



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

MCPB No. 19-061
Sketch Plan No. 320190040
VOB Development
Date of Hearing: May 30, 2019

JUN 28 2019

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 December 28, 2018, VOB Development ("Applicant") filed an application for approval of a sketch plan for a maximum of 1,051,012 square feet of development, including up to 110,169 square feet of non-residential uses and up to 940,843 square feet of residential uses, with a minimum 13% MPDUs (this application is grandfathered from the minimum 15% MPDU requirement based on the application accepted date), including up to 4% bonus density on 5.9 gross acres of land in the CR-4.0, C-2.0, R-3.5, H-250 Zone, located at 11565, 11575 and 11605 Old Georgetown Road and 5995 Executive Boulevard ("Subject Property") in the 2010 *White Flint Sector Plan* ("Sector] Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320190040 VOB Development ("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 May 20, 2019 setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on May 30, 2019, 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, on May 30, 2019, the Planning Board voted to approve the Application subject to certain binding elements and conditions, on a motion by Commissioner Cichy,

Approved as to
Legal Sufficiency:

seconded by Commissioner Patterson, with a vote of 4-0, Commissioners Anderson, Cichy, Fani-Gonzalez and Patterson voting in favor, Commissioner Dreyfuss absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320190040, VOB Development, for a maximum of 1,051,012 square feet of development, including up to 110,169 square feet of non-residential uses and up to 940,843 square feet of residential uses, with a minimum 13% MPDUs, including up to 4% bonus 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 1,051,012 square feet of total development on the Subject Property, which may include up to a maximum 940,843 square feet of residential uses and 110,169 square feet of non-residential uses. This includes a 4% Bonus Density on the residential uses for providing the 13% MPDUs. 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 250 feet, as measured from the building height measuring point(s) illustrated on the Certified Site Plan (not including additional height that may be allowed under Section 59-4.5.2. C. for exceeding 12.5% MPDUs). Based on the excess MPDUs, the Sketch Plan includes a maximum height of 262 feet. Final height of the buildings will be determined at Site Plan.

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.

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. Final points and phasing will be established at Site Plan approval.

- a. Major Public Facility, achieved through dedication of a 21,490 square foot civic green.
- b. Transit Proximity, achieved through the Subject Property's location within ½ mile of the White Flint metro station (level 1).
- c. Advanced Dedication, achieved through dedication of land for the right-of-way related to the Western Workaround CIP.
- d. Minimum Parking, achieved through providing fewer than the maximum allowed number of parking spaces.
- e. Through-Block Connection, achieved by providing pathways for pedestrians only within the development.
- f. Diversity of Uses and Activities, achieved by providing 13% of the residential units as MPDUs.
- g. Quality Building and Site Design, achieved by providing Structured Parking.
- h. Protection and Enhancement of the Natural Environment, achieved through the purchase of two (2) building lot terminations.

4. Open Space

The Applicant must provide the required minimum 10% of Public Open Space. The Public Open Space must not include any stormwater management facilities, unless approved by Planning Staff. The Public Open Space must be provided as illustrated in the Sketch Plan and finalized at Site Plan.

5. Park Dedication

The Applicant must dedicate Lot No. 2, for a total of 21,490 square feet, to the Department of Parks.

6. Transportation

The Applicant must provide any road improvements, or portions thereof, along the Subject Property frontage other than the improvements constructed or to be constructed by Montgomery County Department of Transportation ("MCDOT") or State Highway Administration ("SHA") as part of the White Flint Western Workaround ("WFWW") CIP 50116 with the timing to be determined at Site Plan(s).

7. Moderately Priced Dwelling Units (MPDUs)

The development must provide MPDUs in accordance with Chapter 25A with the distribution of MPDUs subject to review and approval by the Department of Housing and Community Affairs (DHCA) at Site Plan.

