



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

MCPB No. 17-101
Sketch Plan No. 320180040
Viva White Oak
Date of Hearing: November 30, 2017

JAN 30 2018

RESOLUTION

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

WHEREAS, on August 21, 2017, Global Lifesci Development Corporation (“Applicant”) filed an application for approval of a sketch plan for a mixed-use project with up to 12,180,270 square feet of total development, which may include up to a maximum of 6,090,135 square feet of residential uses on approximately 279.62 gross acres zoned CR 1.0: C 1.0, R 0.5, H 220; located between Cherry Hill Road and Industrial Parkway, along FDA Boulevard (“Subject Property”) in the White Oak Policy Area and White Oak Science Gateway Master Plan (“Master Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320180040 Viva White Oak (“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 November 20, 2017, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on November 30, 2017, 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 certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180040, Viva White Oak, for a mixed-use development including up to 12,180,270 square feet total development, which may include up to 6,090,135 square

Approved as to
Legal Sufficiency:

Christina Sone 1/10/18

feet of residential uses on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. General layout of landbays and public dedications;
3. General type, location, and extent of public open spaces;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative, and subject to refinement at the time of Site Plan.

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

1. Density

The Sketch Plan is limited to a maximum of 12,180,270 square feet of total development on the Subject Property, which may include up to a maximum 6,090,135 square feet of residential uses. The maximum number and distribution of residential dwelling units and non-residential uses will be determined at Site Plan.

2. Height

The development is limited to a maximum height of 220 feet.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit. Public benefit points will be allocated to each Site Plan proportional to its size relative to the size of the entire Property, and must include benefits from a minimum of four categories. Final points will be established at Site Plan approval.

- a. Major Public Facility, achieved through providing a collocated school and local park on site;

¹ For the purpose of 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.

- b. Transit Proximity, achieved through location abutting/confronting a master-planned Level 2 Transit Station;
- c. Connectivity and Mobility, achieved through advanced dedication, through-block connections, and wayfinding;
- d. Diversity of Uses and Activities, achieved through care center, live-work units, and small business opportunities;
- e. Quality of Building and Site Design, achieved through exceptional design, public open space, and public art; and
- f. Protection and Enhancement of the Natural Environment, achieved through building lot terminations, tree canopy, and vegetated area.

4. Public Space

- a. The Applicant must dedicate a collocated school and local park of approximately 9 acres (4.21-acre school site and a 4.72-acre local park site) that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must be contiguous, and must be located elsewhere on the Property.
- b. The Applicant must provide a variety of local parks, civic greens, urban plazas, neighborhood greens, neighborhood parks, and greenway/linear parks as conceptually shown on the Sketch Plan, that will be privately owned and maintained. While these spaces must be in the approximate location, size, and quantity as shown on the Sketch Plan, the exact size, location and design will be determined at the time of Site Plan(s).

5. Master-Planned Streets B-5, B-10, and A-106

The Applicant must design and construct the public/master-planned streets B-5, B-10, and A-106, as shown on the Sketch Plan. The final extent, delineation, and alignment of these roads will be determined at the time of Preliminary Plan.

6. Future Coordination for Preliminary Plan(s) and Site Plan(s)

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. The first Preliminary Plan should include all public/master-planned streets, major utility lines, a Preliminary Forest Conservation Plan which identifies expected forest conservation easement areas, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed;
- b. All new roads must be public roads unless the Applicant satisfies the requirements for private roads as defined by Section 50.4.3 of the County Code, including 50.4.3.I.3.b.;
- c. Dedication for both the school site to Montgomery County Public Schools (MCPS) and the local park site to the Montgomery County Parks Department, for a total of 9 acres; and location of the additional 6 acres of park/open space and civic green at Preliminary Plan;
- d. Structures are typically not permitted to cross public and/or private rights-of-way; any proposed structure to cross a public and/or private right of way is subject to review and approval from the Department of Permitting Services (DPS) at the time of Preliminary Plan and/or Site Plan;
- e. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- f. Implementation of transportation network improvements, including the location and cross section of bus-rapid-transit (BRT) and all master-planned bike facilities;
- g. Consideration of building-to-street interface to maximize activation and safety;
- h. Focus on energy efficiency in building design features;
- i. Maximize, to the extent feasible, tree cover for new development;
- j. The Natural Resources Inventory/Forest Stand Delineation must be approved by Staff prior to submission of a Preliminary Plan; and
- k. The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and MCDOT to participate in the White Oak Transportation Management District (TMD) to help in achieving the Non-Auto Driver Mode Share (NADMS) goal of 30% for new development.

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

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

Section 4.5.4 of the Zoning Ordinance sets forth the development standards for the Optional Method of Development within the CR Zone. The development will satisfy the applicable development standards for the Optional Method of Development in the CR Zone, with the exact figures to be determined at the time of Site Plan.

