

## Residences at Forest Glen, Site Plan No. 820210020



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**Completed: 2/5/2021**

### Description

Request to redevelop the Property with up to 219,315 square feet of residential uses (up to 189 units) in a multi-unit building with a minimum of 20% MPDUs.

Location: 9920 Georgia Avenue/2106 Belvedere Boulevard.  
Master Plan: 2020 *Forest Glen/Montgomery Hills Sector Plan*.

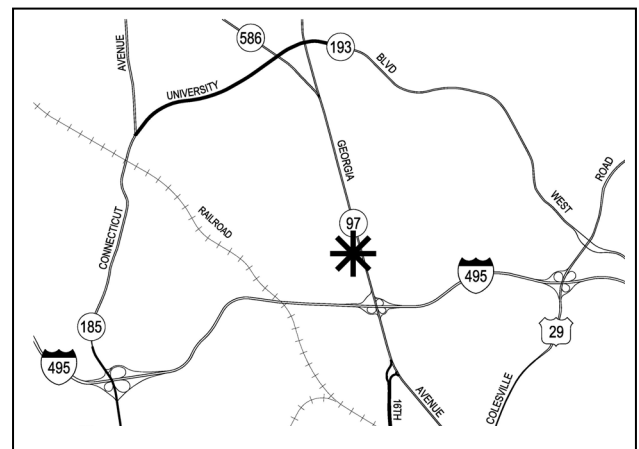
Zone: CRTF-1.75, C-0.25, R-1.5, H-70.

Size: 2.63-acre tract.

Applicant: MHP Forest Glen, LLC.

Acceptance Date: September 28, 2020.

Review Basis: Chapter 59, Site Plan.



### Summary

- Staff recommends approval with conditions.
- The Site Plan includes the Final Forest Conservation Plan.
- Multifamily affordable housing project with structured parking and open spaces.
- The proposed public benefits are in one category:
  - Affordable Housing
- Project proposes to provide a minimum of 20% Moderately Priced Dwelling Units (MPDUs).
- A goal of the project is to provide affordable housing for families. The Site Plan includes 29 three-bedroom units, 83 two-bedroom units, and 77 one-bedroom units.
- Correspondence has been received about the project, expressing concerns about parking, traffic, pedestrian circulation, and compatibility.

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## SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Residences at Forest Glen, Site Plan No. 820210020, a residential development on approximately 2.63 acres, zoned CRTF-1.75, C-0.25, R-1.5, H-70. The development must comply with the binding elements and conditions of approval for Local Map Amendment H-129 as approved by the District Council Resolution No. 19-83 on April 30, 2019 and Sketch Plan 320200030 as listed in the MCPB Resolution No. 20-025 dated April 24, 2020.

All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.<sup>1</sup>

### Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 219,315 square feet of residential development on the Subject Property for up to 189 dwelling units.

2. Height

The development is limited to a maximum height of 70 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

### Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 14,197 square feet of public open space (12.4% of site area) on-site.
- b) Before the issuance of the final use and occupancy certificate for the residential development,
  - i. all public use space on the Subject Property must be completed; and
  - ii. the Applicant must construct the streetscape improvements, along the Property's frontage on Georgia Avenue and Belvedere Boulevard.
- c) Within one growing season after issuance of the final use and occupancy certificate, all landscaping must be installed.

4. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines for each one.

a) Diversity of Uses and Activities

i. Affordable Housing/MPDUs.

- a. The development must provide 20 percent MPDUs on-site, consistent with the requirements of Chapter 25A.
- b. Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the Montgomery County Department of Housing and Community Affairs (MCDHCA) must be executed.

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<sup>1</sup> For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

5. Recreation Facilities

The Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities.

**Site Plan**

7. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A21 of the submitted architectural drawings, as determined by M-NCPPC Staff.

8. Lighting

- a) Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

**Environment**

9. Forest Conservation

- a) The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- b) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- c) Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank to satisfy the requirement for a total of 0.47 acres of mitigation credit. If there are no credits available for purchase from a mitigation bank, the Applicant may satisfy the 0.47-acre mitigation requirement via fee-in-lieu payment to M-NCPPC.
- d) The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
- e) The Applicant must plant the variance tree mitigation plantings on the Subject Property with a minimum size of 3 caliper inches totaling sixty-six caliper inches as shown on the approved Final Forest Conservation Plan. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.
- f) Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject



Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings as shown on the approved Final Forest Conservation Plan.

10. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated November 12, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

**Transportation & Circulation/ Adequate Public Facilities (APF)**

11. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Right of Way Plan Review Section in its letter dated January 21, 2021, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) Prior to issuance of any Building Permit, the Applicant must work with Maryland State Highway Administration to execute a deed of dedication and plat of dedication for a total of 55 feet from the centerline of Georgia Avenue.

12. Pedestrian & Bicycle Circulation

The Applicant must provide 93 long-term and 8 short-term bicycle parking spaces.

13. Validity

The Adequate Public Facility Review (APF) will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution for the Site Plan.

14. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

**Site Plan**

15. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or use and occupancy certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, and associated improvements of development, including sidewalks, bikeways, and storm drainage facilities. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

16. Development Program

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

17. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, agency approval letters, development program, and Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.

## SECTION 2: SITE DESCRIPTION

### Vicinity

The 2.63-acre Subject Property ("Subject Property" or "Property"), outlined in red in Figure 1, is located at 9920 Georgia Avenue/2106 Belvedere Boulevard. The Property is bounded to the north by similar garden-style apartments known as the Belvedere Apartments, to the south by the Americana Finnmark condominium community, to the west by single-family detached and townhome units, and to the east by Georgia Avenue. Single-family detached structures and General Getty Neighborhood Park are on the east side of Georgia Avenue across from the Property. Properties fronting the Georgia Avenue corridor between the I-495 Beltway and Wheaton's commercial district include an eclectic mix of single-family detached dwellings, multifamily structures, churches, office buildings, medical office buildings, storage space, and large-format retailers. The Forest Glen Metro Station is approximately one-quarter mile to the south.



Figure 1: Vicinity Map (Property outlined in red)

### Site Analysis

The Property is comprised of approximately 3.59 acres of tract area, which is the basis for density calculation, and approximately 2.63 acres of lot area and is zoned CRTF-1.75, C-0.25, R-1.5, H-70. The Property currently has a four-story garden apartment building with approximately 231,000 square feet of residential apartments (72 units) and surface parking.

There is a twenty (20) foot grade change from the eastern Property line on Georgia Avenue to the corner of Arthur Avenue and Belvedere Boulevard, at the western point of the Property. While there is no forest or other environmental features on the Property, there are numerous specimen trees along Belvedere Boulevard and adjacent to the existing development. There is a private driveway with parking on the southern boundary, signed as "Arthur Avenue", which is a drive aisle, not an actual public or private road through the Property.

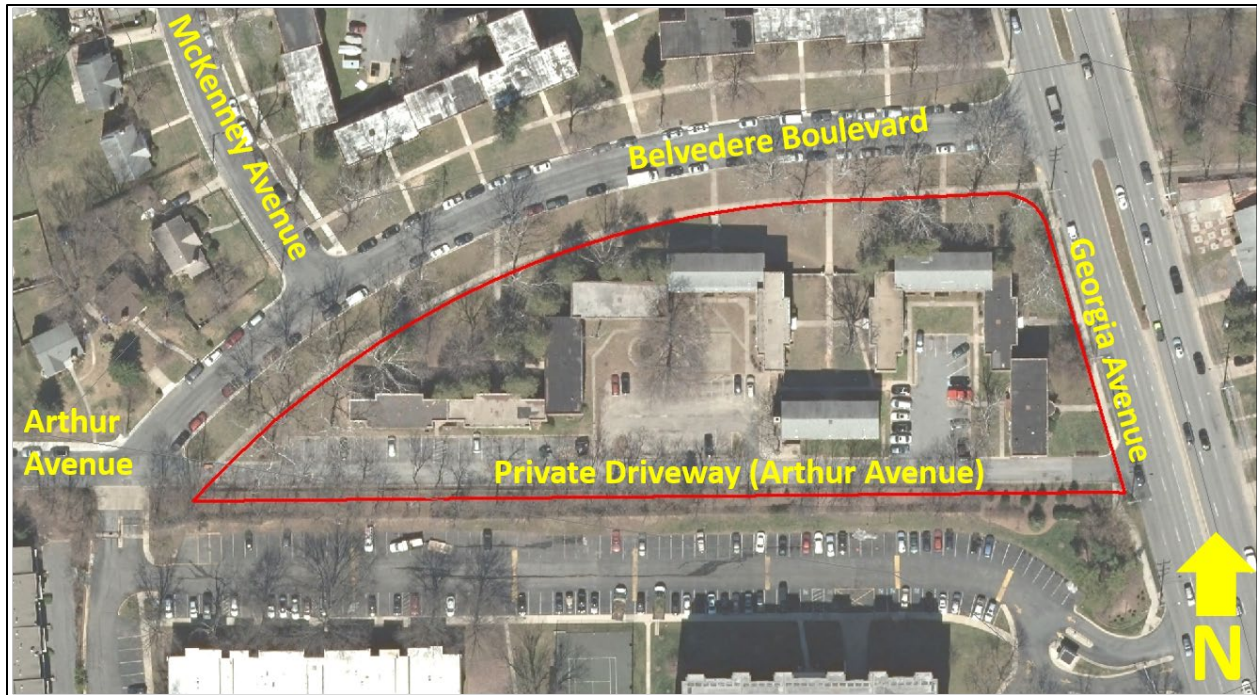


Figure 2: Subject Property (outlined in red)

### SECTION 3: PROJECT DESCRIPTION

#### Prior Approvals

In 2019, the Property was rezoned from R-10 to CRTF-1.75, C-0.25, R-1.5, H-70 through LMA No. H-129. A Floating Zone Plan was approved in support of the rezoning application (Attachment 1). Sketch Plan 320200030 was approved on April 9, 2020 (Attachment 2) and showed a development proposal consistent with the Floating Zone Plan.

#### Proposal

The Applicant proposes to redevelop the Subject Property into a multi-family building of up to 219,315 square feet of residential development and internal structured parking, as well as some surface parking (Attachment 3). A minimum of twenty percent (20%) of the residential density will be Moderately Priced Dwelling Units (MPDUs) but the goal of the project is to provide affordable housing for families. The Site Plan shows a unit mix of 29 three-bedroom units, 83 two-bedroom units, and 77 one-bedroom units, for a total of 189 units. There are two courtyard amenity spaces on the south elevation, designed for children and families. The proposed floor area ratio (FAR) is 1.4 FAR and the proposed maximum height is 70 feet.

The proposed plan takes advantage of the elevation change on the Subject Property by allowing for entrances to the internal parking areas at two different levels, while minimizing the amount of excavation needed. The main entrance and secondary entrance are also at two different levels and facilitate circulation through the building.