8. Future Coordination for 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 Site Plan:

- a. Further details about architecture, loading, servicing, streetscaping and park design will be reviewed in detail at the time of Site Plan review.
- b. Staff will evaluate the opportunities for providing active uses above the ground floor retail along Old Georgetown Road, on the western edge of the project.
- c. Submit detail drawings for all garage faces that are proposed to be lined with architectural screens, faux architectural facades or public art installations. All garages should be mechanically ventilated and their facades architecturally indistinguishable from the rest of the building.
- d. Further details for all tree pits and planter strips, which should be a minimum of 6 feet wide from back of curb to edge of planter to accommodate major street tree species per MCDOT standards.
- e. To the extent possible, provide all street facing retail along Old Georgetown Road, Banneker Street and Grand Park Avenue located at the same level as the elevation of the adjacent sidewalk. All steps and ramps required to meet exterior grade must be located within the footprints of the buildings and not within the sidewalk zone.
- f. Provide details for enhanced crosswalks to the park from the rest of the development on the north and south end of the property.
- g. The Applicant must comply with any applicable recreational requirements, which may include providing private spaces as well as publicly accessible amenities, per the Recreational Guidelines.
- h. The Applicant may be required to amend the road cross sections to provide alternate pedestrian and bicycle facilities along all site frontages, based on further coordination with MCDOT and the Montgomery County Planning Department, including:
 - i. The width and grade of bicycle facilities;
 - ii. The location of tree panels or striped buffers in relation to the required facility; and
 - iii. The hardscape material or paving for any bicycle facilities.
- i. The internal pedestrian connections and drive aisles must be a minimum of 20 feet wide.
- j. Provide a more detailed program at site plan, which includes a provision to encourage flexibility to relocate trash and loading facilities.

- k. Consider opportunities to incorporate additional sustainability recommendations, such as features that promote energy conservation and use of renewable energy sources.

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 5.9 acres zoned CR-4.0, C-2.0, R-3.5, H-250. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

Data Table

Table 1- Project Data Table			
Section 59	Development Standard	Permitted/ Required	Approved
	CR-4.0, C-2.0, R 3.5, H 250	n/a	
	Gross Tract Area (sf)	n/a	258,203 sf
	Previous Dedications		36,904 sf
	land ceded to Gables White Flint		2,593 sf
	Dedications	n/a	51,504 sf
	Total Net Area	n/a	167,202 sf
	<i>total net area includes Park dedication</i>		<i>21,490sf</i>
4.5.4.B.2.b	Density		
	Combined FAR	4.0 FAR	1,051,012 sf
	Non-Residential	2.0 FAR	110,169 sf
	Residential	3.5 FAR	940,843 sf
	4% MPDU Bonus Density	12.50%	13.00%
4.5.4.B.2.b	Building Height (feet)	250 ft	262 ft
4.5.4.B.1	Minimum Public Open Space (%)	10%	21.8 %(36,529 SF)

	Park dedication		Park dedication 21,490 sf
6.2.4.B	Minimum Parking		TBD Site Plan
	Units – Final number will be determined at Site Plan		1,000

b. Intent of the Zone

The Sketch Plan conforms to the intent of the CR Zone as described below.

i. *Implement the recommendations of applicable Sector Plan.*

The Subject Property is in the 2010 *White Flint Sector Plan*, which seeks to transform an auto-oriented suburban development pattern into an urban, mixed-use, transit-oriented community. The Subject Property is in the Conference Center Block of the Sector Plan’s Metro West District, which together with the Metro East District, define the core of the White Flint Sector Plan area. These districts, located within a quarter-mile of the White Flint Metrorail Station, are envisioned as the urban core of the area, with high densities, tall buildings, active public spaces and a walkable street grid.

As stated on Page 16 of the White Flint Sector Plan, “*the key to transforming White Flint into a great urban place is reconfiguring its mobility system. The existing street network will be reconstituted into a hierarchical grid system and the proposed new streets will form smaller grids that provide access into the new development.*”

The desired street hierarchy is achieved with the interconnected grid of the Project. Old Georgetown Road and Grand Park Avenue, both being constructed through Montgomery County’s WFWW, accommodate through traffic, while Banneker Street (also constructed with the WFWW) and the series of mid-block connections accommodate local traffic, loading and service functions as well as introduce a pedestrian-oriented scale.

Banneker Street includes a wide sidewalk adjacent to active, commercial uses, special paving elements, and seating areas. The Promenade walk is lined with a double row of street trees to reiterate the significance of the pedestrian along this east-west connection.

Civic Green

The White Flint Sector Plan envisioned a hierarchical public use space system connected by a recreation loop. The Sector Plan recommends a centrally located one-to-two-acre civic green along Banneker Street in the urban core of White Flint. The intent of the civic green is to *“function as the major outdoor civic space for public activities, ceremonies and gatherings.”* (Page 21)

The Applicant proposes to devote a portion of the Property to the initial development of the civic green. This portion of the property is approximately one-half acre (21,490 square-feet) and is located east of Grand Park Avenue. The Sector Plan describes the civic green as a public park for outdoor community-wide activities and events and describes obtaining the land required for the civic green through either dedication or acquisition.

