



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

NOV 04 2020

MCPB No. 20-115
Sketch Plan No. 320200070
Hampden East
Date of Hearing: October 15, 2020

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 July 15, 2020, Washington Property Company and Douglas Development Company ("Applicant") filed an application for approval of a sketch plan for up to 525,000 square feet of density for a mixed-use development, including up to 165,000 square feet of residential density with 17.6% MPDUs and up to 360,000 square feet of non-residential density, the maximum density proposes up to 293,440 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP) on 1.06 acres of CR 5.0 C 5.0 R 4.75 H 250' and BOZ zoned-land, located on the block of East Lane between Montgomery Lane and Hampden Lane ("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. 320200070, Hampden East ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October 5, 2020, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on October 15, 2020, 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. 320200070, Hampden East, for construction of up to 525,000 square feet of density for a mixed-use development, including up to 165,000 square feet of residential density with 17.6% MPDUs and up to 360,000 square feet of non-residential density, the maximum density proposes up to 293,440 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP) 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 525,000 total square feet of development, including up to 165,000 square feet of residential uses and 360,000 square feet of non-residential uses. The maximum number of dwelling units and use mix will be determined at Preliminary Plan. The maximum density includes up to 293,440 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP). The final square footage, including BOZ density and PIP payment, will be determined at Site Plan.

2. Height

Due to the provision of MPDUs above 17.5%, as specified in Section 59.4.9.2.3.b of the Zoning Ordinance, the Project's maximum height will be determined at the time of Site Plan, as measured from the building height measuring point.

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. and this Sketch Plan is amended. 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 Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Connectivity and Mobility, achieved by providing fewer than the maximum parking spaces under the Zoning Ordinance and BOZ; and
- b. Diversity of uses and activities, achieved by providing affordable housing beyond the minimum requirement for BOZ; and
- c. Quality of Building and Site Design achieved through exceptional design and structured parking.
- d. Protection and Enhancement of the Natural Environment achieved through building lot terminations and energy conservation and generation.

4. Park Impact Payment (PIP)

The Park Impact Payment (PIP) must be paid to the M-NCPPC prior to the release of the first above-grade building permit. The final amount will be determined at Site Plan.

5. Streetscape

The Applicant must install the Bethesda Streetscape Standard along the entire Site Frontage, including the undergrounding of utilities.

6. Public Open Space

The Project is required to provide 10% of the total Site Area as Public Open Space in accordance with Section 59.6.3.C of the Zoning Ordinance.

7. Green Cover

At the time of Site Plan, the Applicant must provide a minimum 35% of site area as green cover as described in Section 2.4.1 of the *Bethesda Downtown Sector Plan* and any proposed tree canopy must utilize tree species and canopy sizes at 20-year maturity per the M-NCPPC Approved Trees Technical Manual.

8. Bethesda Downtown Plan Design Guidelines

At the time of Site Plan, the Applicant must demonstrate the following:

- a. Comments have been addressed from the Design Advisory Panel as specified in their June 24, 2020 meeting minutes; and

- b. Project conformance for street typology, parks and open space, site design, building form, creative placemaking, and any site-specific guidelines in accordance with the *Bethesda Downtown Plan Design Guidelines*.

9. Building & Site Design

Prior to the submittal of the Site Plan, the Applicant must:

- a. Study alternatives to minimize the use of building overhangs/projections on all frontages, any projection must have a minimum 20' clearance above the ground; and
- b. Ensure any proposed projections will not hinder the mature development of proposed street trees; and
- c. Explore design alternatives for the proposed layby to reduce impacts to the pedestrian experience along East Lane.

10. MCDOT letter

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated September 18, 2020, and hereby incorporates them as conditions of the Sketch Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Sketch Plan approval.

11. Future Coordination for Preliminary and Site Plan

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

- a. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features;
- b. SWM concept approval which also addresses the recommendations of the *Bethesda Downtown Sector Plan Water Quality Section (2.4.2.B)*;
- c. At the time of Site Plan, the Applicant must show a minimum of 35% of site area comprised of intensive green roof, onsite canopy plantings, and onsite energy generation components, with preference to maximize green cover to meet the intent of the Sector Plan and the associated Bethesda Design Guidelines;
- d. Address Bird-Safe Design per the Bethesda Downtown Sector Plan Design Guidelines;
- e. At the time of Preliminary Plan provide a noise analysis or request a waiver per Section 2.2.2 of the 1983 Noise Guidelines for the residential use;
- f. At the time of Preliminary Plan, participate in the implementation of the Master Planned Separated Bicycle Facilities on Montgomery Lane;

- g. Further develop circulation and loading strategy to reduce width of curb cut and increase pedestrian safety along Hampden Lane; and
- h. Draft a Level 3 Results Transportation Demand Management Plan, per Section 42-A-25(b)(3) of County Code.

