 - a. Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 - b. The Planning Board accepts the recommendations of DHCA in its letter dated June 2, 2017, 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.
- d. Quality Building and Site Design
 - i. Architectural Elevations
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 Certified Site Plan, 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 M-NCPPC staff.
 - iii. Structured Parking
The Applicant must provide all parking spaces within the below-grade structure on the Subject Property.
 - iv. Tower Step-Back
The Applicant must step back 70 percent of the building's upper floors by 10 feet behind the fourth-floor façade, as shown on the Certified Site Plan.
- e. Protection and Enhancement of the Natural Environment
 - i. Building Lot Terminations (BLTs)
Before issuance of the any building permit, the Applicant must provide proof of purchase and/or payment equivalent to 0.15 BLTs to MCDPS.
 - ii. Cool Roof
The Applicant must install a cool roof having a minimum solar reflectance index (SRI) of 75 on slopes at or below 2:12 and a minimum SRI of 25 on slopes above 2:12. This SRI rating will cover all roof areas not covered by green roof or mechanical equipment, as shown on the Certified Site Plan.
 - iii. Energy Conservation and Generation
The Applicant must construct the building to exceed energy efficiency standards for the building type by 10%, as determined by MCDPS.
 - iv. Recycling Facility Plan
The Applicant must provide a material sorter to handle recyclable materials generated on the Subject Property. The Applicant must also provide a paper shredder, cooking oil dispenser, and special collection for scrap metal and recyclable commercial waste. The Applicant must contract with a private hauler to recycle materials collected on-site.
 - v. Vegetated Roof
The Applicant must install a vegetated roof with a soil depth of a minimum of eight (8) inches covering a minimum of 13% of the building's roof, excluding space for mechanical equipment.

6. Transportation

Before the release of any building permit, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and MCDOT to participate in the Bethesda Transportation Management District (TMD).

7. Pedestrian & Bicycle Circulation

- a. The Applicant must provide a minimum of twenty-eight (28) long-term and two (2) short-term bicycle parking spaces for the residential uses and at least one (1) long-term and one (1) short-term for the non-residential use.
- 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 installed along the building's retail frontage and 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.

8. Density Averaging

- a) Before certification of the Site Plan, the Applicant must record an instrument in the County Land records reflecting the density transfer for this project as required under Section 59-4.5.2.B of the Zoning Ordinance.
 - i. The residential density to be transferred under this Site Plan is measured in gross square feet and will total approximately 23,975 square feet. The Sending Properties will transfer and retain the following square feet of development potential based on the existing zoning:
 1. 4830 Cordell Avenue will be transferring 6,221 SF of residential density and retaining 6,829 SF of density.
 2. 5004 Cordell Avenue will be transferring 2,349 SF of residential density and retaining 3,919 SF of density.
 3. 5001 Wilson Avenue will be transferring 10,164 SF of residential density and retaining 7,455 SF of density.
 4. 5027 Wilson Avenue will be transferring 5,241 SF of residential density and retaining 3,771 SF of density

9. Building Lot Terminations (BLTs)

Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.15 BLTs to the Department of Permitting Services (DPS).

10. 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 M-NCPPC Staff.

11. Landscaping

- a) Prior to issuance of final residential Use and Occupancy Certificate, all on-site amenities, including, but not limited to: streetlights, sidewalks/ pedestrian pathway, hardscape, benches, trash receptacles, bicycle facilities, recreation amenities, and public open space must be installed.
- b) The Applicant may install a modified Bethesda Streetscape (paver pattern), as shown on the Certified Site Plan.
- c) Prior to issuance of the final residential Use and Occupancy Certificate, all rooftop amenities must be installed.
- d) The Applicant must install landscaping no later than the next growing season after completion of site work.

12. Forest Conservation & Tree Save

The development must comply with the conditions of the Forest Conservation exemption 42017006E which was confirmed on July 19, 2016.

13. Lighting

- a. Prior to issuance of any above-grade building permit, 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 onsite 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 onsite down-lights must have full cut-off fixtures.
- c. Deflectors will 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.

14. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, excluding sheet and shoring, or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.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 plant material, on-site lighting, site furniture, trash enclosures, private utilities, sidewalks, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of the any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by 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.
- d) 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.

15. Development Program

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

16. 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, development program, 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.

SECTION 2: SITE DESCRIPTION

Site Vicinity

The subject site (Subject Property or Property) consists of an assemblage of properties in the “Woodmont” subdivision, located on the east corner of the Auburn Avenue/ Norfolk Avenue intersection in the Woodmont Triangle area of the Bethesda Central Business District (CBD). The Property has a tract area of approximately 0.30 acres, or 13,100 square feet. In addition to the Property, this Application comprises the following sites for purposes of FAR averaging, as permitted by Section 4.5.2.B of the Zoning Ordinance: 4830 Cordell Avenue, 5004 Cordell Avenue, 5001 Wilson Avenue, and 5027 Wilson Avenue. With the addition of these properties, for purposes of FAR averaging, this Application has a total tract area of 0.90 acres.

