



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

MCPB No. 18-004
Sketch Plan No. 320180030
Edgemont at Bethesda II
Date of Hearing: February 1, 2018

FEB 22 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 28, 2018, Equity Residential (“Applicant”) filed an application for approval of a sketch plan for construction of a residential project of up to 301,193 total square feet (including 115,193 existing square feet to remain) with up to 282 multifamily dwelling units (including 122 existing units to remain), including an allocation of Bethesda Overlay Zone density, on 1.65 acres of CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150 zoned-land, located on Edgemoor Lane at the corner of Woodmont Avenue (“Subject Property”) in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320180030, Edgemont at Bethesda II (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board dated January 19, 2018, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on February 1, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

Approved as to
Legal Sufficiency:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180030, Edgemont at Bethesda II, for construction of up to of up to 301,193 total square feet (including 115,193 existing square feet to remain) with up to 282 multifamily dwelling units (including 122 existing units to remain), and including an allocation of Bethesda Overlay Zone density, 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. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

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

1. Density

The Sketch Plan is limited to a maximum of 301,193 square feet of total development, including the 115,193 square feet of existing residential square footage to remain, and an allocation of up to 138,533 square feet of Bethesda Overlay Zone density, on the Subject Property. The maximum number of dwelling units will be determined at Preliminary Plan.

2. Height

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

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 and the *CR Zone Incentive*

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

Density Implementation Guidelines must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Connectivity and Mobility, achieved through minimum parking;
- b. Diversity of Uses and Activities, achieved through enhanced accessibility for the disabled;
- c. Quality of Building and Site Design, achieved through architectural elevations, exceptional design, and structured parking; and
- d. Protection of the Natural Environment, achieved through the purchase of building lot terminations, cool roof, energy conservation, and a vegetated roof.

4. Building Design

The Applicant must submit their architectural design concept to the Design Advisory Panel concurrent with submittal of the Site Plan application.

5. Open Space

The Applicant must provide a minimum of 2,957 square feet (5 percent of the Site) of public open space off-site per section 59.6.3.6.C of the Zoning Ordinance.

6. Park Impact Payment (PIP)

At the time of Site Plan, the Applicant must identify the amount of BOZ density being purchased and allocated to the Subject Property.

7. Streetscape

The Applicant must install the Bethesda Streetscape Standard along the Subject Property's right-of-way frontage, including the undergrounding of utilities.

8. Bicycle Facilities

The Applicant must coordinate with the Montgomery County Department of Transportation to participate in the implementation of master planned bicycle facilities along the Subject Property's right-of-way frontages, including:

- a. Separated bicycle lanes on Woodmont Avenue; and
- b. Separated bicycle lanes on Edgemoor Lane.

9. Building Lot Terminations (BLTs)

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

10. Moderately Priced Dwelling Units (MPDUs)

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

11. Future Coordination for Site Plan

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

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Show the street trees fronting the remainder of the entire Subject Property in front of the existing Edgemont I building on Edgemoor Lane;
- d. Provide a street tree at the northeast corner of the Subject Property, shifting the new drain pipe location southward if needed to provide additional horizontal clearance for tree pit;
- e. Provide continuous soil panels and tree pits;
- f. Provide details and cross sections showing appropriate soil volumes associated with the new plantings on site per the Sector Plan;
- g. Identify and address all existing/potential utility conflicts or other site limitations with street trees to achieve the proposed streetscape plantings;
- h. Provide appropriate notes, details and specifications for onsite soil restoration associated with new construction, and soils enhancement within the existing developed portion as needed to maximize green area coverage;
- i. Address the Bethesda Downtown Plan recommendations and design guidelines regarding stormwater management;
- j. Demonstrate how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- k. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features;
- l. Provide notes on the Site Plan describing the Bird-Safe design principles to be incorporated into the building architecture;
- m. The Applicant will provide a noise study in a form that is satisfactory to Staff;
- n. Coordinate with MCDOT in accordance with that agency's letter, dated December 29, 2017;
- o. Provide an intensive green roof with soil depths of 8 inches or greater on the new building;
- p. Maximize the overall site Green Cover by incorporating techniques such as retrofitting a green roof on the existing building, providing additional canopy trees on site, maximizing the depth and footprint of the green roof on the newly constructed building, and enhancing or replacing the soils over the existing/proposed structured parking to meet green roof requirements; and
- q. Provide a minimum of 5,367 square feet of Green Cover on the existing lot 4 site, which is equivalent to 35% of the site area associated with portion of 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.*

a. Development Standards

The Subject Property includes approximately 1.65 acres zoned CR 2.25 C 0.5 R 2.5 H90 and CR 2.5 C 0.50 R 2.5 H150. The data table below demonstrates the Application's conformance to the applicable development standards of the zones.