This plan is being developed using CR Optional Method of Development		
	Required/Allowed	Proposed
Gross Tract Area:		
Illustrative Right of way dedication ¹		279.62 ac. (12,180,270 sf.)
Illustrative Townhouse area ¹		11.62 ac (506,330 sf.)
Illustrative Single Family Detached area ¹		79.78 ac (3,475,345 sf.)
Total Site area for Public Open Space Public Benefit Point Calculation ¹		2.87 ac (125,017 sf.)
		185.34 ac (8,073,578 sf.)
Zoning	CR -1.0, C-1.0 R-0.5 H-220	CR -1.0, C-1.0 R-0.5 H-220
Development Standards (Section 4.5.4)		
Public Open Space (min)²	10% (18.53 ac.)	25.3% (46.8 ac.)
Common Open Space in Townhouse area (min)²	10% (7.98 ac.)	>12.5% (10 ac.)
Density, and Height		
Commercial	1.0 FAR (12,180,270 sf.)	1.0 FAR (12,180,270 sf.)
Residential	0.5 FAR (6,090,135 sf.)	0.5 FAR (6,090,135 sf.)
Total Density (max)	1.0 FAR (12,180,270 sf.)	1.0 FAR (12,180,270 sf.)
Height (max)	220'	220'
Public Benefit Points and Categories (Section 4.5.4.A)		
Public Benefit Points (min)	100	144.28
Number of Benefit Categories (min)	4	6
MPDUs	12.5%	12.5%
<ol style="list-style-type: none"> 1. Mix of Uses will be determined at Site Plan, but will not exceed the maximum FAR permitted for Commercial Uses (1.0 FAR) and Residential Uses (0.5 FAR). 2. Final amounts of Public Open Space and Common Open Space will be determined at Site Plan as appropriate. 3. The Illustrative Townhouse area, Illustrative Single Family Detached area, the Illustrative Right of way dedication area, and the Total Site area for Public Open Space Public Benefit Point Calculation shown are illustrative. for Public Benefit Point calculation only. Final layout will be determined at Site Plan. 		

The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Data Table above. The Application will provide the minimum required number of bicycle parking spaces for residents and visitors, which will be determined at the time of Site Plan(s). The number of vehicular parking spaces will be determined at Site Plan(s) based on the square footage of non-residential uses, and number and type of residential dwelling units.

2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

The Sketch Plan substantially conforms to the recommendations for the Property included in the Master Plan and the Approved Design Guidelines, and has been designed to respond to and incorporate specific recommendations for the Property. The Master Plan envisions three major activity centers; White Oak Center, Hillandale Community, and Life Sciences/FDA Village Center. The Property is a major component of the Life Sciences/FDA Village Center, for which, *“The Plan contemplates having the Life Sciences /FDA Village Center provide a focal point or Town Center for the broader community. Mixed-use zoning at this location will encourage a combination of commercial, residential, and retail uses within a compact walkable center. The recommended civic green and other elements described in this Plan should draw residents from the entire White Oak community.”* (page 27)

The Project provides the Town Center for the broader community; includes a wide variety of uses including office, commercial, retail, hotel, conference center, civic, multi-family, live-work, duplex, townhouse, and single-family detached uses within a compact walkable center; and an assortment of parks, plazas, greens, and open spaces designed to draw residents from the larger White Oak community.

Percontee/Site 2

- *The [Master] Plan recommends that an adequate and appropriate site for an elementary school be dedicated on the Percontee property as part of the redevelopment of these two sites.* (page 47)

The Applicant must dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must be contiguous, and must be located elsewhere on the Property.

MCPS has written a letter indicating that enrollment projections now indicate need at the middle school and potentially high school levels in the area, and are requesting a minimum 15.5-acre school site. MCPS

standards describe an elementary school site as being 7.5 acres in size, and a middle school site as being 15.5 acres in size.

The Property is envisioned to be redeveloped as an urban town center, and public facilities should reflect both the context and vision for the Property and larger vicinity. The Master Plan was approved and adopted in 2014, with the expectation that the Property owner(s) would be required to dedicate an adequately-sized elementary school site. There are examples of recently approved elementary school sites in urban areas of the County between 4 to 4.3 acres in size. So, a smaller school footprint in an urban area is achievable.

The Master Plan further recommends a collocated, "*Local Park with a large adult-sized rectangular athletic field and other amenities such as a community garden, dog park, basketball courts, community open space, urban wooded areas, and play areas*" (page 89), and that to maximize efficiencies of parking and community use, on-street parking should be provided to the extent possible and assume a reduction from the typical parking standards applied by the Department of Parks, since many park users could walk or take transit (page 89). While the Design Guidelines specifies a 4-acre minimum size for the Local Park (page 33), the Parks Department has indicated that, per the 2005 standards adopted by the Planning Board and Parks Department, the approximate size of a local park is 15 acres. Thus, the Parks Department requested a 15-acre local park.

The Applicant is proposing a series of urban parks, plazas, greens, and open spaces that satisfy the recommendations of the Master Plan and Design Guidelines. Any increase in the collocated site should not be treated as compensation for, or at detriment to, any of the other parks, plazas, greens, or open spaces currently shown on the Sketch Plan. Furthermore, as shown on the Sketch Plan, the proposed development is well under the 220-foot height limit on the majority of the Property. Any required relocation of development should be able to be absorbed in other portions of the Property, in order to accommodate the increase in size of the collocated school and park site.

Therefore, based on the recommendations of the Master Plan, the Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, the Applicant must dedicate a collocated school and local park of approximately 9 to 15 acres as conditioned.

- *Provide ample parks and open space amenities including civic greens, a local park and integrated trail and bikeway system. (page 47)*

The Project contains ample parks, plazas, greens, open spaces, amenities, a local park, and a well-integrated trail and bikeway system totaling approximately 65 acres, in addition to the approximately 26 acres of stream valley buffers, which will provide a significant amount (approximately 91 of 280 acres) of open space on-site. The parks and open spaces are envisioned to be well dispersed throughout the development, and they will be linked by an extensive network of trails and sidewalks, which will further connect to nearby amenities and public facilities.