Recreation Loop

The Sector Plan also recommends a Recreation Loop, a continuous, signed recreational pathway to connect the public use spaces as well as the new and existing neighborhoods. An extension of the Recreation Loop is recommended along Grand Park Avenue to provide a connection between the civic green, the Banneker Street Promenade and other public use spaces within the Sector Plan area. Consistent with this recommendation, the Applicant has identified an extension of the Recreation Loop along the western side of Grand Park Avenue, between Old Georgetown Road and Banneker Street.

Neighborhood Compatibility

The Sector Plan states on page 22, *“new development at the edges must be compatible with these neighborhoods in building height and scale and should accommodate pedestrian and bicycle access from existing neighborhoods. Landscaped buffers, compatible uses, and buildings of appropriate bulk and height should be located adjacent to existing communities.”*

While the zoning of the Subject Property permits a maximum building height of 250 feet, the Sector Plan recommends a range of building heights from a maximum of 250 feet on the eastern portion of the property to 100 feet along the western portion of the property, near the realigned intersection of Old Georgetown Road and Executive Boulevard.

The Sketch Plan Application substantially conforms to the building height recommendations in the Sector Plan, with the tallest buildings heights at Building 1 on the eastern portion of the property and the lowest building heights at Building 3 on the southwest corner of the property. While the zoning and Sector Plan recommend a maximum of 250 feet for the Subject Property, the Applicant proposes to provide 13 percent Moderately-Priced Dwelling Units (MPDUs), a slight increase over the 12.5 percent MPDUs required. The provision of the additional MPDUs allows, pursuant to Zoning Ordinance Section 4.5.2.C.7, an increase in height of 12 feet. Therefore, the Applicant proposes a maximum building height of 262 feet at the northeastern corner of Building 3, with building heights stepping down from both east to west and north to south across the Subject Property. The transition in building heights, coupled with sculptural tower elements designed to maximize access to air flow and natural light, reduce the overall mass and scale, as perceived from the single-family communities southwest of the site. In addition, the proposed building heights are compatible with those proposed with the redevelopment of 6000 Executive Boulevard and Gables White Flint, both located immediately west of the Subject Property.

Community Serving Uses and Facilities

The White Flint Sector Plan encourages a mixture of uses, including child daycare with new office and residential development as well as grocery stores, restaurants, local retail and commercial services. While the ultimate uses are subject to review with subsequent Site Plan applications, the Sketch Plan identifies several uses as “potential” on the Subject Property, including a grocery store, retail and restaurants on the ground-floor as well as space on the second-floor for child daycare, office, gym, and health care providers.

“Community facilities, such as a library, recreation center and a satellite regional services center can help create an important civic presence and destination in the Sector Plan area. The best locations for the library and regional services center are in the two districts closest to Metro: Metro West and Metro East.” (Page 58 of the 2010 White Flint Sector Plan)

The Sector Plan also encourages the co-location of community facilities to create an important civic presence in the plan area and indicates that the ideal locations for a library and a regional services center are within the Metro West and Metro East Districts.

Based on the proximity to the civic green, the Applicant should explore opportunities for a public-private partnership to integrate an urban-format library into the development, in the space identified for the second-floor commercial space, with subsequent Site Plan applications.

Sustainability

The White Flint Sector Plan emphasizes sustainability and seeks to reduce vehicle miles traveled, maintain a consistent amount of pervious land cover, increase tree canopy and incorporate stormwater management into all newly developed and redeveloped properties. As stated on page 48 of the Sector Plan, *“redevelopment is an opportunity to improve environmental conditions and create a greener community, which conserves energy and uses roofs and green spaces to filter stormwater and purify the air.”* Furthermore, *“the plan’s recommendations are aimed at maintaining the same amount of pervious land cover, increasing tree canopy and incorporating stormwater management into all new and redeveloped properties.”* (Page 48 of the 2010 White Flint Sector Plan)

The Project proposes several elements consistent with the sustainability recommendations of the White Flint Sector Plan. These elements include:

- A continuous network of sidewalks and bikeways to promote walkability and reduce vehicle miles traveled;
- Buildings designed with tower elements positioned to maximize natural light and ventilation.
- Integration of environmental site design features, including green roofs and stormwater management;
- LEED Certification; and
- Increased tree canopy through streetscape elements and plantings in public open space.

Furthermore, the Applicant and Staff will evaluate the Site Plan(s) for opportunities to incorporate additional sustainability recommendations, such as features that promote energy conservation and use of renewable energy sources.