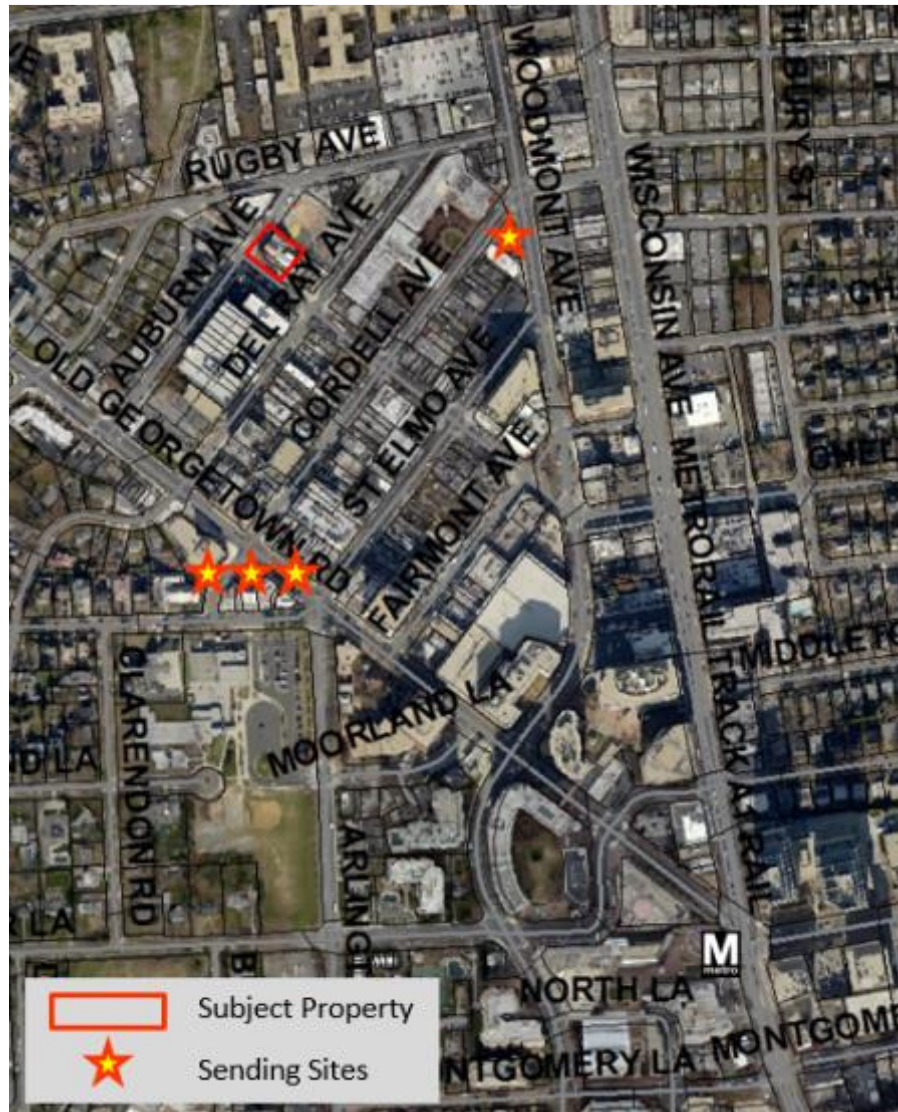


Figure 1: Site Vicinity

The Property is within the area encompassed by the 2006 *Woodmont Triangle Amendment to the 1994 Bethesda CBD Sector Plan* (the Woodmont Triangle Amendment or Sector Plan Amendment). The Property is located within one ½ mile of the Bethesda Metro Station and falls within both the Bethesda Parking Lot District (PLD) and Arts & Entertainment District.

Site Analysis

The Property is vacant and was formerly improved with a one-story building containing commercial uses (e.g. the former “Steamers” seafood restaurant), with frontage on both Auburn Avenue and Norfolk Avenue. The Sending Properties are improved with various low-rise commercial uses. The Site contains no forest, streams, wetlands, or environmental buffers. 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 historic properties on site.

Surrounding Uses

The Property is surrounded by a mix of commercial, office, retail and residential uses in the CR-5.0, C-1.0, R-5.0, H-145T and CR-3.0, C-1.0, R-2.75, H-90T zones. Directly to the south of the Property, along Norfolk Avenue, is a series of single story retail establishments that include restaurants and beauty salons. Directly to the northeast of the Property, along Auburn Avenue, is a recently constructed 17-story multi-family residential apartment building, known as the Gallery (formerly “Woodmont Central” Site Plan 820110020), approved for a maximum of 455 residential dwelling units and 81,107 square feet of office use, and up to 30,295 square feet of retail uses.

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

The Planning Board approved Sketch Plan No. 320170030 by Resolution dated November 29, 2016 (Attachment A). The Sketch Plan established several binding elements on the site:

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

Proposal

Subdivision

The Preliminary Plan (Attachment B) will create one lot (8,344 square feet of net lot area) to allow for a maximum density of 76,000 square feet of development, including up to 58 multi-family units and up to 2,800 square feet of non-residential uses. This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50 (2017), Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations in the *2006 Woodmont Triangle Amendment to the 1994 Bethesda CBD Sector Plan* and for the type of development or use contemplated. The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Sector Plan. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable County agencies, all of whom have recommended approval of the Preliminary Plan.