The Park dedication is approximately 205,475 square feet (4.72 acres), and will include an adult-size rectangular playfield and other amenities. The remaining open spaces are intended to be privately owned and maintained for public use. The four urban plazas are envisioned as being retail-oriented spaces, will total approximately 60,500 square feet (1.4 acres), will include a combination of hard-surface and landscaping, and will provide spaces for active and passive gathering, potentially an ice-skating rink in winter, farmers market, and food-truck events. The four neighborhood green spaces will total approximately 146,500 square feet (3.4 acres), and will include a combination of an academic quad, thru-block connections, sitting areas, and play space. The seven civic green spaces envisioned as a combination of civic and residential squares will total approximately 222,600 square feet (5 acres), and will include a combination of play lawns, playgrounds and tot lots, benches and game tables, lunch and picnic tables, and outdoor performance space, which includes the Master Plan recommended Civic Green Urban Park (page 89, Master Plan). The four neighborhood parks envisioned as small active recreation parks will total approximately 318,000 square feet (7.3 acres), and will include a combination of two community centers with pools, tot lots and playgrounds, and open play lawns. The two active local parks total approximately 479,800 square feet (11 acres), and are envisioned as providing potential areas of forest preservation, walking and hiking trails, and possibly active play space/courts/surfaces. Lastly, the twelve greenways and/or linear parks total approximately 1,517,000 square feet (34.8 acres), and are envisioned to provide active walking and hiking areas, BBQ and picnic areas, covered shelters, bocce lawns, and horseshoe play areas.

The final size, location and configuration of the open spaces will be determined at Site Plan(s).

- *Development of this site could also be enhanced by orienting buildings along a perimeter road (with a shared use path) adjacent to and overlooking Paint Branch Stream Valley Park, integrating the natural and built environments and creating a scenic route for driving, walking, and biking. (pages 47-48)*

The Project envisions orienting development and a bike facility along the perimeter road overlooking the Paint Branch Stream Valley Park, which will be designed to seamlessly integrate the natural and built environment, thus creating a scenic route for driving, biking, and walking.

Town Center on Percontee/Site 2

- *A prominent civic promenade that can serve as a community focal point or Town Center. (page 48)*
- *The Town Center should include community-gathering attractions and features such as (but not necessarily specifically prescribed) entertainment venues, shops, restaurants, wide sidewalks for outdoor dining and merchandising, a civic green and streetscape that could accommodate community festivals and/or holiday celebrations, and other urban features that would encourage outdoor community activities (especially serving children and families). (page 48)*

The area of the collocated school and park site is adjacent to the Master Plan recommended Civic Green Urban Park and future civic/recreation/events building. This is the area within the Village Center Neighborhood and the larger Viva White Oak development, where it is envisioned to be a community focal point, where the majority of civic activity and uses are likely to occur. The Project is envisioned to provide a prominent civic promenade that can serve as a community focal point or Village Center. As conceived, the Village Center will include multiple community gathering spaces in the form of parks, plazas, civic greens, squares, open spaces, and trailheads. It is anticipated that the new main street in the Village Center will include a variety of shops and restaurants and will include wide sidewalks and outdoor dining opportunities. Additional gathering areas are proposed at strategic locations along the new main street, with open space anchors at each end of main street. These spaces and urban features have been designed to accommodate community festivals and/or holiday celebrations and farmers market, which will encourage outdoor community activities for residents and visitors alike.

- *This Plan further recommends that the County consider locating a prominent County resource center or agency (such as a library and/or one*

or more County offices or County agency facilities) that would further activate this civic promenade. (page 48)

The Project accommodates space adjacent to the proposed Civic Green Urban Park for the envisioned County center/agency to help activate the Civic Green Urban Park.

- *...this Plan further recommends the County seek potential collaborations with State, Federal, and /or International agencies or institutions to locate one or more prominent State, Federal, and /or International biomedical or bioscience facilities or programs proximate to this proposed civic promenade, which would further activate this East County community-gathering place. (page 48)*

Office, research, hotel/conference center uses are envisioned in proximity to the civic promenade, which would potentially help in activating the community gathering space.

- *the developer of the 300-acre Percontee /Site 2 properties should prepare one overall sketch plan [...] that demonstrates how the new community will achieve the vision of the Master Plan and reflect the themes described below:*
 - *Uses likely to create an active town center, including a complementary mix of uses.*

The Project includes a mix of academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment uses to be located within a grid pattern of streets connected with enhanced streetscaping and punctuated by public gathering spaces, all designed to activate the Village Center. The Village Center is designed to include public uses, and a public school, that will complement the residential and commercial development. Overall, as this multi-phased long-term Project builds out, implementing Site Plans will include an appropriate mix and balance of uses based on market conditions and in furtherance of the goals of the Master Plan.

- *A central public space in the town center for community gatherings, supplemented by smaller public spaces or public squares in the various neighborhoods to encourage social interaction and recreation.*

As shown on the Open Space Plan, the Project includes gathering spaces, including large spaces anchoring the main street, and a central academic green. The neighborhoods will have open spaces of varying sizes for passive and active recreation. These spaces will be linked by trails creating a robust open space network.

- *Connections to the surrounding communities.*

The Sketch Plan includes proposed connections to the FDA, Washington Adventist Hospital, the Paint Branch Park, and existing commercial development along Industrial Parkway/Tech Road. The Sketch Plan also envisions connections to the White Oak Community Recreation Center, and the Martin Luther King Recreational Park.

- *Development scale that concentrates the tallest buildings near the existing water tower or at the center of the community along the main streets (Industrial Parkway extended and FDA Boulevard) to lower scale buildings at the edges of the community. (page 48)*

As shown on the Massing Diagram, the concept for the Project is to locate the tallest buildings in the core areas of the Property along FDA Parkway and FDA Boulevard. Buildings with lower heights are generally located on the edges of the Project. To ensure maximum flexibility to respond to market conditions for this multi-phased, long-term project, final building heights will be determined at Site Plan.

- *Throughout the entire 300-acre property, the design should encourage a pedestrian-oriented development with appropriate open space:*
 - *A mix of uses, such as academic, research and clinical facilities, office, hotel, retail, and residential uses.*

The mix of uses in the Project may include, but is not limited to, academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment uses. The Project will be developed in multiple phases over many years and each phase of the Project will be planned with an appropriate balance and mix of uses in response to market conditions and in furtherance of the vision of the Project to encourage employment and economic development.