The Project substantially conforms to recommendations of the 2010 White Flint Sector Plan.

- ii. *Encourage development that integrates target opportunities for redevelopment of single-use commercial areas and surface parking lots with mix of uses.*

The Project removes two auto dealerships and a former bank pad site. It reconfigures the lot design to allow for better street connections and replaces the surface parking lots with a vibrant mixed-use development, with underground and above ground parking structures, public open spaces and a dedicated park, which is the first portion of the Sector Plan recommended civic green. The development includes ground floor retail and restaurant uses, access to residential lobbies, public open space and dedicated parkland to activate the adjacent streets.

- iii. *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 Project will provide a high-rise residential unit type with a number of private amenity areas within the residential complex. At street level there will be commercial services along Banneker Street and Old Georgetown Road. The dedication of the public park will set stage the for the larger public facilities envisioned for this area. Parking for this development will primarily be underground or structured. While some on-street parking will be implemented along Banneker Street, on-street parking is not envisioned along Old Georgetown Road or Executive Boulevard. While parking is not currently envisioned along Grand Park Avenue, the Applicant will explore the possibility for on-street parking along Grand Park Avenue at subsequent Site Plan review.

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

As discussed in the Sector Plan section above, the Project achieves compatibility with surrounding development by stepping down the densities and heights from the eastern portion of the Property to the western portion of the Property, nearest existing residential development. The heights and densities of the Project are compatible and provide appropriate transitions to both the surrounding existing and proposed developments.

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

The Project integrates an appropriate balance of employment and housing opportunities. By providing new residential housing opportunities, including 13 percent MPDUs, in addition to retail and restaurant uses, that will create both employment and housing opportunities close to the White Flint Metro Station and other residential communities.

- vi. *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 Project will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit.

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

As discussed in finding 1b, the Sketch Plan substantially conforms to the recommendations of the Sector 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 achieves compatible internal and external relationships between existing and pending nearby development.*

The Project achieves compatible internal and external relationships between existing and pending nearby development. The Project will provide a mixed-use development with residential, retail, and restaurant uses, and will provide Public Open Spaces and a dedicated Park. Additionally, as stated above, the Project achieves compatibility and provides appropriate transitions in this urbanizing area of White Flint with existing and proposed development by stepping down the densities and heights from the eastern portion of the

Property to the western portion of the Property, nearest existing residential development.

5. *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 vehicle access will mainly be available from an internal drive that will provide connections to the parking garages, and the loading areas for each building. Bicycle infrastructure will be provided along Old Georgetown Road frontages as part of the WFWW project, and the Applicant will provide on-street parking on the north side of Banneker Street and will explore the possibility of adding on-street parking along Grand Park Avenue at subsequent Site Plan(s).

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).

Table 2 – Public Benefits		
Public Benefit	Incentive Density Points	
	Max Allowed	Total Requested
59.4.7.3.A: Major Public Facility		
Civic Green	70	

		25.7
59.4.7.3.B: Transit Proximity		
Full Site within ½ mile of Level 1 Transit Station	50	16.85
59.4.7.3.C.1 and 5: Connectivity and Mobility Section		
Advanced Dedication	30	30
Minimum Parking	10	5
Through Block Connection	20	10
59.4.7.3.D: Diversity of Uses and Activities		
Affordable housing- 13% MPDUs	n/a	6
59.4.7.3.E: Quality of Building and Site Design		
Structured Parking	20	15
59.4.7.3.F: Protection and Enhancement of the Natural Environment		
Building Lot Termination	30	19.75
Total		128.3

Major Public Facility

Civic Green

The Applicant seeks to dedicate 21,490 square feet of land to the Parks Department. The Planning Board supports the category based on the following calculation:

Formula: $\{[(L+F)/N]*2\}+[(C/N)*4]*100$

N (net lot area)

L (land area conveyed)

F (floor area conveyed)

C (constructed area of facility)

$$\{[(21,490 \text{ (land area conveyed)} + 0 \text{ (floor area conveyed)})/167,202 \text{ (net lot area)}] * 2\} + \{[0 \text{ (constructed area of facility)}/167,202 \text{ (net lot area)}] * 4\} * 100 = \mathbf{25.7 \text{ points}}$$

Transit Proximity

The entire Property is located between one-quarter and one-half mile from the White Flint Metrorail (level 1) Station. The Planning Board supports the category based on the following calculation:

$$\text{Formula: } [(t1/T)*P1]+[(t2/T)*P2]$$

T (total tract area)

t1 (tract area within proximity range 1)

t2 (tract area within proximity range 2)