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.*

The Sketch Plan meets the development standards of Section 59.4.5.4, as shown in the following Data Table:

Sketch Plan Data Table			
Section	Development Standard	Permitted/Required	Proposed
59.4			
	Tract Area	n/a	46,312 sf (1.06 ac)
	Prior Dedication	n/a	14,485 sf (0.33 ac)
	Proposed Dedication	n/a	1,959 sf (0.04 ac)
	Site Area	n/a	29,868 sf (0.69 ac)¹
	Mapped Density		
	CR 5.0 C 5.0 R 4.75 H 250'		
	Residential (GFA/FAR)	219,982 sf (4.75)	165,000 sf (3.56)
	Commercial (GFA/FAR)	231,560 sf (5.0)	360,000 sf (7.77)
	Total Mapped Density (GFA/FAR)	231,560 SF (5.0)	231,560 (5.0)
	Bethesda Overlay Zone Density	n/a	293,440 sf (6.34)
	Total GFA/FAR	n/a	525,000 sf (11.34)
	MPDU Density (GFA/FAR)	15%	17.6%
	Building Height, max	250 feet	262 feet ²
	Public Open Space (min)	10% of Site Area	10% of Site Area
	Green Cover (min)	35% of Site Area	35% of Site Area
	Minimum Setbacks (ft)³		
	East Lane	0'	10'
	Hampden Lane	0'	5'
	Montgomery Lane	0'	4'

¹ The Site Area is subject to change at the time of Preliminary Plan based on the final amount of dedication to be provided.

² Section 59.4.9.2.C.3.b of the Zoning Ordinance eliminates the height requirement to the extent necessary to provide MPDUs beyond 17.5%. The Applicant anticipates one extra floor (12') to be dedicated to MPDUs. Total MPDUs and average residential floor plate to be finalized at Site Plan.

³ Setbacks may be reduced at Site Plan to implement any recommendations from the DAP or to accommodate open space.

The final number of vehicular parking spaces will be determined at Site Plan based on the residential units and final mix of uses.

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

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

The Project substantially conforms to the recommendations for the 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. Many of these parks on the eastern edge are to be connected through the creation of the Eastern Greenway.
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 Property is designated as site 103 on page 99 of the Sector Plan. The Property is located in the Wisconsin Avenue Corridor District. This District is the main artery through the center of downtown Bethesda. With the existing Bethesda Metrorail Station, future Purple Line and bus rapid transit (BRT) options, Wisconsin Avenue is a critical focus area for improved access, mobility and pedestrian safety. The corridor is envisioned as a symbolic downtown center that reflects the character of adjacent neighborhoods and overall identity of Bethesda through innovative building designs and active public spaces. Specifically, the Project addresses the following goals as outlined in the Overarching Goals and Wisconsin Avenue Corridor sections of the Sector Plan:

- *Encourage infill and reinvestment on underutilized commercial sites and private surface parking lots.*

The Project provides an opportunity for infill development of underdeveloped commercial properties within a block of the Metro station, as recommended by the Sector Plan, by converting several commercial properties into a mixed-use Project with up to 350,000 square feet of office, 165,000 square feet of multi-family residential uses, and up to 10,000 square feet of retail.

- *Encourage mixed-income/affordable housing near transit stations.*

The Proposal includes a minimum of 17.6% MPDUs, which exceeds the Sector Plan requirement of 15%. The Project is located two blocks from the Bethesda Metro Station and one block from the future Purple Line Station.

- *Develop compact nodes that place the highest intensity in those centers, provide distinctive infill buildings and step down to lower densities and heights near the edges.*

The Project will place a mixed-use building, containing office, high-density residential uses, and street activating retail uses, in the core of downtown Bethesda. The conceptual building design incorporates several urban design elements that will enhance the visual interest from several locations including Wisconsin Avenue, Hampden Lane, East Lane, and Montgomery Lane.

- *Encourage high-performance buildings and sites nearest the established centers.*

The Project will incorporate energy efficient building systems to exceed the ASHRAE 90.1 standard by a minimum of 17.5%, as required by the Bethesda Overlay Zone. In addition, intensive green roof systems are proposed to maximize the Property's overall green cover.