Data Table

Sketch Plan Data Table			
Section	Development Standard	Permitted/ Required	Approved
59.4			
	Gross Tract Area per Zone		
	CR 2.5 C-0.25 R-2.5 H-90	n/a	52,918 sf (1.215 ac)
	CR 2.5 C-0.50 R-2.5 H-150	n/a	18,987 sf (0.436 ac)
	Total Gross Tract Area	n/a	71,905 sf (1.651 ac)
	Prior Dedication	n/a	11,839 sf (0.272 ac)
	Proposed Dedication	n/a	936 sf (0.021 ac)
	Net Lot Area	n/a	59,130 sf (1.357 ac)
	Residential Density (GFA/ FAR)¹		
	CR 2.5 C-0.25 R-2.5 H-90	132,295 sf/ (2.5)	115,193 sf/ (2.18) ²
	CR 2.5 C-0.50 R-2.5 H-150	47,467 sf/ (2.5)	47,467 sf (2.5)
	Residential Density Subtotal	179,762 sf/ (2.5)	162,660 sf (2.26)
	Bethesda Overlay Zone Density	n/a	138,533 sf (1.93)
	Total FAR/GFA	n/a	301,193 sf (4.19)
	Building Height		
	CR 2.5 C-0.25 R-2.5 H-90	90 feet	72 feet ³
	CR 2.5 C-0.50 R-2.5 H-150	150 feet	150 feet
	Public Open Space (min)	5%/2,957 sq. ft.	5%/2,957 sq. ft.
	Minimum Setbacks	0	0

¹No commercial density is provided with the Subject Application.

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

³Height of the existing Edgemont I building.

The Application will provide the minimum required number of bicycle parking spaces within the building, which will be determined at the time of Site Plan. The final number of vehicular parking spaces will be determined at Site Plan based on the residential units and retail square footage.

The Sketch Plan conforms to the intent of the CR zone as described below:

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

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

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

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

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

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

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

Vehicular access to the combined site will remain unchanged by this Application – vehicular access to both the existing and new residential buildings will be provided from Edgemoor Lane, via the existing driveway along the westernmost property boundary of Lot 15. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. Further, the drop-off/pick-up lane serving the residential lobby on Edgemoor Lane would also remain to serve both the existing and new buildings. The Applicant will construct the Bethesda streetscape on its two frontages and will participate in the implementation of new separated bicycle lanes on Woodmont Avenue and Edgemoor Lane. Each of these improvements will improve access, mobility, and pedestrian safety.

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

The Subject Property, prominently located at the intersection of Woodmont Avenue and Edgemoor Lane, is significantly under-developed. As such, the Application will redevelop the existing single-family detached home with a 15-story, multi-family

residential building that is more appropriately suited for a property located in such proximity to the Bethesda Metro Station.

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

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

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

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

The Sketch Plan is in general conformance with the 2017 *Bethesda Downtown Plan*.

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

The Application will redevelop the existing single-family residential dwelling unit with a higher-density residential building with shared underground parking to maximize residential development near the Metro. The Sketch Plan meets the objective of this finding.

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

The Application encourages such development by including market-rate residential units in a variety of unit types as well as 15% MPDUs, offering housing opportunities for a range of incomes near the numerous transit options of downtown Bethesda. The Sketch Plan facilitates all modes of transit – pedestrian, bicycle, and vehicular – near the Metro and bus service by improving the

streetscape along its three frontages. The Sketch Plan does not provide any parking between the building and the street frontages.

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

The Sector Plan identifies this area as a priority for residential uses and as an area of transition from the higher density downtown Bethesda core to the surrounding lower density residential neighborhoods. The Sketch Plan will provide residential uses on-site as well as a height and density that is compatible with the desired character of the Arlington North District.

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

The Sector Plan identified several distinct districts within Downtown Bethesda to guide development compatibility. The Subject Property is within the Arlington North District, which is intended primarily for residential development along the edge of the Downtown area. The purely residential project provides the appropriate land use, as recommended in the Sector Plan.

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

The Application will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be determined at the time of Site Plan.

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

As discussed in Finding 1.a. above, the Sketch Plan substantially conforms to recommendations of the 2017 *Bethesda Downtown Sector Plan*. The Application will increase the supply of housing to serve a variety of income levels, redevelop an under-utilized property, and provide streetscape improvements that improve the safety and character of the existing streets.

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

The Sketch Plan is not subject to a development plan or schematic development plan. Although a development plan was approved in the early 1980s, per Section 59.7.7.1.B.5.a.i, the binding elements of the development plan are not applicable to this Application. The Subject Property was subject to a Sectional Map Amendment that implemented a master plan approved after October 30, 2014 and by this Resolution, the Applicant has received approval for development on the Subject Property under the SMA-approved zoning.

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

The building design is compatible in height and scale with the existing and pending nearby development in the Arlington North District. The Sketch Plan achieves compatibility with the building heights by providing a transition between the higher building heights of the downtown Bethesda core, to the east, and the lower density residential neighborhoods to the west.