- *Integrated active and passive recreational uses through the creation of formal and informal open spaces and parks, pedestrian trails linked to the street network and bicycle paths and lanes.*

As shown on the Open Space Plan, the Project includes both formal and informal open spaces and parks, greens, and plazas. The areas preserved as stream valley buffer will provide passive recreational opportunities, while other open spaces will be for active recreational uses and gathering. As shown on the Pedestrian and Bicycle Circulation Plan, a system of pedestrian trails including comfortable streetscapes and trails link these open spaces and provide access to the adjacent Paint Branch Park. Bicycle lanes and multiuse paths are also included to provide additional opportunities for mobility and connectivity to adjacent and nearby land uses. The final size, location and configuration of the open spaces will be determined at Site Plan.

- *Integration with the surrounding community and uses, specifically by extending Industrial Parkway into the site and connecting it with FDA Boulevard.*

In accordance with this recommendation, Industrial Parkway will be extended as FDA Parkway, A-106, into the Property from its current terminus and will connect with FDA Boulevard, providing through access to both Rt. 29 and Cherry Hill Road. New Road B-5 will provide additional connection to Plum Orchard Drive.

- *A hierarchical street grid network that focuses activities, defines circulation, and is integral with a series of public use spaces.*

As shown on the Vehicular Circulation Diagram, the Project includes an interconnected hierarchical network of streets ranging from FDA Parkway A-106 (arterial), the extension of FDA Boulevard B-10 (business district street), new road B-5 connecting FDA Boulevard with Plum Orchard Drive (business district street), the new main street (business district street) and smaller business district and residential streets. Vehicular circulation will be provided for on an interconnected grid of streets. The Master Plan roads include FDA Parkway and FDA Boulevard providing traffic a connection from Columbia Pike to the FDA Gate to Cherry Hill Road, and the New Road B-5 connection to the Washington Adventist Hospital property, which will provide a connection to

Plum Orchard Drive. The BRT runs in the FDA Parkway and Boulevard between Columbia Pike and Cherry Hill Road.

The Project will provide for an interconnected grid of streets that form small blocks that will be walkable and have pedestrian friendly, quality streetscapes. The street framework is integrated with a series of open spaces and linear parks, including central gathering spaces and smaller greens and plazas. Final right-of-way widths and street sections will be determined at subsequent Preliminary Plan and Site Plan(s) reviews.

- *Structured parking that is located at the back of lots or lined with residential or office uses to enhance the pedestrian quality of the entire community.*

Both surface and structured parking is anticipated. Surface parking facilities are envisioned predominantly as temporary uses and to accommodate phasing as development progresses over many years. Structured parking will be located behind buildings wherever possible, or will be lined with uses at the ground level to enhance the appearance of the community and to activate the adjacent streetscape. Due to project phasing, parking might be exposed to the street as an interim condition. Where surface parking abuts the street, appropriate screening will be provided.

- *Tree-lined streets and open spaces that form green links to the various uses and open spaces.*

Streets are designed to be walkable, pedestrian friendly, and provide well-integrated and efficient pedestrian circulation throughout the development. Streets will be tree-lined with planting strips between the sidewalk and the curb and will link the various open spaces, uses, and activity centers throughout the Project.

- *Integrated multi-modal transportation featuring elements that may include shuttles, buses, cars and car sharing, bicycles, and extensive pedestrian sidewalks and trails so that visitors can park once and then use other forms of transportation. (page 49)*

The Project is envisioned as a pedestrian-oriented, mixed-use environment where employees, visitors, and residents are encouraged to walk or bike within its limits, and to use transit for

external trips. The Project accommodates a BRT lane within the right-of-way of FDA Boulevard and FDA Parkway. In addition, a planned BRT station within the Project limits, along with the Master Planned BRT station along Rt. 29, will encourage future transit use. As shown on the Pedestrian and Bicycle Circulation Plan, the Project will have dedicated bike lanes, shared bike/vehicle lanes, shared-use paths, and an extensive sidewalk network that will encourage activity and alternative transportation options. The interconnected system of sidewalks, pathways, open spaces, activity centers, and trailheads will encourage walking and community interaction. As stated previously, while the Applicant's proposal shows dedicated BRT lanes in FDA Boulevard and FDA Parkway, the Master Plan envisions BRT running in mixed traffic. The master-planned right-of-way width for FDA Boulevard and FDA Parkway is recommended as a minimum of 100 feet, while the Applicant proposes a 134-foot-wide right-of-way. The Planning Board reserves the opportunity for further analysis at Preliminary Plan review.

Mobility

- *The circulation network should include extending Industrial Parkway through Site 2 and connecting it with FDA Boulevard to form a "main street" through this area. The development will include a series of smaller, interior streets as well as amenities and a network of open spaces. (page 49)*
- *Public access to the Paint Branch Stream Valley Park and opportunities for outdoor recreation along its edge should be provided. (page 49)*
- *When redevelopment occurs, the Plan recommends that these dead-end streets be extended and connected to improve circulation. Other opportunities to improve connectivity should be considered as this area redevelops. (page 50)*
- *The [Master] Plan recommends the following:*
 - *Extend Industrial Parkway through Site 2/Percontee to connect with FDA Boulevard and designate as a four-lane arterial.*
 - *Reclassify roads in the Life Sciences/FDA Village Center from Industrial Roads to Business District Streets.*
 - *Provide additional vehicular connections in the Life Sciences/FDA Village Center if redevelopment occurs.*
 - *Designate Road Code Urban Areas (see Map 15) to utilize road standards that allow narrower travel lane widths and provide wider sidewalk areas. (page 57)*
- *The following new bike routes are recommended:*
 - *Shared Use Path on FDA Boulevard (LB-1)*