P1 (points for range 1) 20 points

P2 (points for range 2)

$$[(62,187 \text{ (tract area within } \frac{1}{4} \text{ mile)})/167,202 \text{ (net tract area)}] * 20 \text{ (points for range 1)} + [(105,015 \text{ (tract area } \frac{1}{4} - \frac{1}{2} \text{ mile)})/167,202] * 15 \text{ (points for range 2)} = \mathbf{16.85 \text{ points.}}$$

Connectivity and Mobility Section

Advanced Dedication:

The Applicant is dedicating land for the right-of-way associated with the WFWW. The Planning Board supports the category based on the following calculation:

$$\text{Formula: } (D/N)*100$$

D (dedicated land area)

N (net lot after dedication)

$$(51,504 \text{ (dedicated land area)}/167,202 \text{ (net lot area)}) * 100 = 40 \text{ or } 30.8 \text{ points; only 30 maximum points allowed.}$$

Minimum Parking

The Project is planning to provide fewer than the maximum allowed number of

parking spaces. The Planning Board supports the category based on the following calculation

Formula: $[(A-P)/(A-R)] * 10$
A (maximum allowed spaces)
R (minimum required spaces)
P (proposed spaces)

$[(1,500 \text{ (max allowed spaces)} - 1,000 \text{ (proposed spaces)}) / (1,500 \text{ (max allowed spaces)} - 500 \text{ (minimum required spaces)})] * 10 = 5 \text{ points}$

Through-Block Connection

The Project provides permanent and temporary pedestrian-only lanes within the development. The access areas connect directly to the Banneker Street “Promenade” and limit interaction with vehicular movements. The Planning Board supports the category and the request for **10 points**.

Diversity of Uses and Activities

Moderately Priced Dwelling Units

The Applicant is requesting points for providing 13 percent MPDU's, one of the highest White Flint 2 Sector Plan goals. The project will provide 13 percent MPDUs, .5 percent above the minimum required. 12 points are allowed for every percentage point over the required 12.5 percent MPDUs. The Planning Board supports the category based on the following calculation:

Formula: $(P-R)*12 + W*2+T*5$
P (percentage MPDUs provided)
R (percentage MPDUs required)
W (percentage 2 bedroom MPDUs provided, not otherwise required)
T (percentage 3 bedroom MPDUs provided)

$(13 \text{ (percentage of MPDUs provided)} - 12.5 \text{ (percentage required)}) * 12 + 0 \text{ (percentage of 2 bedroom MPDUs not required)} * 2 + 0 \text{ (percentage of 3 bedroom MPDUs)} * 5 = 6 \text{ points}$

Quality of Building and Site Design

Structured Parking

The Applicant seeks 15 points out of a possible twenty for providing structured parking across the development. The Planning Board supports the request based on the following preliminary calculation:

Formula: $[(A/T)*10]+[(B/T)*20]$

A (above-grade spaces)

B (below-grade spaces)

T (total spaces)

Structured Parking $[(500 \text{ (above grade spaces)}/1,000 \text{ (total spaces)}) * 10] + [(500 \text{ below grade spaces}/1,000 \text{ (total spaces)}) * 20] = 15 \text{ points}$

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT)

The Applicant requests points permitted for the purchase of approximately two (2) BLTs. The Planning Board supports the category based on the following calculation:

$(7.5\% \text{ of } 921,910 \text{ (incentive density gross floor area)})/31,500 * 9 = 19.75 \text{ points}$

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.

As conditioned by the Planning Board, the Project includes two phases of development with three proposed buildings, which may come in as multiple Site Plans. The WFWW will be implemented before the construction of this development begins. The Bikeway Master Plan facilities will be implemented as a future CIP. Park dedication will occur prior to issuance of the final residential use and occupancy permit for the first residential building. Furthermore, the Promenade and associated streetscape improvements must be provided with each phase of development, with the extent and design to be determined at each subsequent Site Plan.

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 Sketch Plan No. 320190040 VOB Development, received by M-NCPPC as of the date of the Staff Report May 20, 2019, 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 JUN 28 2019 (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 Fani-González, with Chair Anderson and Commissioners Cichy and Fani-González present and voting in favor of the motion, and Vice Chair Dreyfuss and Commissioner Patterson absent, at its regular meeting held on Thursday, June 27, 2019, in Silver Spring, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board