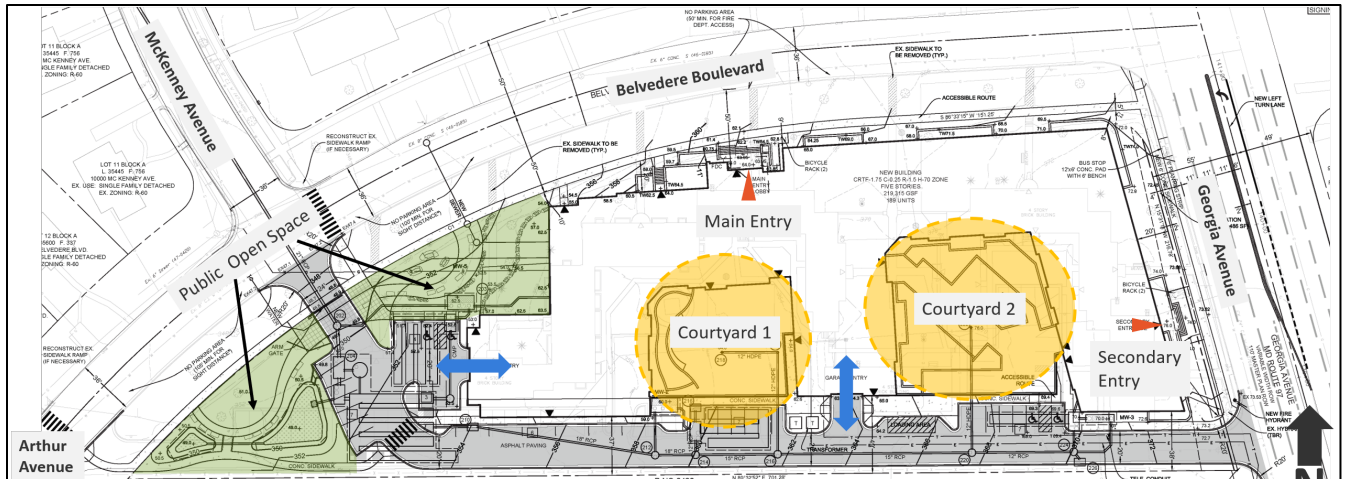


Figure 3: Site Plan



Figure 4: Illustrative View from Georgia Avenue and Belvedere Boulevard



Figure 5: Georgia Avenue Elevation

The building sits at the corner of Georgia Avenue and Belvedere Boulevard. Although the main entrance is on the Belvedere Boulevard façade, a secondary entrance is located on the the Georgia Avenue façade, entering at the first floor. The corner is enhanced with a brick column with the Project’s address. Raised planters soften the façade and mitigate the elevation changes along Georgia Avenue and Belvedere Boulevard.



**Figure 6: Belvedere Boulevard Elevation (Part 1)**



**Figure 7: Belvedere Boulevard Elevation (Part 2)**

Property topography results in partial stories being exposed along Belvedere Boulevard, as it falls away from Georgia Avenue (Figure 6). The main entrance and lobby are located where the topography results in an entire story being exposed (Figure 7), entering at the ground floor. Stormwater and landscape planters soften the exposed stories and mitigate the elevation changes. The use of a variety of materials breaks up the massing of the façade and adds visual interest.

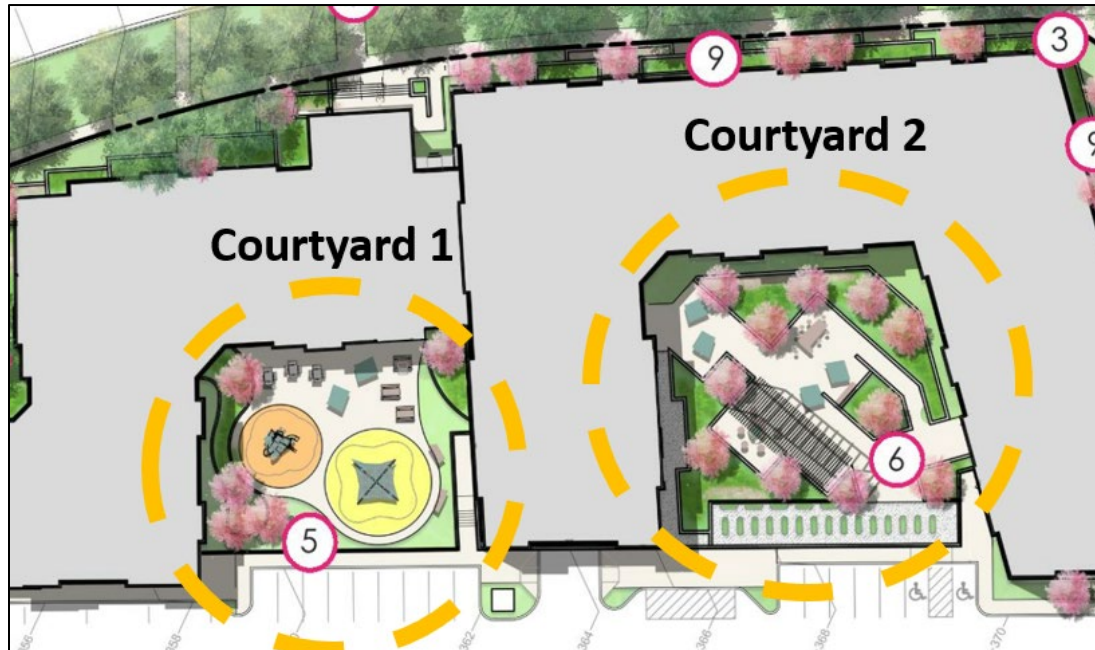




**Figure 8: West Elevation with Parking Garage Entrance**

There are two different parking garages built internal to the building, on different floors. The entrance to the lower level parking garage is located on the side of the building facing the intersection of Arthur Avenue and Belvedere Boulevard, with access through the surface parking lot (Figure 8).

The second parking garage is located on the ground floor and is accessed from the internal drive aisle, located along the south Property line. This drive aisle serves as Property circulation and incorporates service functions and garage access. Two separate courtyards are located along the south façade, serving the children and families of this residential development (Figure 9). Courtyard 1 is at the ground floor; Courtyard 2 is at the first level (Figure 10).



**Figure 9: Courtyards**



**Figure 10: Courtyard 2**

### **Community Outreach**

On July 22, 2020, the Applicant held a pre-submittal public meeting online via WebEx. Additionally, the Applicant maintains a web site that provides a platform for community review and comment. The Applicant complied with all submittal and noticing requirements.

Staff has received one letter from a community member concerned about several issues (Attachment 6).

- Comment: The proposed development does not provide enough parking spaces. One parking space per unit is inadequate for a suburban development.
  - *Response: The Subject Property is located approximately ¼ mile from the Forest Glen Metro Station and is well-served by bus lines. Additionally, the proposed development provides bicycle facilities to allow and encourage non-vehicular transit. One parking space per unit is consistent with similar developments in comparable locations.*
- Comment: The proposed development will increase traffic through the surrounding community.
  - *Response: The traffic circulation has been designed to focus vehicular movement on the Belvedere Boulevard/Georgia Avenue intersection. Vehicular movements exiting the Property will be directly from the internal drive aisle onto southbound Georgia Avenue or onto Belvedere Boulevard.*
- Comment: Pedestrians will no longer be able to use “Arthur Avenue” as access to the neighborhood.
  - *While “Arthur Avenue” will no longer extend all the way through the site, a pedestrian path is provided to maintain connectivity.*



- Comment: The proposed development will eliminate the residential nature of the neighborhood.
  - *The proposed development is a similar height to the Americana Finnmark building to the south and includes transitional elements to the adjacent single-family neighborhood. For example, there are landscaped beds that soften the building edge and transition to a pedestrian scale.*
- Comment: The construction process will remove beautiful old trees on the Property.
  - *The Applicant has minimized impacts to the large old trees where possible. For example, sidewalks will be removed under arborist supervision and raised walks installed to protect the roots of trees. The Applicant is also planting many additional native shade trees to replace the form and function of the trees being lost.*

#### **SECTION 4: PROJECT ANALYSIS AND FINDINGS<sup>1</sup>**

To approve a site plan under Section 59-7.3.4.E, the Planning Board must find that the proposed development:

- a. satisfies any previous approval that applies to the site;*

The Site Plan is consistent with the binding elements and conditions of approval for Local Map Amendment H-129 as approved by the District Council Resolution No. 19-83 on April 30, 2019 and Sketch Plan 32020030 as listed in the MCPB Resolution No. 20-025 dated April 24, 2020.

- b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

Not applicable: the Property was not subject to a development plan or schematic development plan in effect on October 29, 2014.

- c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

Not applicable: the zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

- d. satisfies applicable use standards, development standards, and general requirements under this Chapter;*

#### **Use/Development Standards**

Multi-unit living is a permitted use in the CRTF Zone with no applicable use standards. The proposed development will satisfy the applicable development standards for the CRTF Zone as demonstrated in Table 1.

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<sup>1</sup> The findings under Section 59-7.3.4.E.3 and Section 59-7.3.4.E.4 are not applicable to this Application and are not listed in this report.

Table 1- Development Standards CRTF-1.75, C-0.25, R-1.5, H-70T Zone (Section 59-5.3)		
Development Standard	Permitted/ Required	Proposed
Gross Tract Area	n/a	156,393 sf
Site Area	n/a	41,844 sf
Prior Dedication		486 sf
Proposed Dedication		114,063 sf
Site Area (Tract Area – Dedications)		
Commercial Density (max)	39,098 GFA (0.25 FAR)	0
Residential Density (max)	234,589 GFA (1.5 FAR)	219,315 GFA (1.4 FAR)
Total Density (max)	273,687 GFA (1.75 FAR)	219,315 GFA (1.4 FAR)
Building Height (max)	70 feet	70 feet
Public Open Space (min)	10% (11,406 sf)	12.4% (14,197 sf)
Minimum Setbacks	n/a	0

### Public Benefits

For a development of this size in the CRTF Zone, the Zoning Ordinance generally requires 50 points in at least three categories. However, per Section 59-4.7.3.D.6.e, a project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category. Table 2 shows the Applicant's proposed public benefits in the Diversity of Uses and Activities category.

Table 2—Public Benefits		
Public Benefit	Incentive Density Points	
	Max Allowed	Total Requested
<b>59.4.7.3.D: Diversity of Uses and Activities</b>		
Affordable housing- 20% MPDUs	n/a	90
Total	-	<b>90</b>

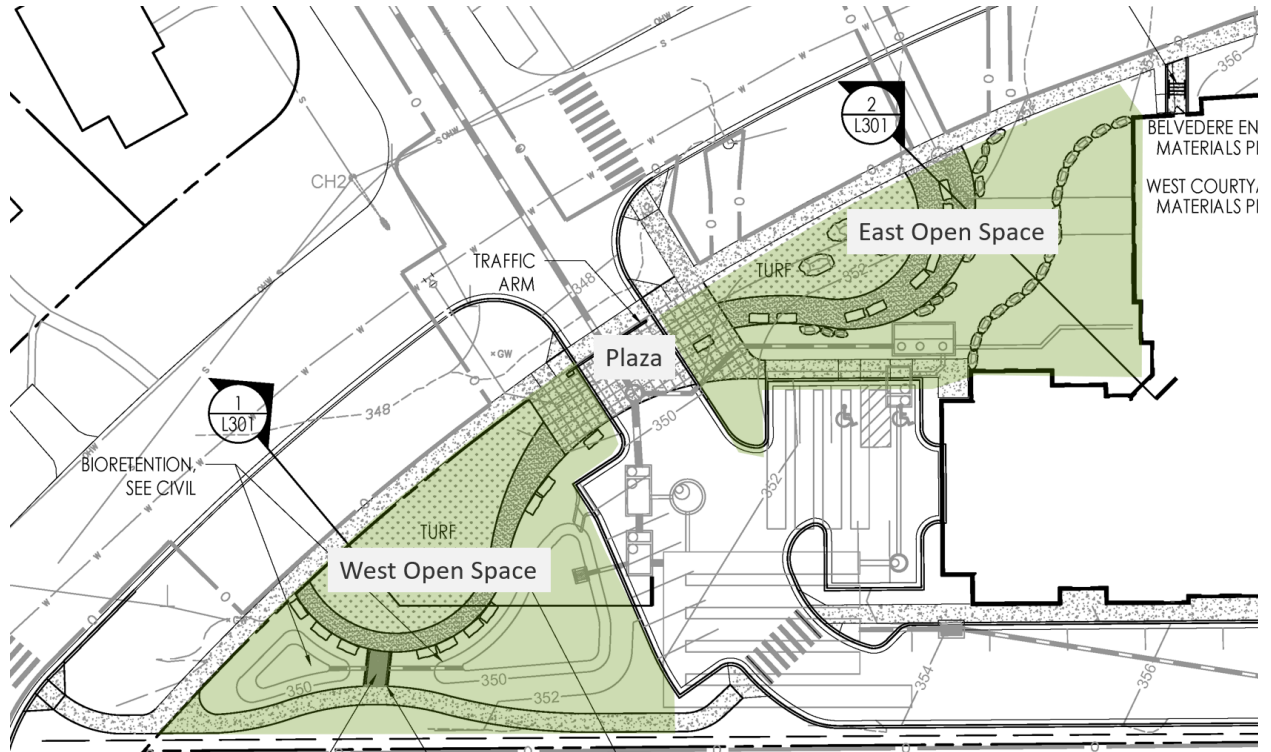
### Diversity of Uses and Activities

*Moderately Priced Dwelling Units:* The Applicant seeks to gain approval for 90 points for providing 20% MPDUs, 7.5% above the minimum percentage of MPDUs otherwise required. Twelve (12) points are allowed for every percentage point over the required 12.5% MPDUs as demonstrated in the calculation below. Staff supports the Applicant's request based on the following calculation:

$[20\% \text{ (percentage MPDUs provided)} - 12.5\% \text{ (percentage MPDUs required)}] * 12 = 90 \text{ points}$



The Public Open Space is located on both sides of the vehicular entrance off of Belvedere Boulevard, connected by a pedestrian plaza that unites the two spaces. The open spaces are designed to maximize accessibility for the public and residents and soften the building interface with the surrounding neighborhood.