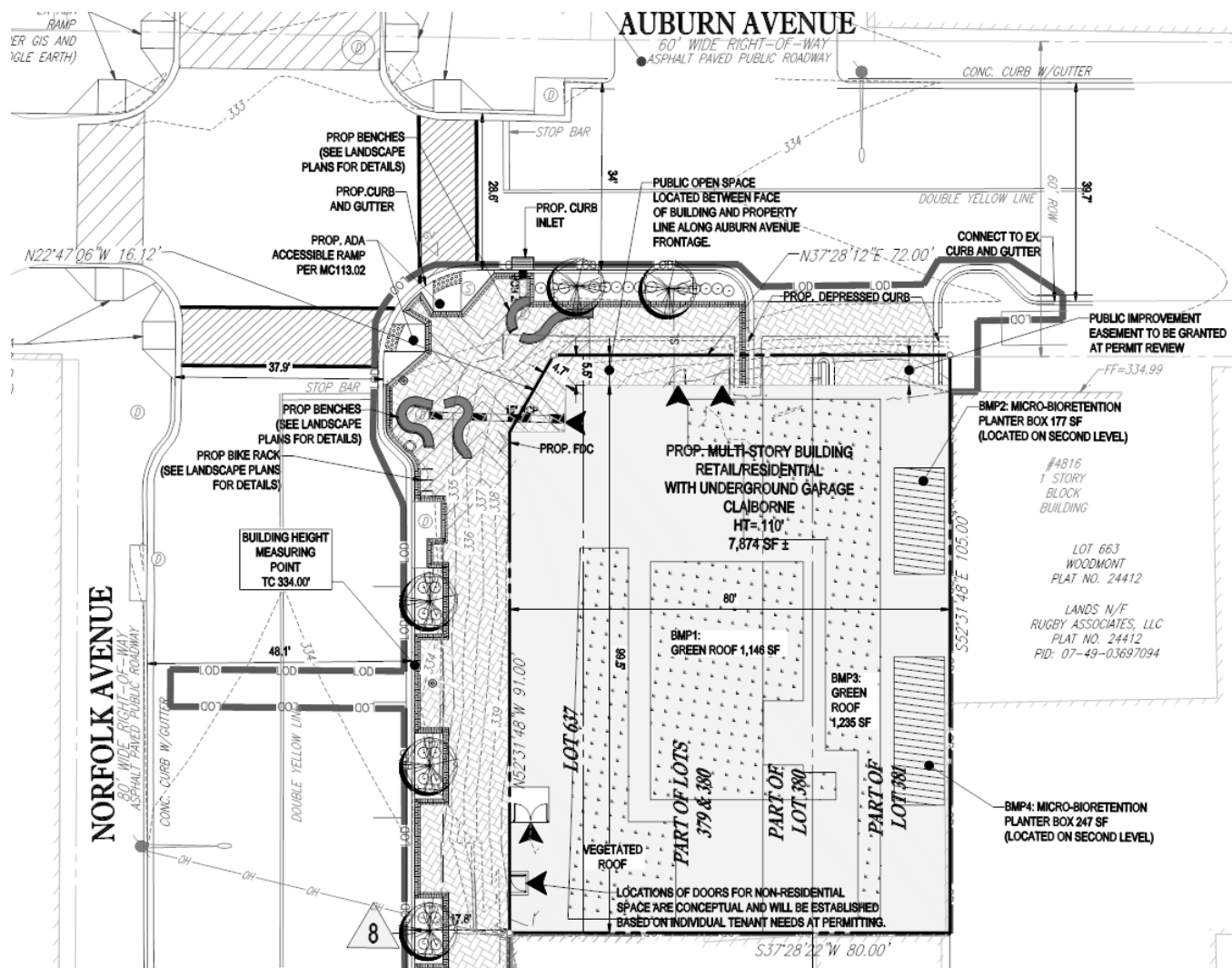


Figure 2: Preliminary Plan

Uses and Density

The Site Plan (Attachment C) proposes a multi-family building with up to 58 dwelling units and up to 2,800 square feet of non-residential uses on approximately 0.3 gross acres in the CR 3.0, C 1.0, R 2.75, H 90T. Consistent with the approved Sketch Plan, the Project proposes a building with a tower step-back along Norfolk Avenue.

Density Averaging

Per Section 4.5.2.B of the Zoning Ordinance – FAR Averaging for Commercial/Residential Zones, and consistent with the recommendations of the *Woodmont Triangle Amendment*, the Applicant proposes to transfer a total of 23,975 square feet of residential density to the Subject Property from Sending Properties via the FAR averaging provisions of the Zoning Ordinance. All Sending Properties will retain sufficient commercial density to cover the existing development, as conditioned above. Furthermore, all properties covered by this Application will conform to the maximum FAR limits allowed under the particular Commercial/ Residential Zone.