- *Bike Lanes on Industrial Parkway (LB-7)*
 - *Bike Lanes on Proposed Road B-5 (LB-8) (page 63)*
- *This [Master] Plan recommends a 30 percent NADMS for all new development, residential and commercial, in the Life Sciences/FDA Village Center of the Plan area based on the area's future transit service and connectivity opportunities. (page 65)*
- *The [Master] Plan discourages land dedicated to surface parking. New projects and redeveloping properties should consider shared parking strategies —preferably using structured parking compatible in size and design with both the associated uses and the adjacent area. (page 66)*

As shown on the Vehicular Circulation Diagram, the Project includes an interconnected hierarchical network of streets ranging from FDA Parkway A-106 (arterial), the extension of FDA Boulevard B-10 (business district street), new road B-5 connecting FDA Boulevard with Plum Orchard Drive (business district street), the new main street (business district street) and smaller business district and residential streets. Vehicular circulation will be provided for on an interconnected grid of streets. There are numerous amenities and open spaces proposed along the main street and the smaller interior streets.

The areas of the Project that are adjacent to the Paint Branch Stream Valley Park have been designed and oriented to embrace these features as natural amenities. Activating uses are proposed to be located in proximity to buffers and forest areas, but disturbance of these areas will be minimized to the extent possible. These uses will encourage recreation at the edges of the park. The Applicant will provide an extensive network of sidewalks, shared-use paths, and bike facilities, including LB-1, LB-7, and LB-8 as recommended by the Master Plan.

The Applicant must enter into a Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the White Oak Transportation Management District to help in achieving the NADMS goal of 30% for new development.

Both surface and structured parking is anticipated. Surface parking facilities are envisioned as temporary to accommodate phasing as development progresses over many years. Structured parking will be located behind buildings wherever possible, or will be lined with uses at the ground level to enhance the appearance of the community and to activate the adjacent streetscape. Due to project phasing, parking might be exposed to the street as an interim condition. Where surface parking abuts the street, appropriate screening will be provided.

Percontee – Natural Environment Recommendations (page 73)

- *Orient development to maximize exposure to the natural environment while minimizing disturbance of buffers and retaining forest.*

Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit; however, the areas of the Project that are adjacent to environmental features such as the stream valley buffers have been designed and oriented to embrace these features as natural amenities. Activating uses are located in proximity to buffers and forest areas, but disturbance of these areas will be minimized to the extent possible.

- *Avoid new stream crossings and use existing stream crossings, where possible, when redeveloping the site and creating a circulation system.*

The Project will utilize the existing stream crossing of the West Farm Branch on FDA Boulevard, and no new stream crossings for the internal vehicular circulation are proposed.

- *Minimize disturbance of steep slopes when new development occurs.*

Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit, and grading of the County's Site II property is expected as part of the County Demolition Permit; however, new development will minimize disturbance of steep slopes to the extent feasible.

- *Restore and protect streams and buffers, while still allowing non-motorized access and visibility.*

Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit, and grading of the County's Site II property is expected as part of the County Demolition Permit; however, the Project will preserve the entire portion of the stream buffer on the Property, totaling approximately 26 acres. Although not intended for dedication, the stream valley buffer areas will be protected through conservation easements granted to the Planning Board and will serve as a buffer between the Park and the Project.

- *Work with adjacent property owners to create a trail system to take advantage of natural features.*

The Project will include trail connections to Paint Branch Park. A trail system could be constructed in the Park in the future by others to connect the Project to Martin Luther King, Jr. Recreational Park.

- *Integrate stormwater management as urban design features.*

As detailed in the Stormwater Management Narrative and Stormwater Concept included in the Application, the Project will meet the applicable criteria under State and County law for Water Quality Volume, Recharge Volume, and Channel Protection Volume through environmental site design (ESD) practices to the maximum extent practicable (MEP). ESD facilities will be located throughout the site and include, but are not limited to, planning techniques, alternative cover, and micro-scale practices, and will be incorporated as urban design features where possible. Design and location of stormwater management facilities will occur during subsequent reviews of Preliminary Plan and Site Plan(s).

- *Preserve and plant forest adjoining existing areas of forest on adjacent properties.*

The Project will comply with applicable Forest Conservation requirements as determined at Preliminary Plan and Site Plan. When possible, on-site planting will be used to meet such requirements.

- *Investigate options for power generation.*

Options for power generation and energy conservation will be considered at subsequent Preliminary Plan and Site Plan(s) reviews.

- *Work with WSSC to ensure adequate sewer volume at time of development.*
 - *Minimize disturbance in Paint Branch and investigate option of extending the sewer line in Cherry Hill Road.*

The adequacy of the existing sewer systems near the Project will be determined at subsequent Preliminary Plan and Site Plan(s). Due to the size and complexity of the Project, multiple connection points and sewer systems may need to be used. If a sewer connection is determined to be required within the Paint Branch Stream Valley, appropriate precautions will be taken to minimize disturbance and protect the stream and its natural features.

- *Intensive investigation of subsurface conditions may be required at time of development.*
- *Stream and buffer restoration efforts should coincide with any cleanup and removal of contaminated materials, if necessary. The actual extent and location of groundwater is not easily apparent due to the amount of fill on this site.*

Site 2 has gone through MDE's Voluntary Cleanup Program, and has been released for residential development. All required remediation work for Site 2 has been completed and approved by the Maryland Department of the Environment (MDE) and a No Further Requirements Determination (NFRD) was issued by MDE on December 8, 2014.

- *Development should be oriented to maximize exposure to the natural environment while minimizing disturbance of buffers and retaining forest.*

Areas of the Project that are adjacent to environmental features such as the stream buffers have been designed and oriented to embrace these features as natural amenities. Activating uses are located in proximity to buffers and forest areas, and disturbance of these areas will be minimized to the extent possible.