- *Improve the pedestrian environment with upgraded streetscapes*

The Project will improve and enhance the pedestrian environment along all three building frontages on Montgomery Lane, East Lane, and Hampden Lane per the Bethesda Design Guidelines. Additionally, the Applicant will participate in the implementation of master planned separated bicycle lanes along Montgomery Lane.

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

The Project will redevelop existing underutilized commercial sites into a high-rise building offering a mix of uses such as ground floor retail, residential, and office.

- 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 Project encourages such development by proposing a mixed use building central to public transit. The Project will enhance the pedestrian environment along three frontages and participate in the Master Planned separated bicycle lanes on Montgomery Lane. The residential portion of the Proposal includes a minimum of 17.6% MPDUs, exceeding the Sector Plan 15% requirement and providing affordable housing in a prime location of downtown Bethesda.

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

The proposed building height of up to 262 feet and mixed-use density is appropriate to the setting due to the Site's proximity to public transit and surrounding mixed use properties. The adjacent properties are zoned for similar height maximums; however, this Site proposes a minimum of 17.6% MPDUs, allowing an additional floor (12') above the zoning maximum of 250 feet, per Section 59.4.9.2.C.3.b of the Zoning Ordinance. The final height will be determined at the time of Site Plan.

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

The Proposal includes 360,000 square feet of retail and office allowing for future employment space, as well as 165,000 square feet of residential uses with a minimum of 17.6% MPDUs, exceeding the affordable housing requirement for the Bethesda Overlay Zone.

- 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 Project will provide the required 100 public benefit points from a minimum of 4 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.

The Bethesda Overlay Zone (BOZ) was adopted July 18, 2017, specifically to implement the recommendations of the *Bethesda Downtown Sector Plan* as it relates to density, building heights, affordable housing, parks, and design. The BOZ set a cap of overall development (32.4 million square feet) whereby

the zoning approved for most properties retains the base density but increases the heights on respective sites. An Applicant can request an allocation of density over the base density to build to the maximum height permitted by the Zone, as needed. An allocation of density from the BOZ requires a park impact payment of \$11.08/square foot based upon the density requested and facilitates acquisition of parkland in the downtown Bethesda area. This Application is requesting an allocation of 293,440 square feet from the BOZ initiating a Park Impact Payment (amount to be determined during Site Plan review) to be paid at the time of building permit. The amount of density allocated from the BOZ for this Application is deducted from the 32.4 million cap.

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

As discussed in Finding 1.a above, the Project substantially conforms to the recommendation of the 2017 *Bethesda Downtown Sector Plan*. The type of development proposed by the Project will locate office and high-density residential uses, and street activating retail uses, in the core of downtown Bethesda and within a high energy performance building. The residential component will provide a minimum of 17.6% MPDUs, which exceeds the Bethesda Overlay Zone requirement and achieves one of the main goals of the Sector Plan, affordable housing.

The conceptual building design incorporates several urban design elements that will achieve design excellence and enhance the visual interest from several locations including Wisconsin Avenue, Hampden Lane, East Lane, and Montgomery Lane. To achieve this visual interest, the Applicant proposes several upper-story building projections on Hampden Lane and Montgomery Lane. Although upper-story building projections, commonly referred to as “cantilevers,” have generally been discouraged in downtown Bethesda, this architectural element can uniquely sculpt a building and provide the quality of urban design envisioned by the Sector Plan. Achieving a high-quality architectural design at this location is the Applicant’s intent, and the Design Advisory Panel discussed these projections in great detail at their June 24th meeting, where they voted in support of the Project. There will be further review of the upper-story building projections, particularly at the intersection of East Lane and Hampden Lane, at the time of Site Plan.

Another Sector Plan goal is for new developments to achieve tower separation to allow access to light and air and limit the shadows on the public realm. This Site is adjacent to 7340 Wisconsin Avenue to the east, which recently received Planning Board approval for Sketch Plan No. 320200010, for a 250-

foot tall senior living facility. Through the review process, the architects for Sketch Plan No. 320200010 and the Subject Property worked together to agree on a proper tower separation from the shared property line to achieve the Sector Plan vision. The conceptual building section for this project shows a 22.5' setback from the property line above the building base, and it is anticipated that the adjacent site (7340 Wisconsin Avenue property) will also provide a similar setback when the project moves forward, achieving a separation that varies between 30' and 60'.

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 will enhance the streetscape along all three frontages: Hampden Lane, East Lane, and Montgomery Lane. On East Lane, the enhanced public space will connect with a new through block connection to the south, providing a direct link to the future Purple Line Station, and connect to the existing public open space to the north with access to the existing Bethesda Metro Station.