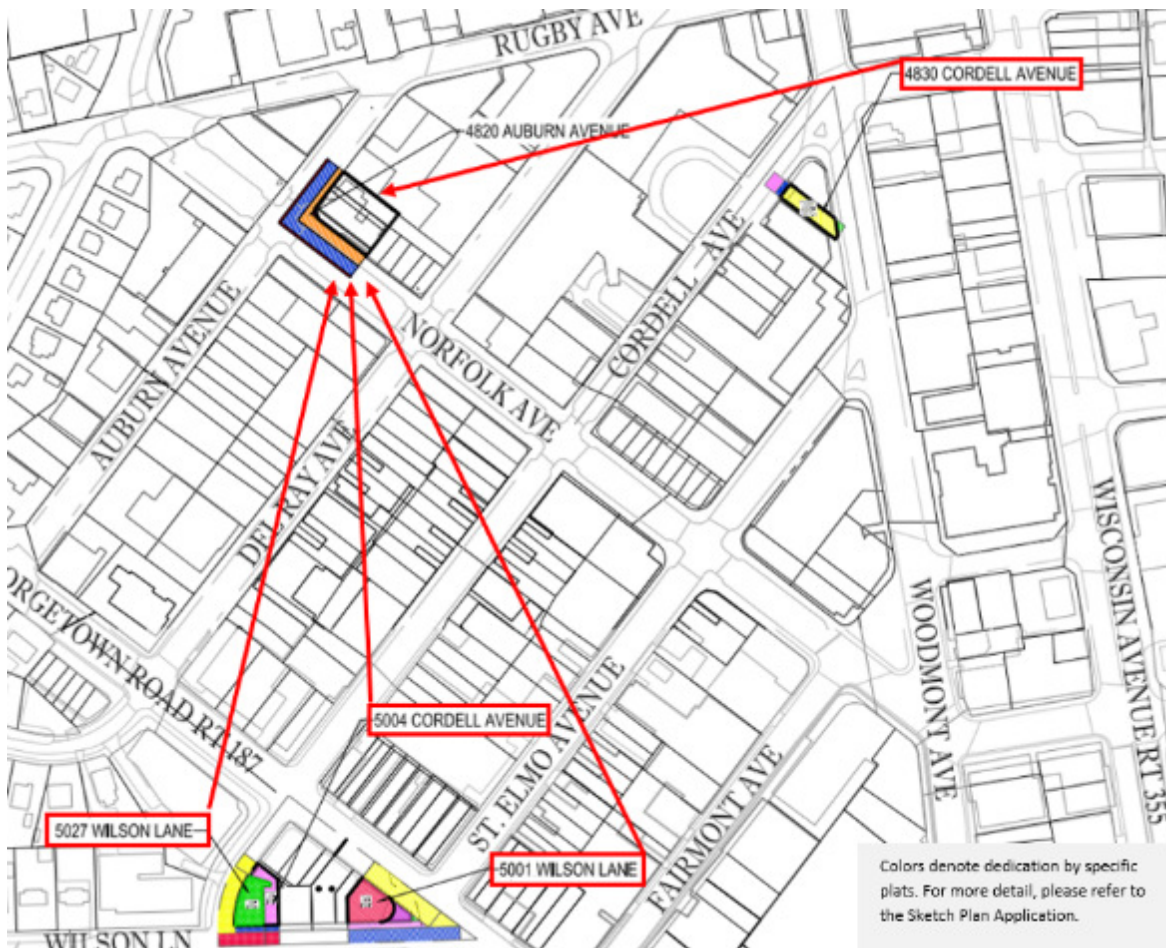


Figure 3: FAR Averaging/Sending Sites

The Property is zoned CR 3.0, C 1.0, R 2.75, H 90T. Under Section 59-4.5.2.C.2 of the Zoning Ordinance, for CR zoned properties designated with a T, the residential density may be increased above the number following the R on the zoning map in proportion to any MPDU density bonus achieved under Chapter 25A of the County Code for providing more than 12.5% of the residential units as MPDUs. The total density may be increased above the number following the zoning classification on the zoning map by an amount equal to the residential bonus density achieved. Because the Project proposes 15% MPDUs, pursuant to the provisions of Chapter 25A of the County Code, the Project achieves a 22% residential density bonus. The resulting FAR is CR 5.8, C 0.21, R 5.59 with the height of 90 feet.

Building

The Project proposes to hold the street edges of Norfolk Avenue and Auburn Avenue with a consistent four-story masonry base. Beginning at the fifth story, the building will step back a minimum of 10-feet over 70 percent of the Norfolk Avenue façade and transition to lighter materials to reduce the visual impact of the building's height on pedestrians. (Figures 4 and 5).



Figure 4: Auburn Avenue Street view, looking southeast

The building's four-story base is richly detailed and punctuated with glass in prominent locations to enliven the street. Atop the base, the building steps back approximately 10 feet before rising the remainder of the building's height. This step-back breaks-down the building's mass and gives the perception that the upper stories fluctuate in different directions from the base. In addition to the step-back, the building undulates along the Norfolk façade, further enhancing the building's visual interest as viewed from the distance.



Figure 5: Norfolk Avenue Street view, looking northeast

The majority of the interior space consists of residential dwelling units with select areas allocated for amenity space. At the ground level, retail space wraps the corner of the Norfolk Avenue and Auburn Avenue intersection and the residential lobby is located immediately to the south of the retail space. The proposed ground level floor plan will enliven the street and contribute to the streetscape. Additional amenities are located at the rooftop level, where the Project will include a covered terrace.

The rooftop terrace is proposed as an open trellis to support stormwater management features and serve as an architectural element for the private amenity space. If, in the future, the Zoning Ordinance permits ancillary rooftop structures in excess of the height limit to be enclosed, the Applicant may submit a Site Plan Amendment to enclose the structure.

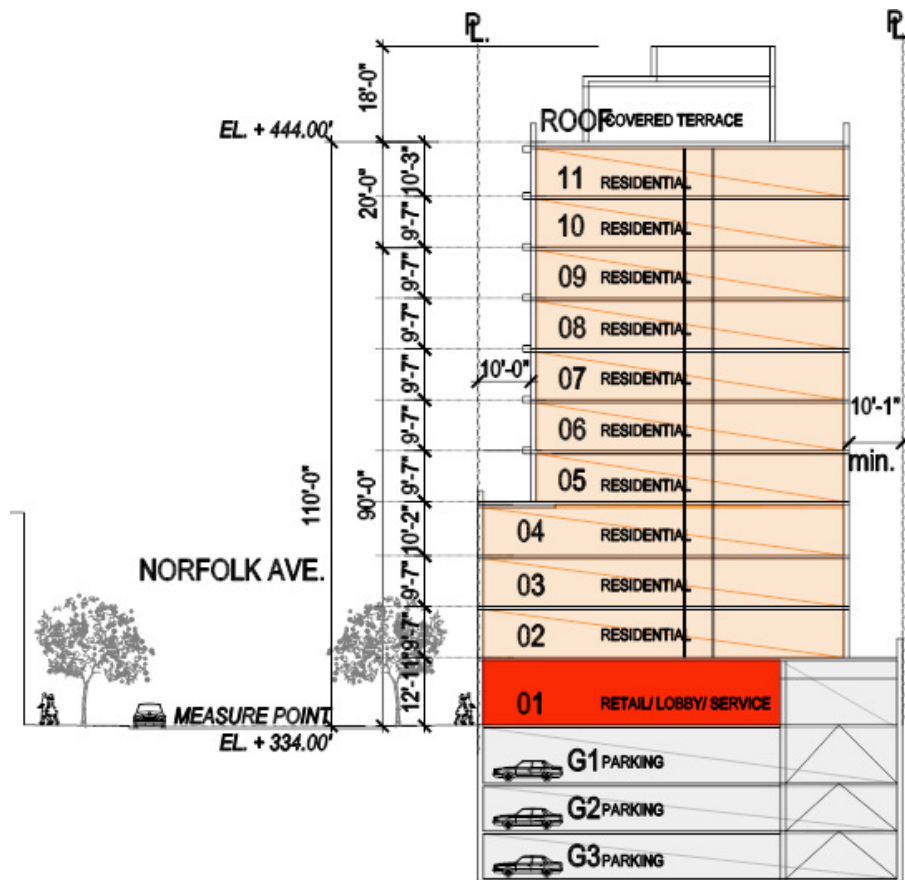


Figure 6: Building Section

Open Space and Streetscape

The Project proposes two separate areas of open space: the Bethesda streetscape, which is publicly accessible along Norfolk Avenue and Auburn Avenue, and a private penthouse-level deck area. The streetscape will extend the Bethesda standard along Norfolk Avenue, between Auburn Avenue and Del Ray Avenue, and Auburn Avenue, along the Site frontage, with brick pavers, street trees, street lamps and site furniture. The Applicant proposes a unique sidewalk paving pattern, utilizing the standard Bethesda brick paver, that creates the appearance of chevrons on the sidewalk by sorting the bricks by color. This simple modification to the standard installation practice will create visual interest at a prominent intersection within the Woodmont Triangle and will further enhance the Project's contribution to the public streetscape.