**Figure 12: Public Open Space**

The east open space includes raised beds that soften the building mass and provide a transition to a pedestrian scale (Figure 13). An informal walkway provides an alternate experience and includes detailed plantings, as well as benches.





**Figure 13: East Open Space**

The west open space incorporates stormwater management into the design without dominating the space (Figure 14). An informal walkway defines a lawn area and allows a closer approach to a detailed planting design. The planting design provides a variety of textures and interests, while providing screening for the surface parking area.



**Figure 14: West Open Space**

Section 59.6.3.9 of the Zoning Ordinance requires that any building containing 20 or more dwelling units offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. The proposed recreation facilities meet the requirements of the Recreation Guidelines according to the Recreation Facilities Data table provided with the Application. The recreation facilities included as part of the Subject Application include two courtyards that provide recreation

facilities for all ages, as well social spaces for gathering. In addition, the Site Plan includes indoor community spaces and amenities like a dog cleaning station and two bicycle parking garages.

#### Landscaping and Outdoor Lighting

Proposed landscaping and lighting, as well as other site amenities, will enhance the streetscape along Georgia Avenue and Belvedere Boulevard. The facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The landscape design both connects the proposed development to the neighborhood while providing clear transitions from public spaces to private areas. The on-site lighting will limit the necessary light levels to streets and sidewalks, providing safe lighting at a pedestrian scale.

*e. satisfies the applicable requirements of:*

*i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

The Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services (MCDPS) on November 12, 2020. The Applicant proposes to meet stormwater management requirements with the use of microbio-retention facilities, a modular wetland system, and structural underground filters.

*ii. Chapter 22A, Forest Conservation.*

#### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 420191310) for the Property on February 26, 2019. While there are no forests, wetlands, or other environmental features on the Property, there are many mature trees. The Property is in the Lower Rock Creek watershed and is outside any Special Protection Area. The proposed project complies with the Environmental Guidelines.

A Preliminary Forest Conservation Plan (PFCP) was approved in conjunction with the Local Map Amendment. A variance was approved for the removal of eight (8) trees that are greater than 30" diameter at breast height.

#### Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) was submitted for approval in conjunction with the Site Plan. The Final Forest Conservation Plan is consistent with the PFCP and includes mitigation for the removal of specimen trees. There is no forest on-site and the Applicant proposes to meet the 0.475-acre afforestation requirement either in an off-site forest mitigation bank or by payment of fee-in-lieu.

The FFCP meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends that the Planning Board approve the Final Forest Conservation Plan with the conditions cited in this Staff Report.

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

The proposed parking, circulation patterns, building massing, open spaces and site amenities will be safe, adequate and efficient. The structured parking is wrapped with dwelling units and amenities and shielded from view of the street and neighboring buildings.

Both courtyards will be elevated and facing south and provide for separated recreation and social space for the residents. The building massing is softened with tiered landscape plantings to provide an appropriate street edge along the adjacent roads and the height is consistent with existing and proposed surrounding developments.

The proposed public open spaces are a well-located amenity for residents and pedestrians in the area. The open spaces provide a transition from the building as well as screening parking areas. Proposed stormwater management areas are well-integrated into the design of the open space and are aesthetic as well as functional.

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

The 2020 *Forest Glen/Montgomery Hills Sector Plan* encompasses the Subject Property. The only Property-specific recommendations in the Sector Plan are as follows:

- Protect or enhance existing tree buffer along Belvedere Boulevard to the maximum extent possible.
- To the maximum extent possible, incorporate the oldest healthiest trees into the design of the redevelopment project.

The Site Plan complies with both recommendations by retaining some of the existing trees and minimizing impacts where possible. However, most of the trees will have to be removed as they are adjacent to the existing structures, and they will be damaged through the demolition process. The Site Plan includes mitigation for the removal of specimen trees and a robust landscape plan that will replace the existing treecover.

Thus, the Site Plan complies with the recommendations of the 2020 *Forest Glen/Montgomery Hills Sector Plan*.

- h. *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

The Project will be served by adequate public services and facilities as described below.

## **Transportation**

### Vehicular Circulation and Access Points

Pedestrian access to the Site will be from the established sidewalk network along Georgia Avenue and Belvedere Boulevard, which will be enhanced by streetscape improvements along each of the Property frontages, consistent with recommended streetscape standards within the 2020 *Forest Glen/Montgomery Hills Sector Plan*.

Vehicular access to the Property will occur via a new curb cut on Belvedere Boulevard, at the intersection with McKenney Avenue, on the northwestern corner of the Site, providing access to

the structured, below-grade parking garage. The existing private drive aisle with access to Georgia Avenue will be maintained, providing right-in and right-out access. Trash pick-up will be accommodated through the vehicular access located off the drive aisle, where trash will be wheeled out of the building for pick-up, with an expected frequency of twice per week.

Loading access will be provided to the rear of the proposed structure, parallel to the private drive aisle, displayed on the submitted circulation and truck turning exhibits. The loading space is intended to primarily serve residents moving in and out of the building.

#### Existing Transit Service

The immediate area is well served by transit that includes the Red Line Forest Glen Metrorail Station (located within ¼ mile of the site), Metrobus, and the future MD97 Bus Rapid Transit is planned to have stations at the Metrorail Station and at the Georgia Avenue-Dexter Avenue intersection.

The Metrobus Q1, Q2, Q4, Y2, Y7, and Y8 routes provide service between the Silver Spring CBD, Rockville, Shady Grove, and Olney via Georgia Avenue and Veirs Mill Road. A concrete pad for the southbound routes is located along the Property frontage and will be reconstructed as part of the proposed development. Northbound service is provided by a bus stop on the opposite side of Georgia Avenue, adjacent to General Getty Neighborhood Park.

#### Pedestrian and Bicycle Facilities

As a means to address needed pedestrian links in the sidewalk network outlined in the Sector Plan, Staff and the Applicant have coordinated to upgrade and construct pedestrian connections along each of the three segments surrounding the proposed structure. Along Georgia Avenue, the Applicant proposes to construct a new sidewalk with a wider furnishing zone, consistent with guidance within the Sector Plan, which would foster a more comfortable space for people walking parallel to high speed multimodal traffic along the major highway.

Additionally, the Applicant proposes to construct a new sidewalk to the rear of the structure from the Arthur Avenue and Belvedere Boulevard intersection, eastwards to Georgia Avenue in order to provide connectivity between Belvedere Boulevard and Georgia Avenue. New crosswalks and ADA-compliant curb ramps will also be built at the Arthur Avenue and McKenney Avenue intersection along Belvedere Boulevard, that would tie directly with the proposed western open space and new sidewalk connection to the rear of the proposed building.

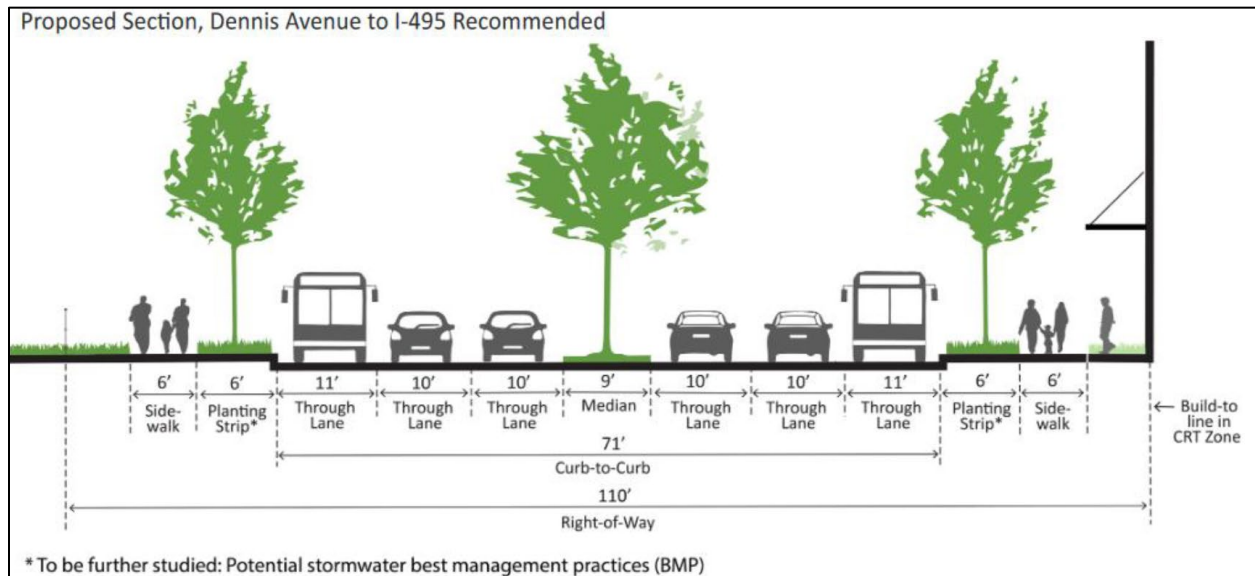
No bicycle facilities are planned on either of the Site's frontages on Belvedere Boulevard or Georgia Avenue. Bicycle access in the vicinity of the Site is envisioned in the form of shared road space along Greeley Avenue to the west and along a trail/shared road route through General Getty Neighborhood Park to the east. An easement for a future Capital Bikeshare station is proposed along the Georgia Avenue property frontage.

#### Master-Planned Roadways, Bikeways, and Transitways

The segment of Georgia Avenue (MD-97) between the I-495 Beltway and Dennis Avenue is classified as M-8, a major highway with planned transit service. The segment is currently 100 feet wide and planned to be 110 feet wide with six (6) divided travel lanes. The Applicant is proposing a public right-of-way dedication of to meet this requirement.



The 2020 *Forest Glen/Montgomery Hills Sector Plan* shows an ultimate 110-foot right-of-way cross section that includes a 9-foot wide median and more narrow travel lanes (Figure 15). As discussed under the “Local Area Transportation Review” header below, the State Highway Administration (SHA) is requesting a northbound left-turn lane to provide queue storage for vehicles waiting to turn left. In order to accommodate this, the nine (9) foot wide median could not be implemented along the Property’s Georgia Avenue frontage.