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

The Application provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. Vehicular access to the Subject Property will remain unchanged by this Application – vehicular access to both the existing and new residential buildings will be provided from Edgemoor Lane, via the existing driveway along the western most property boundary of Lot 15. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. Further, the drop-off/pick-up lane serving the residential lobby on Edgemoor Lane would also remain to serve both the existing and new buildings.

Bicycle racks or lockers will be provided within the garage and short-term spaces will be provided along the Subject Property's frontage, with final location to be determined at time of Site Plan, to facilitate bicyclist access to the Subject Property.

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

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

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design

guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. Final determination of public benefit point values will be determined at Site Plan(s).

For the development, the Zoning Ordinance requires 100 points in four categories. Although at the time of Sketch Plan review only the categories need be approved, the following table shows both the categories and points for the public benefits recommended at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient benefit points.

Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Approved in Concept
59.4.7.3C: Connectivity and Mobility		
Minimum Parking ¹	20	20
59.4.7.3D: Diversity of Uses and Activities		
Enhanced Accessibility for the Disabled	20	3.7
59.4.7.3E: Quality of Building and Site Design		
Architectural Elevations	30	20
Exceptional Design ¹	30	20
Structured Parking	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment		
BLTs	30	3.8
Cool Roof	15	10
Recycling Facility Plan	10	10
Vegetated Roof	20	7.5
TOTAL		115

¹Denotes Sector Plan priority

Connectivity and Mobility

Minimum Parking: The Applicant requests 20 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site spaces to 20 points for providing no more than the minimum numbers of spaces on site. Final determination will be made at Site Plan and the Planning Board supports the Applicant's request at this time.

Diversity of Uses and Activities

Enhanced Accessibility for the Disabled: The Applicant requests 3.7 points for providing at least 7% of the Project's units in accordance with ANSI A117.1 Residential Type A standards. The final percentage and number of accessible units will be determined at Site Plan. The Planning Board supports the Applicant's request at this time.

Quality of Building and Site Design

Architectural Elevations: The Applicant requests 20 points for providing architectural elevations as part of the certified site plan showing particular elements in the façade, including minimum amount of transparency on the first floor, minimal spacing between operable doors, and design priorities of the applicable master plan or implementing design guidelines. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. The Planning Board supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan.

Exceptional Design: The Applicant requests 20 points for building or site design that enhances the character of a setting. As a site receiving an allocation of Bethesda Overlay Zone density, the Application is subject to the Design Advisory Panel review, which will award points based on the quality of the design. 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; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights, and because this category is a priority in the Sector Plan. Based on the conceptual materials submitted with the Application, the Planning Board supports the Applicant's request at this time.

The Design Advisory Panel ("DAP") recommended the following during their meeting on November 29, 2017:

1. Exceptional Design Points: The design could get to the requested 20 points at Site Plan, though it is not there yet and should incorporate the following recommendations:
2. Simplify the design to quiet the whole building.
 - a. Reinforce the corners and calm down other moves. Ensure moves are integral to the building and not two-dimensional or "stuck on".

- b. Provide one accent material and show restraint on other materials because there is so much articulation.
3. Provide more indoor/outdoor relationship from the ground floor uses to the sidewalk. Part of the Woodmont Avenue façade could be residential unit entries to activate the sidewalk in addition to the amenity spaces.
4. Adjust the proportions of the corner element at Woodmont Avenue and Edgemoor Lane and make it either taller or shorter.
5. Develop the design of the surrounding and public realm and landscape generally.
 - a. Consider a through-block connection east-west to connect to ZOM Bethesda's proposed north south connection.
 - b. Improve the pedestrian experience along Edgemoor Lane.
6. Continue to explore the off-site public art opportunities.

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

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 3.8 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. The Planning Board supports the Applicant's request at this time.

Cool Roof: Roof areas not covered by green roof or mechanical equipment will incorporate a mixture of materials that will collectively meet or exceed a solar reflectance index (SRI) of 75. The Applicant is requesting 10 points and the Planning Board supports this request at this time.

Recycling Facility Plan: The Applicant requests 10 points for providing a recycling facility plan that exceeds the minimum requirements set forth in the Zoning Ordinance. The final details of this plan will be determined at the time of Site Plan, and the Planning Board supports the Applicant's request at this time.

Vegetated Roof: The Applicant requests 7.5 points for providing vegetated roofs with a soil depth of at least eight inches and covering at least 35% of the total roof excluding space for mechanical equipment. The CR Guidelines recommend 20 points for development that provides a vegetated roof with a soil depth of at least four inches over at least 33% of

the rooftop, excluding space for mechanical equipment. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated roof criteria. The Planning Board supports the Applicant's request at this time.

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

The Project will be built in one phase.

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

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

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Edgemont II at Bethesda, Sketch Plan No. 320180030 received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is FEB 22 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 Vice Chair Dreyfuss, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González and Patterson voting in favor, and Commissioner Cichy absent at its regular meeting held on Thursday, February 1, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board