At street level, the Project proposes to provide significant sidewalk widths ranging from approximately 20 feet on Auburn Avenue and approximately 17 feet along Norfolk Avenue, which will allow for pedestrian traffic, furniture, and tree pits. The Project includes 425 square feet of public open space, which exceeds the CR zone requirement for the Project. There is no open space requirement for the Subject Property because it is a site with less than ½ acre net lot area on two frontages.

In addition to the streetscape described above, the Project proposes the installation of artistic seating arrangements at the intersection of Norfolk Avenue and Auburn Avenue to further enhance the Woodmont Triangle's "arts and entertainment district" identity. This artistic seating is proposed in the form of curvilinear shaped benches oriented in a manner that defines the public space at the corner and provides a place to sit and socialize outside of the pedestrian way.

Circulation

The vehicular entrance to the building's structured underground garage and loading space is proposed from Auburn Avenue, approximately 100-feet east of Norfolk Avenue. Pedestrian and bicycle access is provided from the perimeter sidewalks along both Norfolk Avenue and Auburn Avenue, which will be improved to the Bethesda streetscape standard as part of this project. Bicycle parking for residents will be provided within the parking structure and publicly accessible short term bicycle parking will be provided near building entrances.

SECTION 4: PRELIMINARY PLAN 120170250

ANALYSIS AND FINDINGS

Sector Plan Conformance

The Preliminary Plan Application substantially conforms to the *2006 Woodmont Triangle Amendment and 1994 Bethesda CBD Sector Plan*. The 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 Property is located in the area of the Woodmont Triangle that is closest to the Battery Lane Urban Park. The Property also is within the area designated as a Density Transfer Area. Specifically, the Project 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 Project will provide up to 58 units, containing diverse housing opportunities by 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.*

Through the use of density averaging, the Sending Properties will remain as existing small-scale developments, while simultaneously allowing for the development of a larger mixed-use project on the Property. Both the retention of small scale development and density transfer are occurring in accordance with the Sector Plan. Additionally, the Project also 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 Project 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, which include streetscape improvements. The Project will provide streetscape improvements along its frontage as well as the remainder of the Norfolk Avenue block to Del Ray Avenue.

The Preliminary Plan Application substantially conforms to the *2006 Woodmont Triangle Amendment and 1994 Bethesda CBD Sector Plan*. The Preliminary Plan Application complies with the specific density recommendations for the Subject Property as well as the applicable urban design, roadway, and general recommendations outlined in the Sector Plan.

Transportation

Vehicular access to the Property is proposed directly from Auburn Avenue through a consolidated garage access point and loading bay at the north corner of the site (Figure 7). Resident vehicular parking is proposed to be contained within a structured below-grade garage.

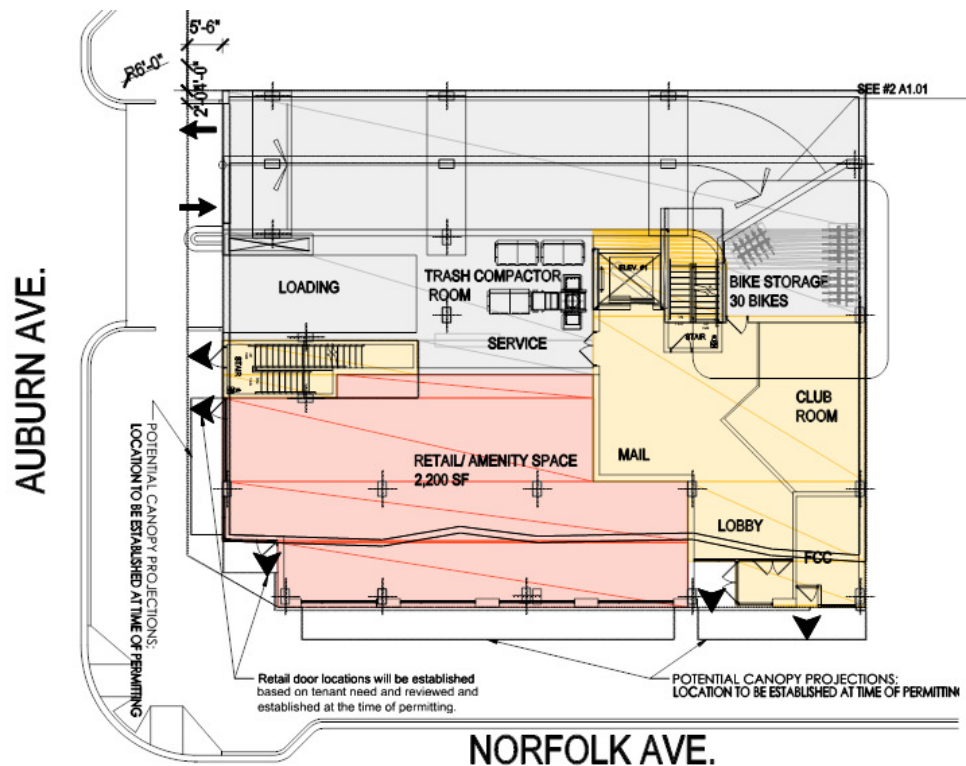


Figure 7: First Floor Plan

The Project includes a bicycle parking room to provide long-term bicycle storage for the residents. Bicyclists will access the room from via the residential lobby on Norfolk Avenue. The bicycle parking room will provide secure, private parking for 30 bikes and the proposed layout meets the design and capacity standards set by the Zoning Ordinance. The final number of automobile and bicycle parking spaces will be determined at Certified Site Plan based on the number of residential dwelling units.