**Figure 15: Georgia Avenue Section in 2020 Forest Glen/Montgomery Hills Sector Plan**

#### Transportation Adequate Public Facilities (APF) Review

The Applicant filed a transportation study, which included 220 multifamily dwelling units. The transportation study stated that the Project would generate 96 morning and 122 evening net new person trips and 57 morning and 72 evening net new peak hour vehicle trips. The Site Plan currently includes 189 multifamily dwelling units, which still falls within the maximum impact established by the transportation study. The Applicant was able to credit trips generated by the Property’s existing 72 apartment units (Land Use Code 221). The Applicant’s existing trip credit was established using actual driveway counts rather than the Institute of Transportation Engineers’ *Trip Generation Manual*. The trip generation tables provided in the LATR study were overly conservative due to the fact the credit for existing trips was taken following the Applicant’s person-trip conversion and modal split analysis rather than before it. Table 4 below, which has been revised from the Applicant’s study, shows the projected new vehicle trips generated by the Site Plan.

**Table 4 – Vehicular Trip Generation**

<b>Vehicle Trip Generation</b>	<b>AM</b>	<b>PM</b>
<b>Site Generated Vehicle Trips (Driver)</b> (ITE 10 <sup>th</sup> Edition - 220 Midrise Units)	<b>74</b>	<b>94</b>
Credited Existing Vehicle Trips (72 apartment units, driveway counts)	-11	-15
LATR Policy Area Adjustment	91% of ITE Rate	
<b>Net New Vehicle Trips (Driver)</b>	<b>57</b>	<b>72</b>
<b>Net New Person Trips</b> (Converted using 51.9% vehicle driver mode share)	<b>96</b>	<b>122</b>
<b>Local Area Transportation Review Required?</b> (Are AM or PM person trips ≥ 50?)	Yes	Yes

*(Source: ITE, 10<sup>th</sup> Edition, revised from Applicant's LATR Review)*

Based on the trip generation projection, the Applicant met the threshold for a roadway capacity analysis, but did not meet the threshold for pedestrian, bicycle, or transit adequacy analyses. Table 5 shows the conceptual plan's multimodal trip generation, which was revised from the submitted study to account for the relevant credits.

**Table 5 – Multimodal Trip Generation**

<b>Multimodal Trip Generation</b> (LATR Guidelines, Kensington Wheaton Policy Area)	<b>Percentage</b>	<b>AM</b>	<b>PM</b>
New Vehicle Driver Trips (see "Vehicle Trip Generation" Table)	59.1%	57	72
New Vehicle Passenger Trips	25.4%	24	31
New Transit Trips	8.1%	8	10
New Non-Motorized Trips	7.4%	7	9
<b>Net New Person Trips</b>	<b>100%</b>	<b>96</b>	<b>122</b>
<b>Pedestrian Adequacy Test Required?</b> (Are non-motorized + transit trips ≥ 50?)		No	No
<b>Bicycle Adequacy Test Required?</b> (Are non-motorized trips ≥ 50?)		No	No
<b>Transit Adequacy Test Required?</b> (Are transit trips ≥ 50?)		No	No

*(Source: ITE, 10<sup>th</sup> Edition, revised from Applicant's LATR Review)*

The Property falls within the Kensington Wheaton Policy Area, which requires both Critical Lane Volume (CLV) and Highway Capacity Manual (HCM) delay analyses. The intersection congestion standards for the policy area are a CLV of 1600 and 80 seconds of delay per vehicle. As demonstrated in Table 6, each of the studied intersections fell below its relevant congestion standards. The LATR capacity analysis was consistent with the Department's LATR Guidelines, but the study's results differ from the 2020 *Forest Glen/Montgomery Hills Sector Plan's* transportation analysis largely because different network and background traffic assumptions are employed under the Sector Plan study methodology.

**Table 6 – Existing and Future Traffic Impact**

	AM				PM			
	Existing CLV	Future CLV	Existing Delay	Future Delay	Existing CLV	Future CLV	Existing Delay	Future Delay
Georgia Avenue and Dennis Avenue	1338	1340	47.8	47.8	1243	1245	40.4	40.4
Georgia Avenue and Belvedere Boulevard	1190	1210	12.9	23.2	979	995	0.6	1.6
Georgia Avenue and Arthur Avenue	1172	1205	0.1	0.7	723	757	0.0	0.1
Georgia Avenue and Forest Glen Road	1402	1411	67.4	67.7	1364	1373	53.1	53.6
Belvedere Boulevard and Arthur Avenue	98	110	7.0	7.0	78	82	6.9	7.0

*(Source: Applicant's LATR Review prepared by the Traffic Group)*

The Maryland Department of Transportation's State Highway Administration (SHA) has provided initial input suggesting that operations could be improved through the creation of a left-turn storage lane at Georgia Avenue's northbound approach to Belvedere Boulevard due to increased queues generated by the development. The Applicant is showing a concept for the storage lane and will continue to coordinate with the State Highway Administration.

### **Schools**

#### Overview and Applicable School Test

Site plan application #820210020 for The Residences at Forest Glen located at the SW quadrant, intersection of Georgia Avenue and Belvedere Boulevard is scheduled to come before the Planning Board for review on February 18, 2021. The transition clause of the 2020-2024 Growth and Infrastructure Policy allows applications accepted before January 1, 2021 to be tested for school adequacy under the rules of the 2016-2020 Subdivision Staging Policy. Therefore, the FY21 Annual School Test, approved by the Planning Board on June 25, 2020 and effective July 1, 2020 is applicable. The applicant has a valid adequate public facilities approval for 189 affordable multifamily low-rise units.

#### Calculation of Student Generation

To calculate the number of students generated by the proposed development, the number of dwelling units is multiplied by the applicable regional student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low- to mid-rise multifamily unit, or high-rise multifamily unit. The subject property is located in the east region of the County.

**Table 7 - Per Unit Student Generation Rates – East Region**

	Elementary School	Middle School	High School
SF Detached	0.203	0.103	0.144
SF Attached	0.219	0.115	0.160
MF Low-Rise	0.253	0.112	0.148
MF High-Rise	0.088	0.036	0.047

With a net of 189 multifamily low-rise units, the proposed project is estimated to generate the following number of students:

**Table 8 – Project Student Generation**

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Students Generated
MF Low-Rise	189	0.253	47.817	0.112	21.168	0.148	27.972
<b>TOTAL</b>	<b>189</b>		<b>47</b>		<b>21</b>		<b>27</b>

This project is estimated to generate 47 new elementary school students, 21 new middle school students, and 27 new high school students.

#### Cluster Adequacy Test

The project is located in the Albert Einstein High School Cluster. The student enrollment and capacity projections from the FY21 Annual School Test for the cluster are noted in the following table:

**Table 9 – Cluster Capacity**

School Level	Projected Cluster Totals, September 2025			Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization		
Elementary	2,892	3,084	93.8%	809	<b>47</b>
Middle	1,270	1,528	83.1%	563	<b>21</b>
High <sup>1</sup>	1,493	1,629	91.7%	461	<b>27</b>

The Moratorium Threshold identified in the table is the number of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and therefore trigger a cluster-wide residential development moratorium. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds at all three school levels. Therefore, there is sufficient capacity at the elementary, middle and high school cluster levels to accommodate the estimated number of students generated by this project.

#### Individual School Adequacy Test

The applicable elementary and middle schools for this project are Flora M. Singer ES and Sligo MS, respectively. Based on the FY21 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

**Table 10 – School Capacity**

School	Projected School Totals, September 2025				Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization	Surplus/ Deficit		
Flora M. Singer ES	656	680	96.5%	+24	161	<b>47</b>
Sligo MS	751	941	79.8%	+190	379	<b>21</b>

<sup>1</sup> The projected Albert Einstein HS enrollment has been modified to estimate the impact of redistricting students among the Downcounty Consortium high schools and to Woodward HS in September 2025.

Under the individual school adequacy test, a school is deemed inadequate if the projected school utilization rate exceeds 120% and the school seat deficit meets or exceeds 110 seats for an elementary school or 180 seats for a middle school. If a school's projected enrollment exceeds *both* thresholds, then the school service area is placed in a residential development moratorium.

The Moratorium Enrollment Thresholds identified in the table above are the numbers of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and the seat deficit threshold. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds for both Flora M. Singer ES and Sligo MS. Therefore, there is sufficient anticipated school capacity to accommodate the estimated number of students generated by this project.

#### Analysis Conclusion

Based on the school cluster and individual school capacity analysis performed, using the FY2021 Annual School Test under the 2016-2020 Subdivision Staging Policy, there is adequate school capacity for the amount and type of development proposed by this application.

#### **Other**

Public facilities and services are available and will be adequate to serve the proposed development. The Subject Property is proposed to be served by public water and public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the Subject Property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as electrical, telecommunications, gas, police stations, firehouses, and health services are operating according to the resolution currently in effect and will be adequate to serve the Property.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

Not applicable; the Property is not in a Rural Residential or Residential Zone.

- j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.*

The proposed Project successfully achieves compatibility with the residential uses in its immediate vicinity. The Site Plan proposes development that is compatible with the surrounding community. The new residential building will provide a protective edge along Georgia Avenue for the neighborhood further to the west. The Project will maintain the residential nature of Belvedere Boulevard through building design, materials and landscaping. The planned public open spaces will provide welcoming greenery and design elements for the neighborhood. The building height and design is broken into various parts to reduce its scale and relationship to the other structures nearby. The Project serves as a transition between the seven-story Americana Finnmark building to the south and the garden apartments, townhouses and single-family homes to the north and west, helping to make it compatible with the existing neighborhood.

## **SECTION 5: CONCLUSION**

The Site Plan application satisfies the findings for approval under Section 7.3.4.E of the Zoning Ordinance and substantially conforms to the recommendations of the 2020 *Forest Glen/Montgomery Hills Sector Plan*. Therefore, Staff recommends approval of the Site Plan with the conditions specified at the beginning of this report.

### **ATTACHMENTS**

1. Floating Zone Plan
2. Sketch Plan
3. Site Plan
4. Final Forest Conservation Plan
5. Agency Approval Letters
6. Correspondence



PROPOSED COMMERCIAL RESIDENTIAL TOWN-FLOATING ZONE

CRTF - 1.75, C - 0.25, R - 1.5, H - 70

PROPOSED UNIT COUNT +/- 220 UNITS

MINIMUM 20 % MPDUs AS A BINDING CONDITION

CALCULATIONS

PROPOSED ZONE: CRTF		
FAR:	CRTF	1.75
	CRTF	0.25
	R	1.5
HEIGHT:	Max. Allowed	70 ft
	MIN. OPEN SPACE:	10%
SETBACKS (Min.):	Front	0 ft
	Side	0 ft
	Side, abutting other Zones	0 ft
	Rear, abutting other Zones	n/a
	Rear, alley	n/a

