



8015 Old Georgetown Road Sketch Plan Amendment No. 32019010A, Preliminary Plan Amendment No. 12016022B & Site Plan Amendment No. 82020013A

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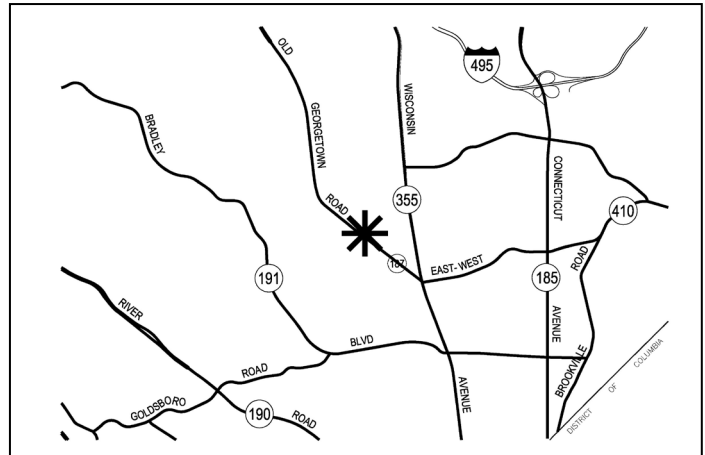
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Description

Completed: 7.09.2021

- Sketch Plan Amendment: Request to reduce previously approved maximum density from 320,000 square feet to 316,500 square feet, comprising an increase in commercial density of up to 82,270 square feet, and up to 234,230 square feet of residential density, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet
- Preliminary Plan Amendment: Within the previously approved 297 units, request to decrease residential units from 297 to 224 units and the addition of up to 82,270 square feet of commercial uses for up to 73 live/work units and common commercial areas.
- Site Plan: Within the maximum previously approved density of 316,500 square feet, increase commercial density up to 82,270 square feet, including up to 76,270 square feet for 73 live/work units and up to 6,000 square feet of shared commercial working space, and a reduction in residential density from 316,500 to 234,230 square feet, including 224 residential units with 15% MPDUs, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet and related PIP payment
- Current use: church, parking lot, and detached single family home
- Located on the north quadrant of the intersection of Old Georgetown Road and Glenbrook Road
- 2.52 acres zoned CR 2.5 C 0.75 R 1.75 H-120 & the Bethesda Overlay Zone, 2017 *Bethesda Downtown Sector Plan*
- Applicant: JLB Realty, LLC
- Acceptance date: June 1, 2021



Summary

- Staff recommends approval of the Sketch, Preliminary, and Site Plan amendments with conditions.
- In June of 2019, the Planning Board approved Sketch Plan 320190100 to allow a maximum of 320,000 square feet of multi-family residential development with a maximum allocation of BOZ density of 128,036 square feet.
- In July of 2020, the Planning Board approved Preliminary Plan 12016022A and Site Plan 820200130 to create one lot for a multi-family residential development with a maximum density of 316,500 square feet for up to 297 residential dwelling units.
- Subsequent to the Sketch Plan approval, the Sketch Plan was appealed to the Montgomery County Circuit Court. The Project continued the entitlement process during the Circuit Court's review. On August 28, 2020, the Circuit Court concluded that, pursuant to Section 59.4.9.2.C.2.ii.A of the Montgomery County Zoning Ordinance, the Sketch Plan's utilization of BOZ density was invalid, resulting in the need to amend Sketch, Preliminary, and Site Plan approvals.
- The Amendments include an increase in commercial space, a reduction in residential space and a decrease in the allocation of Bethesda Overlay Zone density, reducing Park Impact Payment to \$62,701.72. MPDU density is not included in the PIP calculation.

SECTION 1: RECOMMENDATION AND CONDITIONS

Sketch Plan Amendment No. 32019010A

Staff recommends approval of Sketch Plan Amendment No. 12016022A to reduce previously approved maximum density from 320,000 square feet to 316,500 square feet, comprising an increase in commercial density of up to 82,270 square feet, and up to 234,230 square feet of residential density, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet. 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 condition.

Modified Condition

1. Density

The Sketch Plan is limited to a maximum of ~~320,000~~ 316,500 total square feet of residential development. The maximum number of dwelling units and use mix will be determined at Preliminary Plan. The maximum density includes an allocation of up to ~~128,036~~ 42,266 square feet of density from the Bethesda Overlay Zone (BOZ) density. The final square footage and BOZ allocation will be determined at Site Plan.

Preliminary Plan Amendment No. 12016022B

Staff recommends approval of Preliminary Plan Amendment No. 12016022B to decrease residential units from 297 to 224 units and the additional of up to 82,270 square feet of commercial uses for up to 73 live/work units and common commercial areas. 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.

Modified Conditions

1. This Preliminary Plan is limited to one (1) lot for up to 316,500 square feet of total development, for a ~~multi-family residential-mixed-use~~ building with a maximum of ~~297~~ 224 multi-family dwelling units and up to 82,270 square feet of commercial uses, including 73 live/work units and 6,000 square feet of common commercial space.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated May 12, 2020 and confirmed on July 1, 2021, and incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

Site Plan No. 82020013A

Staff recommends approval of Site Plan No. 82020013A, to allow within the previously approved maximum density of 316,500 square feet an increase in commercial density up to 82,270 square feet, including for up to 76,270 square feet for 73 live/work units and up to 6,000 square feet of shared commercial working space, and a reduction in residential density from 316,500 to 234,230 square feet, including 224 residential units, with 15% MPDUs, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet and related PIP payment. 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.