- *Integrate stormwater management as urban design features.*

As detailed in the Stormwater Management Narrative and Stormwater Concept included in the Application, the development will meet the applicable criteria under State and County law for Water Quality Volume, Recharge Volume, and Channel Protection Volume through ESD practices to the MEP. ESD facilities will be located throughout the site and include, but are not limited to, planning techniques, alternative cover, and micro-scale practices, and will be incorporated as urban design features where possible. Design of stormwater management facilities will occur during subsequent reviews of Preliminary Plan and Site Plan(s).

- *Any trails should minimize encroachment into areas of steep slopes and environmental buffers.*

Trails in environmental buffers will have natural surfaces, and will be planned and installed to minimize encroachment into areas of steep slopes to the extent possible.

- *Provide a Civic Green Urban Park, approximately one acre, to serve as a gathering space and focal point in the highest density cluster of retail and residential uses that may function as a “town center.” The Civic Green should be a formally planned, flexible, programmable open space, with a central lawn area.*

The Project provides for an approximate one-acre civic green located adjacent to the school site. This green will have a central lawn area and is large enough to accommodate public performances and a variety of community activities. It will be a primary focus of the community and an attractive and flexible gathering space. In addition, as shown on the Open Space Plan, the Project includes multiple formal and informal open spaces of various sizes.

- *Provide a Local Park with a large adult-sized rectangular athletic field and other amenities such as a community garden, dog park, basketball courts, community open space, urban wooded areas, and play areas. Provide on-street parking to the extent possible and assume a reduction from the typical parking standards applied by the Department of Parks, since many park users could walk or take transit. For the athletic fields, consider synthetic turf and lighting to provide longer hours of use and higher overall capacity. To maximize efficiencies of parking and community use, co-locate with a proposed elementary school, which will be needed if potential residential densities are achieved. If other potential public amenities, such as a community meeting space or a library are proposed, also consider co-location with the park.*

As discussed above, based on the recommendations of the Master Plan, the Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, the Applicant must dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must be contiguous, and must be located elsewhere on the Property.

- *Incorporate privately owned and managed public use spaces similar to Neighborhood Green Urban Parks for each district in the 300-acre*

development with open lawn areas, shaded seating, play structures, community gardens, and dog spots, or similar neighborhood recreation facilities.

The Sketch Plan includes numerous public spaces in the form of greens, squares, and linear parks. Although the design details and exact location for each of these spaces will be determined at the time of Site Plan review, it is envisioned that a variety of spaces will be created that could accommodate neighborhood amenities, such as shaded seating, play structures, community gardens, dog areas, and a wide variety of recreational opportunities.

- *Incorporate a trailhead on parkland with interpretive signage, and a natural surface trail to the stream along the old roadbed, at the eastern edge of the Paint Branch Stream Valley Park. Dedication of additional land may be needed to accomplish this.*

Trailheads with signage are incorporated at several access points to the Paint Branch Park. All trailheads will connect to streets. Final locations and design for trailheads will be determined at subsequent Site Plan(s).

- *Create an integrated trail and bikeway system that connects perimeter trails to destinations throughout the development. All trails and park facilities, except for a carefully sited natural surface trail to the river along the old roadbed, should remain outside of sensitive areas. Accordingly, a perimeter trail, whether a bikeway along a road right-of-way, or a hard surface trail on expanded parkland, should be located adjacent to the top of the stream valley, thereby offering visual access into the stream valley park throughout its length, and physical access only by the natural surface trail. Any hard surface trails should be outside the environmental buffers, except where needed as a crossing, in accordance with the practice of first avoiding, then minimizing, and then mitigating impacts. To reinforce public access to the edge of the stream valley, there should be no private lots backing up to the stream valley park.*

A proposed trail along the perimeter of the Paint Branch Park will serve as a significant amenity that will provide access and encourage use of the Park. As currently planned, there will no private lots backing up to the Stream Valley Park, although final design and layout of development adjacent to the Park will be determined at Site Plan.

- *Explore provision of a trail connecting to the potential walking path around the regional stormwater pond on the proposed Washington Adventist Hospital site.*

The Sketch Plan shows trail connections to the site boundary adjacent to the proposed stormwater pond on the Hospital site. The feasibility of these connections will be explored as part of subsequent Preliminary Plan and Site Plan(s) reviews.

- *Designate approximately 20 acres of steeply sloped, mature forest at the edge of development along the Paint Branch Stream Valley Park as a Legacy Open Space Natural Resource site. At time of regulatory review, determine whether this forest resource should be preserved through easement and/or dedication to Parks.*

Although the Applicant does not intend to dedicate, this area of stream valley buffer will be protected through conservation easements granted to the Planning Board and will serve as a buffer between the Park and the Project. The final extent of this area will be determined at Preliminary Plan.

- *Locate trails or bikeways along the edge of the regulatory stream buffers by providing additional parkland (approximately 50-100 feet wide) to keep the trails out of the buffers.*

The Sketch Plan includes pedestrian trails along both edges of the West Farm Branch tributary that goes through the Property. Additional trails and access to the Paint Branch Park main stem are envisioned on the western side of the Property. The Stream Valley promenade has bike lanes and offers access to multiple trails into Paint Branch Park. Final design and location of trails and bike facilities will be determined at Site Plan.

- *Include a sustainably designed multi-use natural surface trail connecting the Plan area to Martin Luther King Recreational Park. A hard surface trail is not recommended because it adversely impacts sensitive resources, entails significant topographic challenges (connecting to Old Columbia Pike), and requires long stretches of boardwalk, which is expensive to install and maintain in a floodplain.*

The Project will include trail connections to Paint Branch Park. It is envisioned that a trail system will be constructed in the Park in the

future by others to connect the Project to the White Oak Community Recreation Center, and Martin Luther King, Jr. Recreational Park.