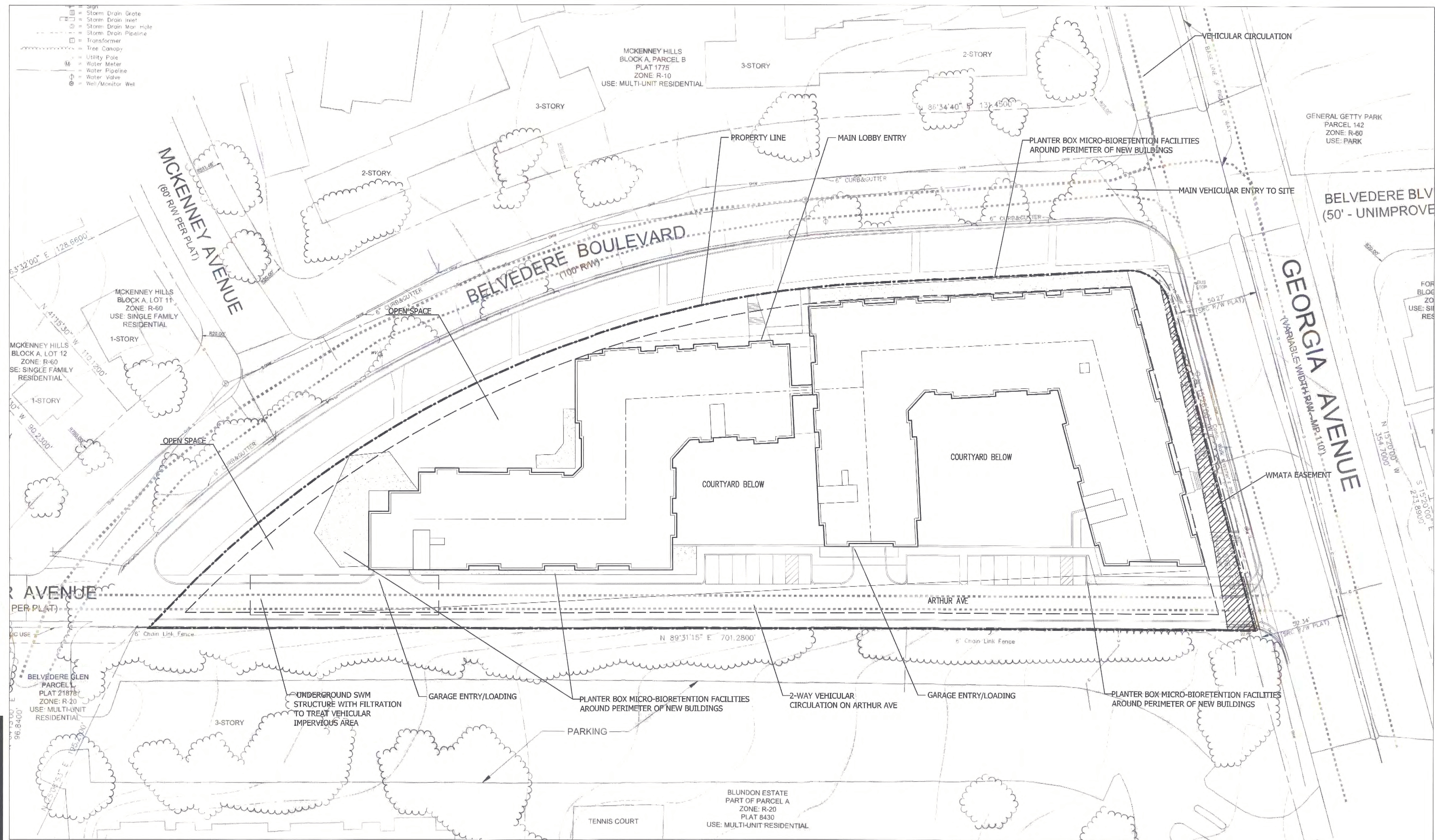
Note: Ultimate Building placement and design to be determined during Site Plan submission.

CONCEPTUAL UNIT MATRIX

Date: 02.22.2019		
UNIT TYPES	TOTAL UNITS	FLOOR GROSS
UNIT GSF AREA		
FIRST FLOOR	20	27,000
SECOND FLOOR	46	49,000
THIRD FLOOR	49	49,000
FOURTH FLOOR	49	49,000
FIFTH FLOOR	28	28,500
SIXTH FLOOR	28	28,500
TOTAL UNITS	220	231,000
TOTAL UNIT GSF	183,260	
TOTAL BUILDING GROSS (SF)	231,000	
TOTAL UNIT COUNT	220	
		PARKING
PARKING FIRST FLOOR (P1)	88	
PARKING LEVEL P2:	148	
SURFACE PARKING:	14	
PARKING TOTAL:	250	

Note: Unit Matrix is Preliminary and subject to change at Site Plan Submission.

AERIAL MAP



Note: All design features are Conceptual and will be determined during Site Plan Submission.

A3 FLOATING ZONE PLAN  
1" = 30'-0"

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN  
(EXHIBIT NUMBER 52) APPROVED BY THE DISTRICT COUNCIL  
ON APRIL 30, 2019, BY RESOLUTION NUMBER 19-83.  
IN APPLICATION NUMBER LMA-122

*Lynn Roberson-Hannon* 5/14/19  
HEARING EXAMINER DATE  
*Lynn Roberson-Hannon*  
HEARING EXAMINER'S NAME PRINTED

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 2491  
EXPIRATION DATE 12-17-2019

Seal of the State of Maryland  
Professional Architect  
1730 Belvidere Drive  
Suite 600  
Silver Spring, MD 20910  
Tel 301.595.1000  
www.grimmanparker.com

GP # 21814.00  
GRIMM AND PARKER

FLOATING ZONE PLAN  
FOREST GLEN APARTMENTS  
9920 GEORGIA AVENUE, SILVER SPRING, MD 20902

DATE	DESCRIPTION
12.21.18	FZP APPLICATION
02.22.19	FZP APPLICATION-R1
03.01.2019	FZP APPLICATION-R2

A0100  
09/01/2019





Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

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Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhgpa.com

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PHONE: (301) 595-1000

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP JP122 WSSC 212NW02

PLAT 1775

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PART OF PARCEL C  
MCKENNEY HILLS

PROJ. MGR	KDJ
DRAWN BY	KDJ
SCALE	1"= 30'
DATE	2/20/20

THE RESIDENCES AT  
FOREST GLEN

SKETCH PLAN

SK-202

PROJECT NO.	2018.197.12
SHEET NO.	1 OF 1

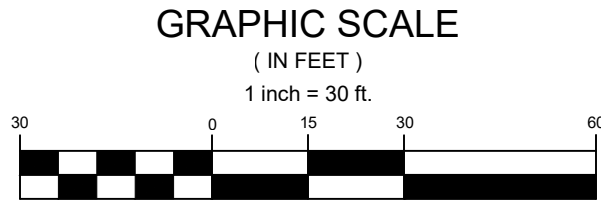
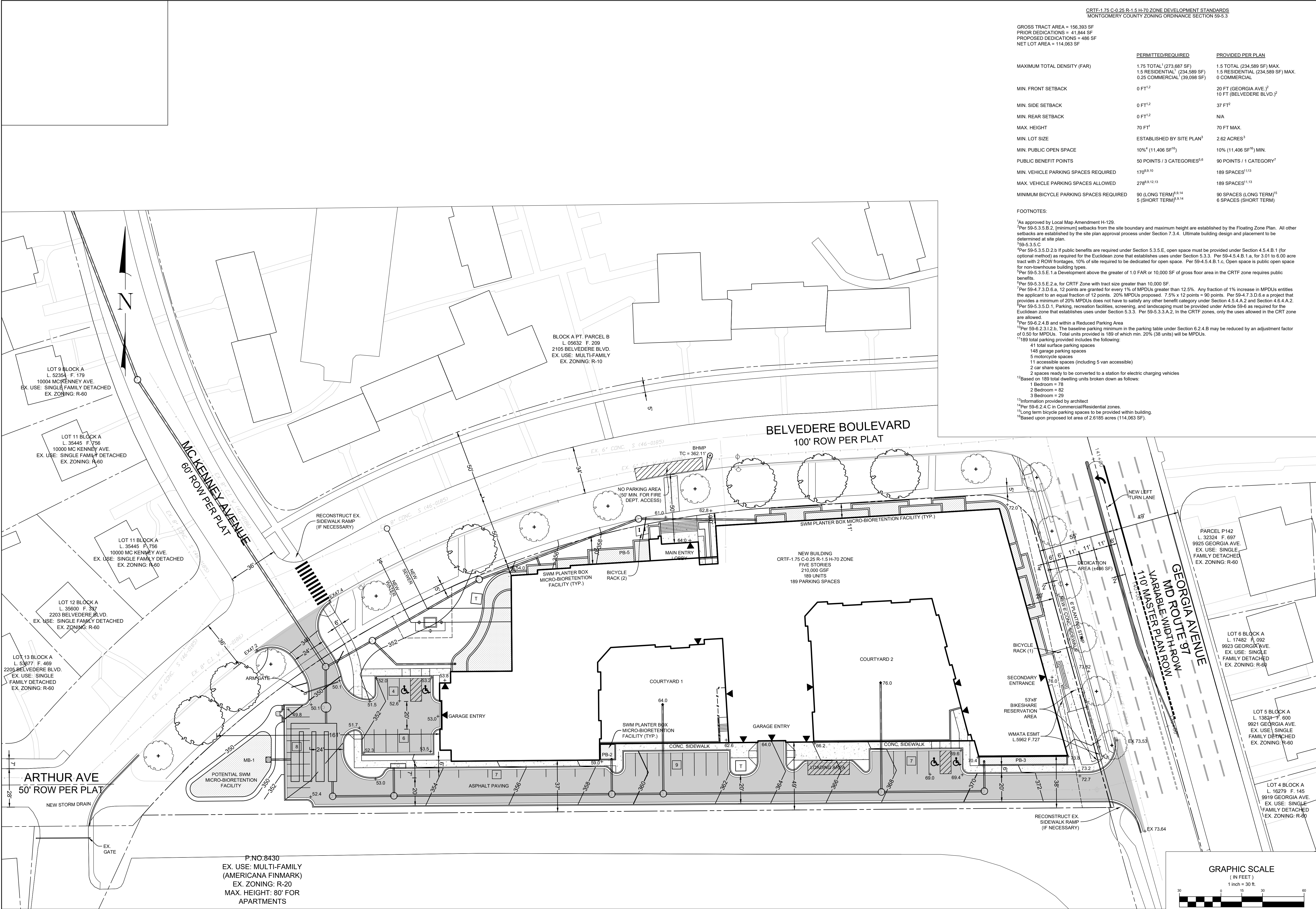
CRTF-1.75 C-0.25 R-1.5 H-70 ZONE DEVELOPMENT STANDARDS  
MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-5.3

GROSS TRACT AREA = 156,393 SF  
PRIOR DEDICATIONS = 41,844 SF  
PROPOSED DEDICATIONS = 486 SF  
NET LOT AREA = 114,063 SF

	PERMITTED/REQUIRED	PROVIDED PER PLAN
MAXIMUM TOTAL DENSITY (FAR)	1.75 TOTAL <sup>1</sup> (273,687 SF) 1.5 RESIDENTIAL <sup>1</sup> (234,589 SF) 0.25 COMMERCIAL <sup>1</sup> (39,098 SF)	1.5 TOTAL (234,589 SF) MAX. 1.5 RESIDENTIAL (234,589 SF) MAX. 0 COMMERCIAL
MIN. FRONT SETBACK	0 FT <sup>1,2</sup>	20 FT (GEORGIA AVE.) <sup>7</sup> 10 FT (BELVEDERE BLVD.) <sup>7</sup>
MIN. SIDE SETBACK	0 FT <sup>1,2</sup>	37 FT <sup>2</sup>
MIN. REAR SETBACK	0 FT <sup>1,2</sup>	N/A
MAX. HEIGHT	70 FT <sup>1</sup>	70 FT MAX.
MIN. LOT SIZE	ESTABLISHED BY SITE PLAN <sup>3</sup>	2.62 ACRES <sup>3</sup>
MIN. PUBLIC OPEN SPACE	10% <sup>4</sup> (11,406 SF <sup>5</sup> )	10% (11,406 SF <sup>5</sup> ) MIN.
PUBLIC BENEFIT POINTS	50 POINTS / 3 CATEGORIES <sup>6</sup>	90 POINTS / 1 CATEGORY <sup>7</sup>
MIN. VEHICLE PARKING SPACES REQUIRED	170 <sup>8,9,10</sup>	189 SPACES <sup>1,13</sup>
MAX. VEHICLE PARKING SPACES ALLOWED	278 <sup>8,12,13</sup>	189 SPACES <sup>1,13</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	90 (LONG TERM) <sup>8,14</sup> 5 (SHORT TERM) <sup>8,14</sup>	90 SPACES (LONG TERM) <sup>5</sup> 6 SPACES (SHORT TERM)