Transit Connectivity

The immediate area is well served by transit that includes the Red Line Bethesda Metrorail Station (located approximately 0.5 mile, or 2,500 feet to the south of the site), Metrobus, RideOn, the Bethesda Circulator and future Purple Line. Specific transit routes near the Site include:

1. RideOn Bus Routes 29, 30, 32, 34, 36, 47, 70
2. WMATA Metrobus Routes J2, J3, J4, J7, and J9

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 1994 Bethesda CBD Sector Plan recommends the following master plan facilities along property frontage:

1. Auburn Avenue, along the northwest site frontage, as a Business District Street with a minimum right-of-way width of 60 feet.
2. Norfolk Avenue, along the southwest site frontage, as a Business District street with a minimum right-of-way width of 80'.

Sector-Planned Transportation Demand Management

As a mixed-use project within the Bethesda Transportation Management District (TMD), the development will enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and Montgomery County Department of Transportation (MCDOT) to participate in the Bethesda TMD.

Adequate Public Facilities

A traffic exemption statement was submitted on March 7, 2017. The proposed development is estimated to generate 28 new morning peak-hour trips and 48 new evening peak-hour trips (Table 1). Because of the estimated transportation impact (fewer than 50 new person trips), the Project satisfies the Local Area Transportation Review requirement with a traffic exemption statement.

Table 1: Proposed Claiborne Project

Proposed Use	Units	Morning Peak Hour	Evening Peak Hour
High Rise Apartments	58	28	48
Ancillary Retail ¹	2,800 SF	N/A	N/A

Travel Mode Adequacy Test

The 2016 Subdivision Staging Policy requires consideration of all transportation modes, including: vehicular (auto-driver), transit, walking and biking. Mode specific adequacy tests are required for any transportation mode estimated to have 50 or more net new peak hour trips associated with the new development. As the Project is estimated to generate fewer than 50 person trips overall, the adequacy tests for all modes are satisfied.

Other Public Facilities

Public facilities and services are available and will be adequate to serve the proposed development. The Subject Property is proposed to be served by public water and public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the Subject Property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses, schools, and health services are operating according to the *Subdivision Staging Policy* resolution currently in effect and will be adequate to serve the Property. The Subject Property is located in the Bethesda-Chevy Chase (BCC) School Cluster. The Application is exempt from making a School Facilities Payment² because all levels within the BCC Cluster are under capacity and considered to be “open” under the July 1, 2017 analysis. Electrical, telecommunications, and gas services are also available to serve the Subject Property.

At the time of building permit issuance, the Applicant will be required to pay an impact tax for the project. Other public facilities and services, such as police stations, firehouses and health services are available to serve the proposed dwelling units.

¹ The presumption that no new person trips are generated applies for up to 15,000 gross square feet of retail space in a building that has at least 90 percent of its floor area ratio devoted to non-retail uses, so long as no parking spaces for retail customers are included in the site plan. (LATR Guidelines 2017)

² The Subject Property is in the Bethesda-Chevy School Cluster. Applications approved after March 1, 2017, are reviewed under the *Montgomery County Subdivision Staging Policy (SSP) 2016-2020* and are not required to make a school facilities payment.

Compliance with Zoning Ordinance and Subdivision Regulations

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Application meets all applicable sections. The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated. Under Section 59-4.5.4 of the Zoning Ordinance, the dimensional standards for the lots will be determined with approval of the subsequent site plan.

Section 50.4.3.E.2.F.iii of the Subdivision Regulations requires that the property lines of corner lots be truncated 25 feet from the intersection. This provides additional right-of-way area at intersections that ensures adequate sight distance is available and creates space for traffic channelization and other traffic control devices. The regulation also allows the Planning Board to specify a greater or lesser truncation depending on the specific sight distance and traffic operation needs at the intersections adjacent to the Subject Property. As evidenced by the Preliminary Plan, the lot is sufficiently dimensioned to efficiently accommodate the proposed mix of uses.

Environment/Forest Conservation

The site is located within an urban setting with only two onsite trees (measuring approximately 18" DBH) and no street trees fronting the site. There are no environmentally sensitive resources associated with the property, though the site drains to Rock Creek, which is a Use I¹ watershed.

This Application is subject to the Chapter 22A, Montgomery County Forest Conservation Law however, an exemption from the requirement to submit a Forest Conservation Plan under Section 22A-5(s)(2) has been confirmed through Forest Conservation exemption application 42017006E because the proposed activity occurs on a tract less than 1 acre with no existing forest, or existing specimen or champion tree, and the afforestation requirements are not in excess of 10,000 square feet. (Attachment D).

Stormwater Management

Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on June 20, 2017 (Attachment E). The Preliminary Plan proposes to meet stormwater management requirements through the use of a green roof and micro-bioretenment.

SECTION 5: SITE PLAN 820170080

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. 320170030.

¹ Use I: WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE. Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; and industrial water supply.

- 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 Subject Project is approximately 0.3 acres, zoned CR 3.0, C 1.0, R 2.75, H 90T. The following table, Table 2, shows the Application's conformance to the development standards of the zone.

Table 2: 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		PROPOSED
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

DEVELOPMENT STANDARD (59.4.5.4)	PERMITTED/REQUIRED		PROPOSED	
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 ¹		110	
Setbacks - All Properties (minimum)	Feet	Feet		
Street	n/a		0	0
Side	n/a		0	0
Public Open Space (minimum)	Percentage	SF	Percentage	SF
Subject Property	0%	0	--	425

¹Height allowed by Sector Plan if the 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*.

