



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

MCPB No. 21-017
Site Plan No. 820210020
Residences at Forest Glen
Date of Hearing: February 18, 2021

FEB 23 2021

RESOLUTION

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

WHEREAS, on September 28, 2020, MHP Forest Glen, LLC ("Applicant") filed an application for approval of a site plan to develop up to 219,315 square feet of residential development, with up to 189 units on 2.63 acres of CRTF-1.75, C-0.25, R-1.5, H-70 zoned-land, located at the southwest quadrant of the Georgia Avenue and Belvedere Boulevard intersection ("Subject Property"), in the 2020 Forest Glen/Montgomery Hills Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820210020, Residences at Forest Glen ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 8, 2021, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 14, 2021, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820210020 for up to 219,315 square feet of residential development, with up to 189 units on the Subject Property, subject to the following conditions:¹

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.

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 25 percent MPDUs consistent with the requirements of Chapter 25A and the applicable Master Plan. The Applicant is receiving a 35 percent density bonus for providing 25 percent MPDUs.
- b) Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.

¹ For the purpose 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.

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 foot-candles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

9. Forest Conservation

The development must comply with the Final Forest Conservation Plan (FFCP).

- 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 Stormwater Management easements and facilities.

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 the 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 a minimum of 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 in its letter dated - 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.

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, mailbox pad sites, fences, railings, private roads and sidewalks, private utilities, paths, and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. 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, 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.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Residences at Forest Glen, 820210020, submitted via ePlans to the 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 having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

- 1. The development 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.

- 2. The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

This section is not applicable; the Property was not associated with any development plan or schematic development plan in effect on October 29, 2014.

3. *The development satisfies 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.*

This section is not applicable; the zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Use Standards

Multi-unit living is a permitted use in the CRTF Zone with no applicable use standards.

b. Development Standards

The Subject Property includes approximately 2.63 acres zoned CRTF 1.75, C-0.25, R-1.5, H-70. The Application satisfies the applicable development standards as shown in the following data table:

Data Table 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		
Prior Dedication		41,844 sf
Proposed Dedication	n/a	486 sf
Site Area (Tract Area – Dedications)		114,063 sf
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

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. The following table shows the Applicant's proposed public benefits in the Diversity of Uses and Activities category.

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

Diversity of Uses and Activities—Moderately Priced Dwelling Units

The project provides 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:

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

c. General Requirements

Site Access

As conditioned, the Project provides safe, adequate, and efficient circulation, parking, and loading for cars, trucks, pedestrians, and bicyclists and integrates the project into the surrounding area. Access is proposed via a private drive aisle that extends from the existing curb cut

on Georgia Avenue through the Property to terminate opposite McKenney Avenue.

Parking, Queuing, and Loading

Parking, queuing, and loading will be provided in an adequate, safe, and efficient manner. As demonstrated in the table below, the Site Plan provides an adequate number of parking, queuing, and loading spaces for the proposed uses. The project has two (2) garage-entry points along the drive aisle and includes surface parking through the aisle.

Parking and Loading		
Parking	Spaces Required	Spaces Provided
Vehicle Parking		
1 bedroom (61)	61 min/61 max	
2 bedroom (65)	65 min/82 max	
3 bedroom (23)	23 min/46 max	
MPDU 1 bedroom (16)	8 min/8 max	
MPDU 2 bedroom (18)	9 min/12 max	
MPDU 3 bedroom (6)	3 min/6 max	
 Total Units (149 Market rate; 40 MPDUs)	 (169 min/ 215 maximum)	 187
 Bicycle Parking (Long Term/ Short Term) 189 units	 (90/5) 95	 (93/8) 101

Open Space and Recreation

The Project will provide the required minimum 10% Public Open Space. The Applicant is meeting this requirement through designation of 12.4% of the Property in two spaces. 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.

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 development meets 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.

General 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.

As shown in the Development Standards table and findings above, the proposed Site Plan meets all the applicable use standards, development standards of Division 4.5. of the Zoning Ordinance, and the general development requirements of Article 6 of the Zoning Ordinance.

5. The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

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 microbioretention facilities, a modular wetland system, and structural underground filters.

b. Chapter 22A, Forest Conservation

The Board finds that as conditioned the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The Final Forest Conservation Plan (FFCP No. 820190130) is being reviewed as part of the Site Plan. The Final Forest Conservation Plan is consistent with the Preliminary Forest Conservation Plan and includes mitigation for the removal of specimen trees. There is no forest on-site and the Applicant will meet the 0.475-acre afforestation requirement either in an off-site forest mitigation bank or by payment of fee-in-lieu.

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

As conditioned, the Site Plan provides adequate, safe, and efficient parking and circulation patterns. The Project provides structured parking, wrapped with dwelling units and amenities, and shielded from view of the street and neighboring buildings.