FOOTNOTES:

- <sup>1</sup>As approved by Local Map Amendment H-129.  
<sup>2</sup>Per 59-5.3.5.B.2, (minimum) setbacks from the site boundary and maximum height are established by the Floating Zone Plan. All other setbacks are established by the site plan approval process under Section 7.3.4. Ultimate building design and placement to be determined at site plan.  
<sup>3</sup>59-5.3.5.C  
<sup>4</sup>Per 59-5.3.5.D.2.b If public benefits are required under Section 5.3.5.E, open space must be provided under Section 4.5.4.B.1 (for optional method) as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-4.5.4.B.1.a, for 3.01 to 6.00 acre tract with 2 ROW frontages, 10% of site required to be dedicated for open space. Per 59-4.5.4.B.1.c, Open space is public open space for non-townhouse building types.  
<sup>5</sup>Per 59-5.3.5.E.1.a Development above the greater of 1.0 FAR or 10,000 SF of gross floor area in the CRTF zone requires public benefits.  
<sup>6</sup>Per 59-5.3.5.E.2 a, for CRTF Zone with tract size greater than 10,000 SF:  
<sup>7</sup>Per 59-4.7.3.D.6.a, 12 points are granted for every 1% of MPDUs greater than 12.5%. Any fraction of 1% increase in MPDUs entitles the applicant to an equal fraction of 12 points. 20% MPDUs proposed, 7.5% x 12 points = 90 points. Per 59-4.7.3.D.6 a a project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2.  
<sup>8</sup>Per 59-5.3.5.D.1, Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-5.3.3.A.2, In the CRTF zones, only the uses allowed in the CRT zone are allowed.  
<sup>9</sup>Per 59-6.2.4.B and within a Reduced Parking Area  
<sup>10</sup>Per 59-6.2.3.12.b, The baseline parking minimum is the parking table under Section 6.2.4.B may be reduced by an adjustment factor of 0.50 for MPDUs. Total units provided = 189 of which min. 20% (38 units) will be MPDUs.  
<sup>11</sup>189 total parking provided includes the following:  
41 total surface parking spaces  
148 garage parking spaces  
5 motorcycle spaces  
11 accessible spaces (including 5 van accessible)  
2 car share spaces  
2 spaces ready to be converted to a station for electric charging vehicles  
<sup>12</sup>Based on 189 total dwelling units broken down as follows:  
1 Bedroom = 78  
2 Bedroom = 82  
3 Bedroom = 29  
<sup>13</sup>Information provided by architect  
<sup>14</sup>Per 59-6.2.4.C in Commercial/Residential zones.  
<sup>15</sup>Long term bicycle parking spaces to be provided within building.  
<sup>16</sup>Based upon proposed lot area of 2.6185 acres (114,063 SF).



P.NO.8430  
EX. USE: MULTI-FAMILY  
(AMERICANA FINMARK)  
EX. ZONING: R-20  
MAX. HEIGHT: 80' FOR  
APARTMENTS





Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

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CALVERTON, MD 20705  
PHONE: (301) 595-1000

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP JP122

WSSC 212NW02

PLAT 1775

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PART OF PARCEL C  
MCKENNEY HILLS

PROJ. MGR

KDJ

DRAWN BY

KDJ

SCALE

1"= 30'

DATE

12/16/20

THE RESIDENCES AT  
FOREST GLEN

SITE PLAN

SP2.01

PROJECT NO.

2018.197.12

SHEET NO.

1 OF 1

CRTF-1.75 C-0.25 R-1.5 H-70 ZONE DEVELOPMENT STANDARDS  
MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-5.3

GROSS TRACT AREA = 156,393 SF  
PRIOR DEDICATIONS = 41,844 SF  
PROPOSED DEDICATIONS = 486 SF  
NET LOT AREA = 114,063 SF

MAXIMUM TOTAL DENSITY (FAR)

PERMITTED/REQUIRED

PROVIDED PER PLAN

MIN. FRONT SETBACK

1.75 TOTAL (273,087 SF)  
1.5 RESIDENTIAL<sup>1</sup> (234,589 SF)  
0.25 COMMERCIAL (39,098 SF)

1.4 TOTAL (219,315 SF<sup>13</sup>)  
1.4 RESIDENTIAL (219,315 SF<sup>13</sup>)  
0 COMMERCIAL

MIN. SIDE SETBACK

0 FT<sup>1,2</sup>

20 FT (GEORGIA AVE.)<sup>2</sup>  
8 FT (BELVEDERE BLVD.)<sup>2</sup>

MIN. REAR SETBACK

0 FT<sup>1,2</sup>

N/A

MAX. HEIGHT

70 FT<sup>1</sup>

70 FT<sup>17</sup>

MIN. LOT SIZE

ESTABLISHED BY SITE PLAN<sup>3</sup>

2.62 ACRES<sup>3</sup>

MIN. PUBLIC OPEN SPACE

10%<sup>4</sup> (11,406 SF<sup>16</sup>)

12.4% (14,197 SF)

PUBLIC BENEFIT POINTS

50 POINTS / 3 CATEGORIES<sup>5,6</sup>

90 POINTS / 1 CATEGORY<sup>7</sup>

MIN. VEHICLE PARKING SPACES REQUIRED

170<sup>8,10</sup>

187 SPACES<sup>11</sup>

MAX. VEHICLE PARKING SPACES ALLOWED

278<sup>8,9,12,13</sup>

187 SPACES<sup>11</sup>

MINIMUM BICYCLE PARKING SPACES REQUIRED

90 (LONG TERM)<sup>8,9,14</sup>  
5 (SHORT TERM)<sup>8,9,14</sup>

93 (LONG TERM)<sup>15</sup>  
8 SPACES (SHORT TERM)

FOOTNOTES:

<sup>1</sup>As approved by Local Map Amendment H-129.

<sup>2</sup>Per 59-5.3.5.B.2, [minimum] setbacks from the site boundary and maximum height are established by the Floating Zone Plan. All other setbacks are established by the site plan approval process under Section 7.3.4. Ultimate building design and placement to be determined at site plan.

<sup>3</sup>59-5.3.5.C

<sup>4</sup>Per 59-5.3.5.D.2.b If public benefits are required under Section 5.3.5.E, open space must be provided under Section 4.5.4.B.1 (for optional method) as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-4.5.4.B.1.a, for 3.01 to 6.00 acre tract with 2 ROW frontages, 10% of site required to be dedicated for open space. Per 59-4.5.4.B.1.c, Open space is public open space for non-townhouse building types.

<sup>5</sup>Per 59-5.3.5.E.1.a Development above the greater of 1.0 FAR or 10,000 SF of gross floor area in the CRTF zone requires public benefits.

<sup>6</sup>Per 59-5.3.5.E.2.a, for CRTF Zone with tract size greater than 10,000 SF.

<sup>7</sup>Per 59-4.7.3.D.6.a, 12 points are granted for every 1% of MPDUs greater than 12.5%. Any fraction of 1% increase in MPDUs entitles the applicant to an equal fraction of 12 points. 20% MPDUs proposed. 7.5% x 12 points = 90 points. Per 59-4.7.3.D.6.a a project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2.

<sup>8</sup>Per 59-5.3.5.D.1, Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-5.3.3.A.2, in the CRTF zones, only the uses allowed in the CRT zone are allowed.

<sup>9</sup>Per 59-6.2.4.B and within a Reduced Parking Area

<sup>10</sup>Per 59-6.2.3.1.2.b, The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced by an adjustment factor of 0.50 for MPDUs. Total units provided is 189 of which min. 20% (38 units) will be MPDUs.

<sup>11</sup>187 total parking provided includes the following:

- 34 total surface parking spaces
- 153 garage parking spaces (including 33 compact spaces)
- 11 accessible spaces (including 6 van accessible)
- 2 car share spaces
- 3 spaces ready to be converted to a station for electric charging vehicles

<sup>12</sup>Based on 189 total dwelling units broken down as follows:

- 1 Bedroom = 77
- 2 Bedroom = 83
- 3 Bedroom = 29

<sup>13</sup>Information provided by architect

<sup>14</sup>Per 59-6.2.4.C in Commercial/Residential zones.

<sup>15</sup>Long term bicycle parking spaces to be provided within building.

<sup>16</sup>Based upon proposed lot area of 2.6185 acres (114,063 SF).

<sup>17</sup>Per 59-4.1.7.C.2.2 a approved curb grade opposite the middle of the front of the building = 361.37' as shown. Per the project architect, the building height = 431.10' excluding the 2'-6" parapet wall per 59-4.1.7.C.3.c.

GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

NOTE: ALL PAVEMENT MARKINGS SHOWN  
ARE FOR REFERENCE ONLY AND WILL BE  
FINALIZED AT ROW PERMIT UNDER A  
SIGNING AND MARKING PLAN.

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210020  
including Approval Conditions, Development Program, and Certified Site Plan.

Developer: MHP Forest Glen, LLC  
Company Arlie Harris  
Contact Person

Address: 12200 Tech Road, Suite 250, Silver Spring, MD 20904

Phone: (301) 622-2400

Signature: \_\_\_\_\_

BLOCK A PT. PARCEL B  
L. 05632 F. 209  
2105 BELVEDERE BLVD.  
EX. USE: MULTI-FAMILY  
EX. ZONING: R-10

NO PARKING AREA  
(50' MIN. FOR FIRE  
DEPT. ACCESS)

EX. SIDEWALK TO BE  
REMOVED (TYP.)

EX. SIDEWALK TO BE  
REMOVED (TYP.)

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P.NO.8430  
EX. USE: MULTI-FAMILY  
(AMERICANA FINMARK)  
EX. ZONING: R-20  
MAX. HEIGHT: 80' FOR  
APARTMENTS

\*APPLICANT AND MCDPS MAY EXPLORE  
OTHER ALTERNATIVES TO SATISFY  
SIGHT DISTANCE REQUIREMENTS.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	660.00'	519.74'	145.07°02'	274.19'	S 64°00'48"W	508.41'
C2	40.00'	40.32'	57°45'15"	22.06'	N 64°34'08"W	38.63'





Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

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FRANK C. JOHNSON  
12/11/2020

DATE  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY  
MD DEPT. OF NATURAL RESOURCES  
COMAR 08.19.06.01

Qualified Professional Certification  
I hereby certify that the information shown hereon is  
correct and that this plan has been prepared in  
accordance with the requirements of the existing state  
and county forest conservation legislation.

OWNER:  
MHP FOREST GLEN, LLC  
C/O MONTGOMERY HOUSING  
PARTNERSHIP  
ATTN: PRAJ KASBEKAR  
1220 TECH ROAD, SUITE 250  
SILVER SPRING, MD 20904  
PHONE: (301) 622-2400

ATTORNEY:  
EMILY VAIAS  
BALLARD SPAHR, LLP  
1909 K STREET, N.W., 12TH FLOOR  
WASHINGTON, DC 20006  
PHONE: (202) 661-2239

ARCHITECT:  
GRIM AND PARKER  
ATTN: ASHISH MAYER  
11720 BELTSVILLE DRIVE  
SUITE 600  
CALVERTON, MD 20705  
PHONE: (301) 595-1000

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP JP122 WSSC 212N022

PLAT 1775

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PART OF PARCEL C  
MCKENNEY HILLS

PROJ. MGR KDJ  
DRAWN BY FCJ  
SCALE 1" = 30'  
DATE 08/18/2020

THE RESIDENCES AT  
FOREST GLEN  
FINAL FOREST  
CONSERVATION PLAN  
#820210020

L8.01

PROJECT NO. 2018.197.12  
SHEET NO. 1 OF 2

#### DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest  
Conservation Plan No. 820210020, including financial bonding, forest  
planting, maintenance and all other applicable agreements.