Parking ¹	Spaces Required	Spaces Provided
Vehicle Parking		
Residential		
1 Bedroom (17 units); 3 MPDUS	(15 minimum/ 19 maximum)	15
2 Bedroom (32 units); 6 MPDUS	(32 minimum/ 48 maximum)	32
Total Residential (49 market rate; 9 MPDUS)	(47 minimum/ 67 maximum)	47
Non-Residential		
Restaurant (up to 2,800 SF)	(12 minimum/ 34 maximum)	0
Retail (up to 2,800 SF)	(10 minimum/ 17 maximum)	0
Total Non-Residential	(10 minimum/ 34 maximum)	0
Total Vehicle Parking	57 minimum/ 101 maximum	47²
Bicycle Parking (Long Term/ Short Term)		
Residential (49 units)	(23/1) 24	(28/2) 30
Restaurant/ Retail (2,800 SF)	(1/1) 2	(1/1) 2
Total	(24/2) 26	(29/3) 32
Loading Spaces	1	1

Section 4.5.4.B.4 - Form Standards

The Site Plan conforms to the intent of the form standards, including transparency, blank walls and active entrances. The Project proposes significant glass features at the ground-level for transparency as well as activating features on the ground-floor level, including the retail entrance at the corner of Norfolk Avenue and Auburn Avenue, and residential entrance and outdoor seating along Norfolk Avenue. The northern side of the Project, along Auburn Avenue, contains the parking and loading access, while the bicycle access to the Project is provided via the residential lobby on Norfolk Avenue and short term bicycle parking along the public sidewalks. As conditioned, the exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the architectural drawings included in the Certified Site Plan, as determined by Staff.

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: Transit Proximity; Connectivity and Mobility; Diversity of Uses and Activities; Quality Building and Site Design; and Protection and Enhancement of the Natural Environment.

Transit Proximity

The Property is located within ½ mile of the Bethesda Metro Station, which allows the development to be eligible for Level 1 transit as defined in the Zoning Ordinance. Staff supports 30 points as suggested in the *2015 Commercial/Residential Zones Incentive Density Implementation Guidelines* (CR Guidelines).

¹ Final number of vehicle and bicycle parking spaces to be determined at building permit based on final number of dwelling units.

² The Project can provide less than the minimum number of parking spaces because it is within the Bethesda Parking Lot District.

Connectivity and Mobility

Minimum Parking: Minimum Parking: The Project proposes to provide 47 parking space, fewer than the maximum number of parking spaces (101) permitted under the Zoning Ordinance. The Applicant requests 5 points and Staff supports this request. The points are calculated as follows:

$$[(101/47)/(101/57)]*10 = 12 \text{ (5 points)}$$

Streetscape Improvements: The Applicant requests 20 points for proposed off-site streetscape improvements along the remainder of Norfolk Avenue to Del Ray Avenue in addition to the required streetscape improvements along the property frontage. The off-site portion measures approximately 1,850 square feet. Staff supports granting 20 points in this public benefit category.

$$[(1,850 \text{ SF}/8,344 \text{ SF})*100 = 22 \text{ (20 Points)}$$

Way-Finding: The Applicant requests 5 points for contributing to a Bethesda-wide wayfinding study. This study is anticipated to streamline wayfinding in Bethesda and provide a more coherent and informative wayfinding system.

Although the CR Guidelines recommend points for installing wayfinding signage, the financial contribution toward a study is preferable here to ensure a consistent, effective wayfinding system. However, since the Guidelines do not include a means of quantifying such a contribution, Staff proposes that the contribution be proportional to the requested way-finding points versus the total required. In this case, the requested 5 points is 3.3 percent of the total required 150 points. Rendered in terms of buildable area, this equates to 2,095.3 of the 62,859 square feet of incentive density. Using the pending Bethesda Overlay Zone's Park Impact Payment standard rate of \$10 per square foot, the applicant's contribution totals \$20,953 for the 5 points. For a step-by-step calculation, see below. Staff supports granting 5 points in this public benefit category.

$$\begin{aligned} \text{Wayfinding Point Category / Project Total Public Benefit Point Requirement} &= \text{Proportion of} \\ &\text{Incentive Density} \\ 5 \text{ points} / 150 \text{ points} &= \underline{3.3\%}^1 \text{ of Incentive Density} \end{aligned}$$

$$\begin{aligned} \text{Application Density - Standard Method Density} &= \text{Incentive Density} \\ 76,000 \text{ SF} - 13,142 \text{ SF} &= \underline{62,859 \text{ SF}} \text{ Project Total Incentive Density} \end{aligned}$$

$$\begin{aligned} \text{Wayfinding Percentage of Incentive Density * Project Total Incentive Density} &= \text{Wayfinding} \\ &\text{Incentive Density} \\ 3.3\% * 62,859 \text{ SF} &= \underline{2,095.3 \text{ SF}} \text{ Wayfinding Incentive Density} \end{aligned}$$

$$\begin{aligned} \text{Wayfinding Incentive Density * Bethesda Overlay Zone Park Impact Payment at \$10/SF} &= \text{Cost of} \\ &\text{Wayfinding} \\ 2,095.3 * \$10.00 &= \underline{\$20,953} \\ &\text{Incentive Density} \end{aligned}$$

$$[((5/150)*(76,000 - 13,142)) * 10] = \$20,953 \text{ for 5 points}$$

¹ 5/150 = 0.033333 or 3.3%

Diversity of Uses and Activities

Moderately Priced Dwelling Units: Section 59-4.7.3.D.6.a.i of the Zoning Ordinance permits 12 public benefit points for every 1% of MPDUs greater than 12.5%, with any fraction of 1% increase in MPDUs entitling an applicant to an equal fraction of 12 points. The Applicant requests 30 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 (58 multi-family units). The Applicant will provide 9 MPDUs, which yields 30 points. Staff supports the Applicant's request.

$$[(15\% - 12.5) * 12 + 0 * 2 + 0 * 5] = 30 \text{ Points}$$

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 buildings on the rest of the block as well as the pedestrian realm and provide a step back above this base. Staff supports the Applicant's request for 10 points.