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

As proposed, circulation, parking, and loading is safe adequate and efficient. While the main building entry will be from East Lane, pedestrians will be able to access the Site from all three frontages. Montgomery Lane will provide various retail frontages and Hampden Lane will provide a secondary building entrance as well as access to other retail. Pedestrian travel will be further enhanced by installation of the Bethesda Streetscape on all frontages.

Vehicular access and loading to the Site will occur from a consolidated access point along Hampden Lane. As conditioned, this access point will be minimized in width to maximize the pedestrian experience.

The Applicant will participate in the implementation of the Master Planned Separated Bicycle Facility along Montgomery Lane. This facility will include landscaped buffers and an intermediate-grade, two-way separated bike lane

adjacent to the sidewalk. The Project will provide long term bicycle parking internal to the parking garage as well as short term parking spaces near the building entrances, to be finalized at the time of Site Plan.

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).

Taking into account the considerations in Section 59.4.7.1.B and the Public Benefit Points established with the Bethesda Overlay Zone in Section 59.4.9.2.C.4, 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 following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 100 points from 4 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 requested 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	Requested
59.4.7.3C: Connectivity and Mobility		
Minimum Parking¹	20	13
59.4.7.3.D: Diversity of Uses and Activities		
Affordable Housing¹	n/a	39
59.4.7.3E: Quality of Building and Site Design		
Exceptional Design¹	30	30
Structured Parking	20	20
59.4.7.3.F: Protection and Enhancement of the Natural Environment		
Building Lot Termination (BLT)	30	4.5
Energy Conservation and Generation¹	25	15
TOTAL		121.50

¹Denotes Sector Plan priority

Connectivity and Mobility

Minimum Parking: The Applicant requests 13 point 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 maximum allowable number of on-site spaces to 20 points for providing no more than the minimum numbers of spaces on-site. Based on the formula set forth in the Guidelines, the Applicant is eligible for 13 public benefit points in this category. Final determination will be made at Site Plan and the Planning Board supports the category at this time.

Diversity of Uses and Activities

Affordable Housing: The Applicant requests 39 points for providing 17.6% Moderately Priced Dwelling Units. The final percentage and number of affordable units will be determined at Site Plan. The Planning Board supports the Applicant's request at this time.

Quality of Building and Site Design

Exceptional Design: The Applicant requests 30 points for building and/or site design that enhances the character of a setting. As a site receiving an allocation of Bethesda Overlay Zone density, the Project 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 fulfills many recommendations of the *Bethesda Downtown Sector Plan* and Design Guidelines.

The Applicant states the Project provide innovative solutions in response to the immediate context through the proposed 'vertical village, three volumes and outdoor spaces. The mixed-use programming could not be achieved with the uses being adjacent to one another, therefore the vertical programming allows for sculpting of each of the vertical uses. Large outdoor terraces are proposed in the vertical junctures between uses which will provide visual relief and amenity areas for the building users.

The Project will create a sense of place and landmark through biophilic design principles. The surrounding area contains several open spaces and important pedestrian links to public transit, therefore the Project's emphasis on the public realm will enhance the existing network and through building design, will offer urban and architectural opportunity for expression in the neighborhood.

The Project will introduce unique forms and materials through geometric expression of the programmed uses. The materials will be selected to achieve compatibility with the neighborhood character while providing a distinctive building of juxtaposed forms. The conceptual materials include clay masonry, tinted precast concrete, with the retail and terrace areas being primarily glass.

The Project will enhance the public realm in a distinct and original manner through each of the frontages and providing street scale volumes. Particular attention will be spent on creating a dramatic corner expression at East Lane and Hampden Lane, where outdoor seating is anticipated.

The Design Advisory Panel (DAP) unanimously voted the Project is on track to meet the minimum design excellence points at their June 24, 2020 meeting with the following recommendations:

- Further development of the base articulation, including how it relates to the public spaces across East and Hampden Lanes;
- Continue to develop the design to address the use of building overhangs based on the comments raised at the DAP;
- Further refine the relationship between the rear facades;
- Study the potential for shared access between the two buildings with clear preference for split access between Montgomery and Hampden.

The Planning Board supports the Applicant's request at this time, with further refinement at the time of Site Plan.

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

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 4.5 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.

Energy Conservation and Generation: The Applicant is requesting 15 points for providing a building that exceeds applicable energy efficiency standards by 17.5%. The Planning Board supports this 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 320200070, Hampden East, 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 NOV 04 2020 (which is the date that this Resolution is mailed to all parties of record); and

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, October 15, 2020, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board