Developer's Name: MHP FOREST GLEN, LLC  
Company  
Praj Kasbekar  
Contact Person

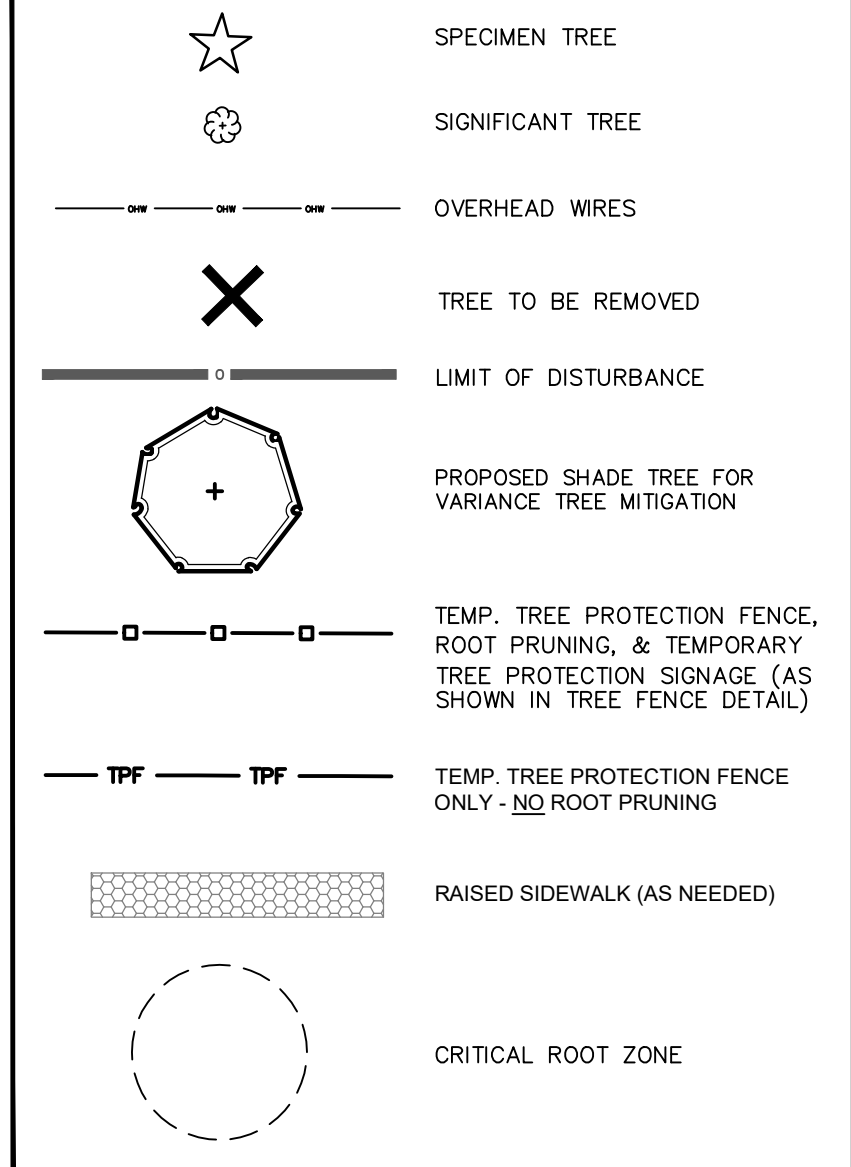
Address: 1220 Tech Rd, Suite 250 Silver Spring, MD 20904

Phone: 301-622-2400

Email: pkasbekar@mhpartners.org

Signature: \_\_\_\_\_

#### LEGEND



#### TREE TABLE

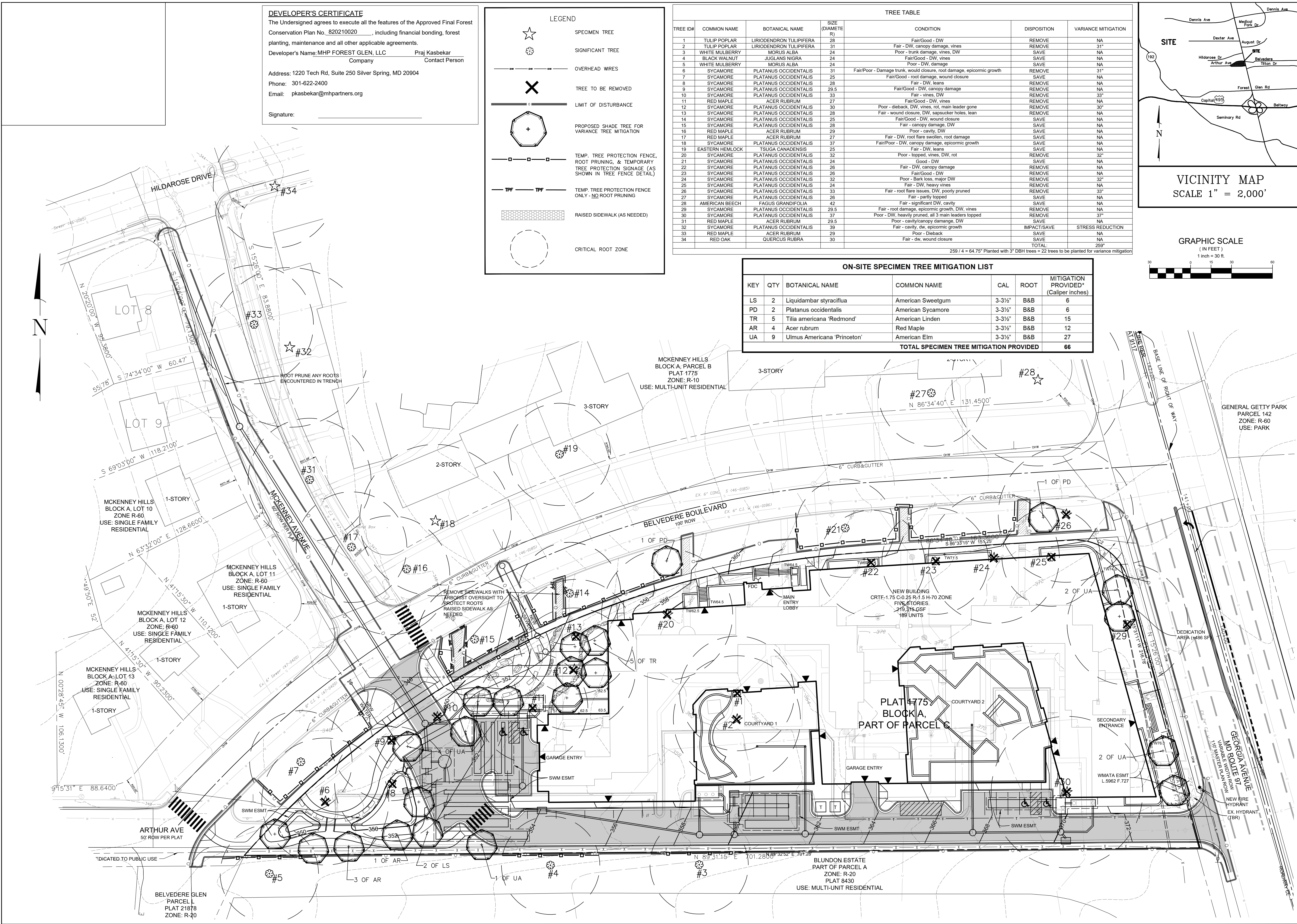
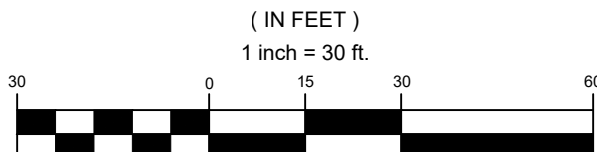
TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION	DISPOSITION	VARIANCE MITIGATION
1	TULIP POPLAR	LIRIODENDRON TULIPIFERA	28	Fair/Good - DW	REMOVE	NA
2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31	Fair - DW, canopy damage, vines	REMOVE	31"
3	WHITE MULBERRY	MORUS ALBA	24	Poor - trunk damage, vines, DW	SAVE	NA
4	BLACK WALNUT	JUGLANS NIGRA	24	Fair/Good - DW, vines	SAVE	NA
5	WHITE MULBERRY	MORUS ALBA	24	Poor - DW, damage	SAVE	NA
6	SYCAMORE	PLATANUS OCCIDENTALIS	31	Fair/Poor - Damage trunk, wound closure, root damage, epicormic growth	REMOVE	31"
7	SYCAMORE	PLATANUS OCCIDENTALIS	25	Fair/Good - root damage, wound closure	SAVE	NA
8	SYCAMORE	PLATANUS OCCIDENTALIS	28	Fair - DW, leans	REMOVE	NA
9	SYCAMORE	PLATANUS OCCIDENTALIS	29.5	Fair/Good - DW, canopy damage	REMOVE	NA
10	SYCAMORE	PLATANUS OCCIDENTALIS	33	Fair - vines, DW	REMOVE	33"
11	RED MAPLE	ACER RUBRUM	27	Fair/Good - DW, vines	REMOVE	NA
12	SYCAMORE	PLATANUS OCCIDENTALIS	30	Poor - dieback, DW, vines, rot, main leader gone	REMOVE	30"
13	SYCAMORE	PLATANUS OCCIDENTALIS	28	Fair - wound closure, DW, sapsucker holes, lean	REMOVE	NA
14	SYCAMORE	PLATANUS OCCIDENTALIS	25	Fair/Good - DW, wound closure	SAVE	NA
15	SYCAMORE	PLATANUS OCCIDENTALIS	28	Fair - canopy damage, DW	SAVE	NA
16	RED MAPLE	ACER RUBRUM	29	Poor - cavity, DW	SAVE	NA
17	RED MAPLE	ACER RUBRUM	27	Fair - DW, root flare swollen, root damage	SAVE	NA
18	SYCAMORE	PLATANUS OCCIDENTALIS	37	Fair/Poor - DW, canopy damage, epicormic growth	SAVE	NA
19	EASTERN HEMLOCK	TSUGA CANADENSIS	25	Fair - DW, leans	SAVE	NA
20	SYCAMORE	PLATANUS OCCIDENTALIS	32	Poor - topped, vines, DW, rot	REMOVE	32"
21	SYCAMORE	PLATANUS OCCIDENTALIS	24	Good - DW	SAVE	NA
22	SYCAMORE	PLATANUS OCCIDENTALIS	26	Fair - DW, canopy damage	REMOVE	NA
23	SYCAMORE	PLATANUS OCCIDENTALIS	26	Fair/Good - DW	REMOVE	NA
24	SYCAMORE	PLATANUS OCCIDENTALIS	32	Poor - Bark loss, major DW	REMOVE	32"
25	SYCAMORE	PLATANUS OCCIDENTALIS	24	Fair - DW, heavy vines	REMOVE	NA
26	SYCAMORE	PLATANUS OCCIDENTALIS	33	Fair - root flare issues, DW, poorly pruned	REMOVE	33"
27	SYCAMORE	PLATANUS OCCIDENTALIS	26	Fair - partly topped	SAVE	NA
28	AMERICAN BEECH	FAGUS GRANDIFOLIA	42	Fair - significant DW, cavity	SAVE	NA
29	SYCAMORE	PLATANUS OCCIDENTALIS	29.5	Fair - root damage, epicormic growth, DW, vines	REMOVE	NA
30	SYCAMORE	PLATANUS OCCIDENTALIS	37	Poor - DW, heavily pruned, all 3 main leaders topped	REMOVE	37"
31	RED MAPLE	ACER RUBRUM	29.5	Poor - cavity/canopy damage, DW	SAVE	NA
32	SYCAMORE	PLATANUS OCCIDENTALIS	39	Fair - cavity, dw, epicormic growth	IMPACT/SAVE	STRESS REDUCTION
33	RED MAPLE	ACER RUBRUM	29	Poor - dieback	SAVE	NA
34	RED OAK	QUERCUS RUBRA	30	Fair - dw, wound closure	SAVE	NA
				259 / 4 = 64.75' Planted with 3" DBH trees = 22 trees to be planted for variance mitigation	TOTAL: 259"	