Community Facilities

- *This [Master] Plan recommends that an adequate site for a future public elementary school be dedicated on the Percontee property, should the enrollment projections prepared by Montgomery County Public Schools determine that a new school is necessary. Explore co-locating a child care center with the new elementary school. (page 91)*

As discussed above, based on the recommendations of the Master Plan, the Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, the Applicant must dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must be contiguous, and must be located elsewhere on the Property.

- *While applicants for the optional method of development may propose any of the thirty-six (36) public benefits listed in Section 4.7.2 of the Zoning Ordinance, there are certain benefits that should be prioritized for this Plan area. These include the following:*
 - *Provision of major public facilities, including but not limited to: Bus Rapid Transit; a bus circulator to connect centers and/or transit; conveyance of an acceptable site for (or construction of) a new public elementary school, fire station or library; and dedication of land for parks and trails.*
 - *Connectivity and mobility, including but not limited to: transit access improvement and trip mitigation.*
 - *Diversity of Uses and Activities, particularly care centers and affordable housing, including workforce housing.*
 - *Quality building and site design, including but not limited to: structured parking, exceptional design, and the amenities listed on pages 87-90 to the extent they exceed the requirements of the zone. (page 96)*

As discussed in detail in the public benefit finding below, the Applicant is providing a school site dedication, and qualifies for Level 2 transit proximity due to the BRT route and station proposed through the Property. The Applicant is also proposing to utilize the Connectivity and Mobility category through advance dedication, through-block connections, and wayfinding. The Applicant will also be entering into a TMAg in order to help meet the Master Plan NADMS goal of 30% for new development. The Applicant is proposing to provide a care center, which satisfies the recommendation for the Diversity of Uses and Activities category. Finally, the Applicant is proposing to provide exceptional design to satisfy the Quality of Building and Design category. The Applicant will be providing structured parking throughout the site, and the amenities listed on pages 89-90 of the Master Plan.

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 satisfies the green area requirement in effect on October 29, 2014.*

The Property's zoning classification on October 29, 2014 was not a result of a Local Map Amendment.

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

Existing development in the immediate vicinity consists of predominantly non-residential uses. The Project proposes a mix of uses, building heights and massing that are appropriate for the development of a village center as recommended by the Master Plan, and will provide necessary vehicular and pedestrian connections to surrounding uses. The proposed mix of uses, building heights, and massing in the Office/R&D Core Neighborhood are intended to create synergy with the FDA. The Project proposes to expand the park-like setting on the adjoining Washington Adventist Hospital property by providing additional green area, a stream valley park, and an adjacent neighborhood park between the East Side and Village Center Neighborhoods. The proposed vehicular, bicycle, and pedestrian connections will integrate and complement the surrounding neighborhood.

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

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Project will significantly improve vehicular access and circulation by providing new internal master-planned streets that connect the project to the regional transportation network and to FDA, with a grid of local streets and significant streetscape improvements. The design of the internal streets will promote a safe pedestrian environment by incorporating ample sidewalks, street trees, street furnishings, and on-street parking. Adequate parking will be provided on-site primarily with structured parking and street parking, and will accommodate all users of the Property, and access to parking and loading will be strategically located to minimize pedestrian-vehicular conflicts. Some surface parking will be permitted where appropriate or as necessary to accommodate phasing.

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

Under Section 59.4.7.1.B, in approving any incentive FAR based on the provision of public benefits, the Planning Board must consider:

1. the recommendations of the applicable master plan;
2. *CR Zone Incentive Density Implementation Guidelines*;
3. any design guidelines adopted for the applicable master plan area;
4. the size and configuration of the site;
5. the relationship of the site to adjacent properties;
6. the presence or lack of similar public benefits nearby; and
7. enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit.

The Planning Board finds that the public benefit points and categories proposed by the Applicant as set forth in the following table are appropriate in concept, and appropriate for further detail, refinement, and review. For a development of this size in the CR Zone, the Zoning Ordinance requires 100 points in at least four categories. Although at the time of Sketch Plan review, only the categories need to be approved, the following table shows both the categories and points for public benefits requested at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient public benefit points. The exact size of the gross lot, school site, park site, dedication area of roads, and resulting net lot area will be determined at subsequent Preliminary Plan. Therefore, the final calculations and benefit

points earned will be further refined and ultimately determined at subsequent Site Plan(s). The Applicant's requested categories and public benefit points for Major Public Facilities, Transit Proximity, Connectivity and Mobility, Diversity of Uses and Activities, Quality Building and Site Design, and Protection and Enhancement of the Natural Environment are as follows:

Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
59.4.7.3.A: Major Public Facility		
School site dedication	70	2.92
59.4.7.3.B: Transit Proximity		
	30	21.7
59.4.7.3.C: Connectivity and Mobility		
Advance Dedication	30	4.34
Through-Block Connections	20	10
Wayfinding	10	5
59.4.7.3.D: Diversity of Uses and Activities		
Care Centers	20	10
Live/Work	15	10
Small Business Opportunities	20	10
59.4.7.3.E: Quality of Building and Site Design		
Exceptional Design	10	5
Public Open Space	20	15.3
Public Art	15	7.5
59.4.7.3.F: Protection and Enhancement of the Natural Environment		
Building Lot Termination (BLTs)	30	30
Tree Canopy	15	7.5
Vegetated Area	10	5
Total	315	144.26

Major Public Facility

School site: The Applicant requests 2.92 points for the dedication of approximately 4 acres (178,110 SF) for a school site. This is appropriate given the Master Plan recommendation for an elementary school site on the Property. Further details regarding the exact size of the school site to be determined at Preliminary Plan and/or Site Plan(s) review(s).