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 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; 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. Staff supports the Applicant's request.

Structured Parking: The Applicant requests 20 points for structured parking for the parking that will be below grade. The Application proposes all parking spaces to be provided in a below-ground parking garage and the layout of the parking garage is depicted in the architectural plans and will be included in the Certified Site Plan. Staff supports 20 points for this benefit.

$$[(0/47) * 10 + (47/47) * 20] = 20$$

Protection and Enhancement of the Natural Environment

BLTs: Up to 30 points can be granted for the purchase of Building Lot Termination (BLT) easements or payment to the Agricultural Land Preservation Fund (ALPF). The Applicant proposes the purchase of 0.15 BLT easements for 1.4 public benefit points. Staff supports this request.

$$[(7.5\% * 62,859) / 31,500] = 0.15 \text{ BLTs}$$

Energy Conservation and Generation: Up to 10 points can be granted for constructing buildings that exceed the energy-efficiency standards for the building type by 10% for new building. The Project is being designed to exceed the energy efficiency standards for its building type by 10%, through such features as a highly efficient mechanical system, energy efficient lighting, and low-flow plumbing fixtures. The Applicant has provided an energy/use generation model with comparisons to the average use/generation for the building type based on the Department of Energy Standards. The Applicant requests 10 points in this public benefit category and Staff supports the Applicant's request.

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. Staff supports 10 points for this benefit.

Vegetated Roof: The Applicant requests 7.5 points for providing vegetated roofs. 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. The Applicant's final submission includes a vegetated roof with a soil depth of at least eight (8) inches and covering only 13% of the total roof excluding space for mechanical equipment. Since the proposed area does not meet the minimum area requirement for this category, Staff does not support the Applicant's request and recommends that zero points be awarded for this category. The vegetated roof amenity will still be implemented.

Recycling Facility Plan: The Applicant requests 10 points for providing a recycling facility plan. This plan includes a designated recycling material sorter, paper shredder, cooking oil dispenser, and special treatment for scrap metal and commercial waste. Staff supports 10 points for this benefit.

Table 3: Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Recommended
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 (MPDUs)	No limit	30	30
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	10	10
Vegetated Roof	15	7.5	0
Recycling Facility Plan	10	10	10
TOTAL¹			156.4

iii. *Division 6.1. Site Access*

Vehicular access and loading will occur via a consolidated access point on Auburn Avenue. Pedestrians and bicyclists will be able to enter the Project from the residential lobby on Norfolk Avenue and short term bicycle parking along the public sidewalks. The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

¹ The Application must provide a minimum of 150 public benefits points because of the density transfer proposed for the Site.

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

Parking for the mixed-use building will be provided in a below-grade facility. Vehicular and loading access will occur via Auburn Avenue along the west side of the Property to limit impacts to the more pedestrian orientation of Norfolk Avenue.

v. *Division 6.3. Open Space and Recreation*

Although the Project is not required to provide public open on site space because the Subject Property contains less than ½ acre on two frontages, the Project includes 425 square feet of open space along the Auburn Avenue frontage. The Application will be the *Recreation Guidelines*.

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 Norfolk Avenue and Auburn Avenue 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 June 20, 2017. The plan proposes to meet stormwater management requirements through the use of a green roof and micro-bioretenention planter boxes.

ii. *Chapter 22A, Forest Conservation.*

This Application is subject to the Chapter 22A, Montgomery County Forest Conservation Law however, an exemption from the requirement to submit a Forest Conservation Plan under Section 22A-5(s)(2) has been confirmed through Forest Conservation exemption application 42017006E because the proposed activity occurs on a tract less than 1 acre with no existing forest, or existing specimen or champion tree, and the afforestation requirements are not in excess of 10,000 square feet. .

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

The Project provides adequate, safe, and efficient parking and circulation patterns. The Project consolidates the garage and loading entrances on Auburn Avenue to limit impacts to the pedestrian environment. The wide streetscapes and modified brick installation further enhance the pedestrian experience.

The Project provides a safe and well-integrated building, open spaces and site amenities. The Project incorporates a mid-rise base along both the Norfolk Avenue and Auburn Avenue frontages, before stepping back 10-feet above the fourth floor on Norfolk Avenue. This feature brings the building to a more pedestrian scale at the street level and better integrates with the surrounding retail buildings. The Project provides amenities for the residents of the Project, on the ground floor level and rooftop amenities.

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

As discussed in the Preliminary Plan Findings of this staff report, the Site Plan substantially conforms with the recommendations of the Sector Plan. The Site Plan proposes a mixed-use development with both high-rise residential uses as well as potential ground-floor retail. The Project proposes up to 58 multi-family residential units with 15% on-site MPDUs and up to 2,800 square feet of non-residential uses, as well as underground parking, on-site amenities for the residents, and public open space.

- 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;*

As discussed in the Preliminary Plan No. 120170250 findings, the proposed development in the Site Plan 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 and 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 the adjacent buildings in the Woodmont Triangle.

- 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 is not zoned C-1 or C-2.

Community Outreach

The Applicant has met all signage, noticing, and submission meeting requirements. On February 28, 2017, the Applicant held a pre-submittal public meeting at the Bethesda Chevy Chase Regional Services Center. Staff has not received any correspondence on this Project.

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. The proposed development satisfies the findings of the Subdivision Regulations and is consistent with the goals and recommendations of the *2006 Woodmont Triangle Amendment to the 1994 Bethesda CBD Sector Plan*. Therefore, Staff recommends approval of Preliminary Plan No. 120170250 and Site Plan No. 820170080 with the conditions specified at the beginning of this report.

ATTACHMENTS

- A. Sketch Plan Resolution (MCPB No. 16-122)
- B. Preliminary Plan 120170250
- C. Site Plan 820170080
- D. FCP Exemption Letter 42017006E
- E. DPS Stormwater Concept Letter
- F. Agency Letters