Both courtyards are 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 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. The Site Plan provides adequate open space and site amenities, circulation patterns, streetscape improvements, safe pedestrian environments, and adequate building massing consistent with the zone.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Project substantially conforms to the recommendations of the 2020 *Forest Glen/Montgomery Hills Sector Plan*. The only Property-specific recommendations in the Sector Plan are as follows:

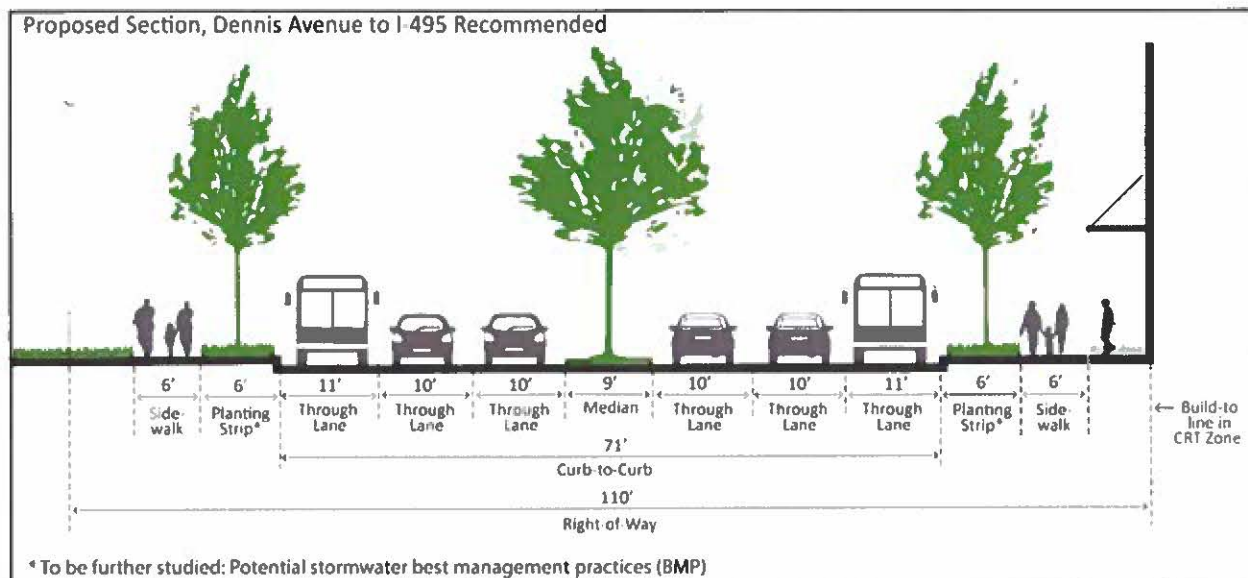
- Protect or enhance existing tree buffer along Belvedere Boulevard to the maximum extent possible.
- To the maximum extent possible, incorporate the oldest healthiest trees into the design of the redevelopment project.

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 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.

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.



8. *The development 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.*

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, the Applicant will upgrade and construct pedestrian connections along each of the three segments surrounding the structure. Along Georgia Avenue, the Applicant will construct a new sidewalk with a wider furnishing zone, consistent with guidance within the Sector Plan, which will foster a more comfortable space for people walking parallel to high speed multimodal traffic along the major highway.

Additionally, the Applicant will 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 will 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 along the Georgia Avenue property frontage.

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. The table below, which has been revised from the Applicant's study, shows the projected new vehicle trips generated by the Site Plan.

Vehicular Trip Generation

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

(Source: ITE, 10th 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. The table below shows the conceptual plan's multimodal trip generation, which was revised from the submitted study to account for the relevant credits.

Multimodal Trip Generation

Multimodal Trip Generation (LATR Guidelines, Kensington Wheaton Policy Area)	Percentage	AM	PM
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
Net New Person Trips	100%	96	122
Pedestrian Adequacy Test Required? (Are non-motorized + transit trips ≥ 50 ?)		No	No
Bicycle Adequacy Test Required? (Are non-motorized trips ≥ 50 ?)		No	No
Transit Adequacy Test Required? (Are transit trips ≥ 50 ?)		No	No

(Source: ITE, 10th 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 the table below, 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.

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.

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:

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
TOTAL	189		47		21		27

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:

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	47
Middle	1,270	1,528	83.1%	563	21
High ²	1,493	1,629	91.7%	461	27

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

² 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.

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:

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	47
Sligo MS	751	941	79.8%	+190	379	21

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 which 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.

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 this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and


BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is FEB 23 2021 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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 Verma, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, February 18, 2021, in Wheaton, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board