Transit Proximity

The Property is located adjacent to a proposed BRT route and station, which allows the development to be eligible for Level 2 transit as defined in the

Zoning Ordinance. However, due to the size of the Property, the project qualifies as a split proximity-range project, and is calculated as such. The Applicant requests 21.70 points for Transit Proximity.

Connectivity and Mobility

Advance Dedication: The Applicant requests 4.34 points for advance dedication of approximately 506,330 square feet of right-of-way for FDA Parkway (A-106, Industrial Parkway extended) and new road B-5. Further details regarding the exact cross section and amount of dedication will be determined at Preliminary Plan review.

Through-Block Connections: The Applicant requests 10 points for providing six separate through-block connections to promote improved pedestrian connectivity between different uses, amenities, trails, and parks.

Wayfinding: The Applicant requests 5 points for providing a way-finding system to include directional piers, maps, and banners that would help orient pedestrians and cyclists to transit facilities, amenities, and open spaces.

Diversity of Uses and Activities

Care Centers: The Applicant requests 10 points for providing a care center for at least 15 people and a minimum of 25% of the space in the care center will be open to the general public.

Live/Work: The Applicant requests 10 points for providing at least two live/work units as part of the development. Conceptually, the units will have retail and/or office on the first floor and residential uses above, and are primarily envisioned on the East Neighborhood of the project, but may be located in other areas depending on demand.

Small Business Opportunities: The Applicant requests 10 points for providing at least three retail spaces of no more than 5,000 square feet for small businesses.

Quality of Building and Site Design

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, while 10 points is appropriate for development that meets all six criteria. The Applicant asserts that the Project will meet at least four of the six criteria. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights.

Public Open Space: The Applicant requests 15.3 points for providing approximately 2,038,608 square feet of public open space. Further details regarding the exact amount of public open space will be determined at Preliminary Plan and Site Plan(s) review(s).

Public Art: The Applicant requests 7.5 points for providing public art in the form of artistic pavers, traditional permanent art installations, interactive art installations, and temporary art displays. The Applicant considers public art installations an important component of placemaking, and envisions public art to be incorporated in the many parks, squares, and plazas planned throughout the development. Per the CR Guidelines, incentive density of 7.5 points is appropriate for public art that is reviewed for comment by the Art Review Panel and is found to fulfill at least five of the eight guideline criteria. The Applicant asserts that the Project will meet at least five of the eight criteria.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests the full 30 points permitted for the purchase of 14.5 BLTs.

Tree Canopy: The Applicant requests 7.5 points for protecting tree canopy coverage with at least 15 years of growth, per the Trees Technical Manual, of at least 25 percent of the on-site open space. Per the CR Guidelines, incentive density of 7.5 points is appropriate for development that meets the requirements of the Zoning Ordinance. Coverage is calculated as 75 percent of 20-year canopy coverage under the M-NCPPC Trees Technical Manual. Canopy used to satisfy Forest Conservation requirements is not eligible for incentive density.

Vegetated Area: The Applicant requests 5 points for providing vegetated areas with a minimum of 12 inches of soil, covering at least 5,000 square feet. These areas must not include vegetated roofs or stormwater management facilities.

8. *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.*

Due to the complexities of phasing, financing, and developing the approximately 279-acre Property as a mixed-use town center, the Applicant is requesting flexibility in phasing. Thus, the Applicant will submit one Preliminary Plan for the entire Property, which will act as an infrastructure

plan, and should include major streets, major utility lines, a Preliminary Forest Conservation Plan, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed. In addition, the first Preliminary Plan will establish two primary Land Bays/phases divided by the West Farm Branch Stream (Land Bay A and Land Bay B). These Land Bays will be comprised of large Outlots and/or Lots to be further subdivided and refined as portions of the Property move forward for development with subsequent Preliminary Plan Amendments and Site Plan(s).

The Project is proposed to be implemented with multiple sub-phases within each Land Bay. While the Sketch Plan encompasses the entire Project, the Applicant will seek a Preliminary Plan Amendment and Site Plan approval for each area/sub-phase of development within a Land Bay, when the respective development is ready to proceed. The Applicant envisions a range of potential development within each Land Bay, and proposes that of the first 2,000,000 square feet of development, a minimum of 300,000 square feet of non-residential uses and no greater than 1,700,000 square feet of residential uses will be proposed on the Property regardless of Land Bay location.

The phasing plan requires flexibility to respond to market conditions, while implementing the vision and requirements established by the Master Plan. Land Bay A will include the buildout of the West, Village Center, and Academic Campus Neighborhoods, while Land Bay B will include the buildout of the East Side Neighborhood. Phases may be split into sub-phases, sequenced in any order or combined, phase boundaries may be adjusted, and the density of phases shifted at the time of Preliminary Plan and/or Site Plan(s) approvals. Except for the construction of New Road B-5 as described above, all sidewalks, bike facilities, dedications, open spaces, plazas, greens, and parks must be delivered during construction of the Phase they are located, with specific timing to be determined at subsequent Preliminary Plan and/or Site Plan(s) approvals. While allowing flexibility in phasing on such a large property, it is important to still be able to measure progress toward meeting the required public benefit points for Optional Method Development in the CR Zone with each area of development within a Land Bay/phase. Therefore, the Applicant is required to provide public benefits from at least four categories with each Site Plan(s), with final number of points to be determined at the time of Site Plan(s).

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

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

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Viva White Oak Sketch Plan No. 320180040 submitted to M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 30 2018 (which is the date that this Resolution is mailed to all parties of record); and

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Cichy and Patterson voting in favor, and Commissioner Fani-González absent at its regular meeting held on Thursday, January 25, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board