#### ON-SITE SPECIMEN TREE MITIGATION LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	ROOT	MITIGATION PROVIDED* (Caliper inches)
LS	2	Liquidambar styraciflua	American Sweetgum	3-3½"	B&B	6
PD	2	Platanus occidentalis	American Sycamore	3-3½"	B&B	6
TR	5	Tilia americana 'Redmond'	American Linden	3-3½"	B&B	15
AR	4	Acer rubrum	Red Maple	3-3½"	B&B	12
UA	9	Ulmus Americana 'Princeton'	American Elm	3-3½"	B&B	27
TOTAL SPECIMEN TREE MITIGATION PROVIDED						66

VICINITY MAP  
SCALE 1" = 2,000'

#### GRAPHIC SCALE







## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

November 12, 2020

Mr. Mark Hollida  
Macris, Hendricks & Glasscock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
The Residences at Forest Glen  
Preliminary Plan #: 820210020  
SM File #: 286313  
Tract Size/Zone: 2.62 Acres CRTF 1.75, C-0.25  
Total Concept Area: 3.01 Acres  
Lots/Block: N/A  
Parcel(s): Part of Parcel C Mckenney Hills  
Watershed: Lower Rock Creek I

Dear: Mr. Hollida

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Microbioretention, Modular Wetland System, and a CMP Storage Array/Stormfilter or DPS approved equivalent.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

*Mr. Mark Hollida*  
*November 12, 2020*  
*Page 2 of 2*

reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: CN 286313

cc: N. Braunstein  
SM File # 286313

ESD: Required/Provided 18051 cf / 10631 cf  
PE: Target/Achieved: 2.2"/2.2"  
STRUCTURAL: 8519 cf  
WAIVED: N/A ac.

**820210020 The Residences at Forest Glen**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820210020-SP2.01.pdf V3” uploaded on/ dated “12/21/2020”,  
“08-LL-820210020-L401.pdf V4” uploaded on/ dated “12/21/2020”.

The followings need to be addressed prior to the certification of site plan:

1. Provide truck turning movement for all (especially right turn) movements.
2. Provide public sidewalk:
  - a. Use ADA compliant cover for manholes/ vaults within sidewalk;
  - b. ensure 1' of maintenance strip has been provided (including the area next to the SWM facility);
  - c. Provide at-grade driveway crossings;
  - d. All sidewalks per MC-110.01.
  - e. How does parking area connect to the sidewalk? Need 2' flat buffer at the curb where parking is proposed.
3. Provide a typical section for Belvedere Blvd per MCDOT sketch plan letter using MC-2002.03.
4. Provide unconditional sight distance analysis for the existing driveway. Please provide measurements for the designated no-parking area.
5. Street trees:
  - a. Proposed street trees along the site frontage need to be per approved major species list and spaced at 50'+/- spacing from any other trees.
  - b. Existing trees are also subject to the Roadside Tree Law and a full review of their preservation potential will be done during the permit phase.
6. Coordinate with MCDOT:
  - a. Transit, Wayne Miller and provide concrete pad and bench for the bus stop on Georgia Ave frontage.
  - b. Commuter Services Section, Beth Dennard on comment 3 of MCDOT approval letter dated March 25, 2020 for sketch plan 320200030 and provide the associated documentation.
7. Provide a note indicating no longitudinal dry utility is proposed within ROW as part of this site plan.
8. Storm drain analysis:
  - a. Re-route the proposed storm drain out of pavement.
  - b. contour labels in DAM;
  - c. downstream analysis (profiles) for three existing spans;
  - d. a structure inside and next to the Belvedere Blvd ROW or additional SD easement is required;
  - e. spread and efficiency analysis.

---

January 04, 2021

Mr. Glenn E. Cook  
The Traffic Group, Inc.  
9900 Franklin Square Drive, Suite H  
Baltimore MD 21236

Dear Mr. Cook:

Thank you for the opportunity to review the **Traffic Impact Study (TIS)** prepared by **The Traffic Group, Inc.**, dated **August 14, 2020** for the proposed **Forest Glen Apartments** development – **18APMO029XX** in located on **MD 97 – Georgia Avenue** (Mile Point: **1.89**) in **Montgomery County**, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The proposed development will consist of replacement of an existing 70-unit apartment building with a new six-story, 220-unit apartment building supported by an on-site multi-story parking garage.
- Site access is not changing from current conditions. Access to the proposed development will be via Belvedere Boulevard and Arthur Avenue.
- The following key intersections were analyzed:
  - Georgia Avenue (MD97) and Dennis Avenue
  - Georgia Avenue (MD97) and Belvedere Boulevard
  - Georgia Avenue (MD97) and Arthur Avenue
  - Georgia Avenue (MD97) and Forest Glen Road
  - Arthur Avenue and Belvedere Boulevard

Based on the information provided, please address the following comments in a point-by-point response:

**District 3 Traffic Comments (Mr. Alvin Powell):**

1. District 3 Traffic recommends that the developer evaluate installation of a crosswalk and related ADA ramps across the north leg of the intersection.
2. We also recommend that the developer evaluate the installation of a hazard identification beacon (HIB) collocated with crosswalk. The HIB would be located in the median and alert drivers along MD 97 of pedestrian activity at this location.

Mr. Glenn Cook  
SHA Tracking No.: 18APMO029XX  
Page 2 of 2  
January 04, 2021

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. Please reference the SHA tracking number on any future submissions.

Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov) or [shaamdpermits@mdot.maryland.gov](mailto:shaamdpermits@mdot.maryland.gov).

Sincerely,



for Erica Rigby,  
Acting District Engineer, District 3, SHA

ER/jwm

cc: Ms. Natasha Aidoo, SHA District 3 Traffic  
Mr. Matthew Folden, Montgomery Planning  
Mr. Derek Gunn, SHA District 3 Traffic  
Mr. Donald R. Hague, MH Partners Inc.  
Mr. Praj Kasbekar, MH Partners Inc.  
Ms. Amy Lindsey, Montgomery Planning  
Mr. Alvin Powell, SHA District 3 Traffic  
Mr. Kwesi Woodroffe, SHA District 3 Regional Engineer

*Peter A. Frandsen*  
*9900 Georgia Avenue #302*  
*Silver Spring, Maryland 20902-5242*

January 21, 2021

MNCPPC  
Development Applications and  
Regulatory Development Commission  
Montgomery Planning  
2425 Reedy Drive, 14th Floor  
Wheaton, MD 20902

Re: Site Plan 820210020  
Residences at Forest Glen

Dear Sirs,

I have been a resident of Wheaton, Maryland, since 1965 and have lived at the Americana Finnmark Condominium at Forest Glen since 1980.

I have reviewed some of the public filings for the proposed Residences at Forest Glen located at 2106 Belvedere Boulevard (a/k/a 9920 Georgia Avenue), Site Plan 820210020. The Americana Finnmark Condominium is immediately south of the Residences; in fact, the two properties share a long common east-west line border along now-closed Arthur Avenue.

The proposed gated housing project does not have enough parking spots for automotive vehicles used by the residents of the new project. The extra vehicles will adversely impact the existing residential



neighborhood which is already under stress. I say this despite the fact that the project may have the minimum number of spots required by zoning. More are needed.

A review of the documents shows the following habitation calculations for the new apartment building:

78 units x 1 bedroom = 78 bedrooms

82 units x 2 bedroom = 164 bedrooms

29 units x 3 bedroom = 87 bedrooms

There will be a total of 189 units with a total of 329 bedrooms.

The plans show that only 189 tenant parking spaces will be provided. That number of spaces is clearly inadequate for the modern suburban vehicle-based culture. It is completely unreasonable to assume there will be only one vehicle per unit. Everyday experience shows everyone that even one bedroom units may have more than one car if occupied by a couple. Multi-bedroom units are almost certainly going to have more than one car per unit. This is further proved by the fact that the developers have stated that they expect multigenerational families to occupy multi-bedroom units. Those multi-bedroom units will most certainly have more than one car per unit. Most all those residents will need a car to get to work and for other necessities at some time or another. Any assumptions about the future use of public transportation will have to take into account the Covid 19 virus which has significantly changed ridership patterns and levels.

The question is where will all the cars go when they are parked? The neighborhood already suffers from overflow parking from existing units. The appearance of traffic cones by residents of the surrounding single-family homes to save street parking spots shows the stress. The problem is further exacerbated by cars parked by non-local commuters using the nearby Forest Glen metro subway. Vehicles are parked right up to the northwest gate of Americana Finnmark (intersection of Arthur Avenue and Belvedere Boulevard). Enforcement of parking restrictions on public streets by the County is lax and needs to be substantially stepped up.

This new development will throw much more traffic at the northwest Finnmark gate and into the adjacent neighborhood. This is especially true because Arthur Avenue has been recently closed off from connecting Belvedere Boulevard and Georgia Avenue. (The strip of property is owned by MHP Forest Glen, but the public has used the road as a vehicular and pedestrian thoroughway for at least 30 years and likely since the time the original existing buildings were built in 1947. The road is still marked by public street and traffic control signs. A public easement has probably been established by decades of unrestricted and public use.) Any vehicle exiting the gated property and wishing to make a left turn onto Georgia Avenue (to go northbound to Wheaton) will have to exit the property at Arthur Avenue and proceed from there.

The residential streets to the west and north of the property are narrow and will become even narrower with all the additional parked cars. As it is there is not even a sidewalk on the Belvedere Boulevard between Arthur and McKenney Avenues. That area is poorly drained with ponding water after moderately heavy precipitation.

Pedestrian traffic attempting to get to Georgia Avenue will no longer be able to use Arthur Avenue putting pressure on Americana Finnmark as more pedestrians cut through Finnmark property.

The traffic impact study completed by The Traffic Group and dated November 7, 2019 and filed November 11, estimates that most of the resident traffic will be by far by motorized vehicle and not pedestrian. This additional vehicular traffic will adversely affect the neighborhood despite claims suggesting that most residents will walk to the metro subway station. Of course, it remains to be seen what ridership levels will be even after controlling the corona virus.

Another interesting observation is the Circulation Plan drawing filed November 26, 2019. The plan shows the west end of the former Arthur Avenue as restricted access, but shows access to the private Finnmark property as unrestricted! The Finnmark property cannot handle any of the traffic load generated by the new development. In any event Finnmark's northwest entrance is gated and closed to the public. All the traffic will be thrown upon narrow Arthur Avenue and Belvedere Boulevard.

The development falls within the purview of the Forest Glen Sector Plan 1996. The developers state in their Justification Statement and Narrative (page 7) filed with Montgomery Planning: “The Project is consistent with the Sector Plan, which prioritizes the existing character of Forest Glen West by recommending the retention of the neighborhood’s residential zoning through three main plan objectives.” The statement extols the residential and green nature of the neighborhood. Ironically, Montgomery Planning is proposing to revise that Sector plan and recommend zoning height changes to allow two 12 story buildings that will completely ruin the residential character of the neighborhood. All the proposed development will eliminate the residential nature of the neighborhood. The Forest Glen area, including the Metro subway station has always been viewed as a low-density residential area. What makes the area so desirable will be destroyed forever purely for the sake of development.

To add insult to injury the beautiful old trees on the property will have to be cut down for construction. Those old trees complemented the old ones located on the Finnmark property to the south and the rest of the neighborhood to the north and west. They cannot be replaced.

Very truly yours,

/s/

Peter A. Frandsen

By email: [Amy.Lindsey@montgomeryplanning.org](mailto:Amy.Lindsey@montgomeryplanning.org)