Modified Conditions:

1. Sketch Plan Conformance

The development must comply with the binding elements and conditions of approval for Sketch Plan No. 320190100 as listed in MCPB Resolution No. 19-108, and any subsequent amendments.

3. Density

The Site Plan Amendment is limited to a maximum of 316,500 square feet of mixed-use density including up to 82,270 square feet of commercial development for up to 73 live work units, and up to 234,230 square feet of residential development ~~on the Subject Property, including for~~ up to ~~297~~24 dwelling units including a minimum of 15% MPDUs.

5. Bethesda Overlay Zone Density

- a. The Planning Board approves ~~124,536~~ 42,266 square feet of Bethesda Overlay Zone (BOZ) density for this Application.
- b. Per Section 59.4.9.2.D.4 of the Zoning Ordinance, the Applicant must have a building permit application accepted by MCDPS that includes the core and shell of the principal building within two years of the mailing date of the Planning Board's Resolution for this Site Plan Amendment. Within two years of MCDPS accepting the building permit application, the Applicant must obtain the building permit. The deadlines may not be extended. If the Applicant fails to comply with any of the deadlines in this condition, the entire Site Plan approval is revoked.
- c. In the event the final allocation of density from the BOZ is less than the approved amount, the Applicant may apply to reduce the allocation of density from the BOZ through a minor amendment.

6. Park Impact Payment

The Applicant must pay to the M-NCPPC a Park Impact Payment of ~~\$974,253.32~~ 62,701.72, prior to release of the first above-grade building permit, or as may be adjusted through a minor amendment as set forth in Condition 5.c above.

7. Moderately Priced Dwelling Units (MPDUs)

The Planning Board has reviewed and accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated May 12, 2020 and confirmed on June 29, 2021, and incorporates them as conditions of the Site Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan Amendment approval.

8. Public Benefits

d. Protection and Enhancement of the Natural Environment

- i. Building Lot Terminations (BLTs) – Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of ~~0.5358~~ 0.6229 BLTs to MCDPS and M-NCPPC staff.

- ii. Cool Roof - The Applicant must install a cool roof, having a minimum solar reflectance index of 75, covering a minimum of 30,000 square feet of roof area, as shown on the Certified Site Plan Amendment.

10. Public Open Space, Facilities, and Amenities

- a. The Applicant must ~~construct the streetscape~~ install the standard Bethesda Streetscape improvements, including the undergrounding of utilities, along the Property's frontage on Old Georgetown Road and Glenbrook Road, ~~consistent with the 2019 Bethesda Streetscape Standards~~.
- b. The Applicant must provide a minimum of 8,775 square feet of public open space, as illustrated on the Certified Site Plan Amendment.
- c. Before the issuance of the final residential Use and Occupancy Certificate, all public open space areas on the Subject Property must be completed.

New Condition:

23. Occupancy Provisions

- a. The 73 units designated as live/work on the Certified Site Plan Amendment must each be restricted to commercial and residential uses.
- b. The 73 live/work units cannot include any MPDUs that count toward the 15% MPDU requirement.
- c. Commercial usage of the live/work units must be included in lease agreements. A copy of the live/work lease agreement must be provided to staff prior to final Use and Occupancy permit for the residential units.
- d. No on-site parking will be reserved for clients, customers, or colleagues of the 73 units designated as live/work.
- e. Live/work tenants will be informed that clients, customers, and colleagues should not visit such that they would be traveling during morning and evening peak hours by the management company.
- f. Prior to Certified Site Plan Amendment:
 - i. The Applicant must enter into a covenant with the Planning Board reflecting the commercial use restriction in a form approved by the M-NCPPC Office of General Counsel;
 - ii. The covenant must be recorded in and among the Land Records of Montgomery County; and
 - iii. The Book/Page reference must be included on the Certified Site Plan Amendment.

SECTION 2: SITE DESCRIPTION

The Property is 2.52 acres in size, zoned CR 2.5, C 0.75, R 1.75, H-120 within Bethesda Overlay Zone, with frontage on Old Georgetown Road, Glenbrook Road, and Rugby Avenue. The Site is within the Battery Lane District of the 2017 *Bethesda Downtown Sector Plan* (Sector Plan) and is located outside the Bethesda Parking Lot District (PLD). The Property is currently improved with the former Christ Evangelical Lutheran Church, consisting of a church building and adjoining three-story community building, three single-family detached houses used for a child daycare and other community purposes, and a surface parking lot. There is a gradual change in topography on-site that rises approximately 14 feet from the corner of Old Georgetown Road and Glenbrook Road to Rugby Ave.

The vicinity contains a mix of land uses including established single-family residential neighborhoods located directly north of the Site and across Old Georgetown Road to the south. Farther north along Battery Lane are garden apartments and higher-density multi-family developments and the campus of the National Institutes of Health (NIH). To the west is the Bethesda Chevy Chase Rescue Squad. To the east is an 8-story commercial building and the beginning of the Woodmont Triangle District that is comprised of lower- to higher-density office, retail, and residential mixed-use development.

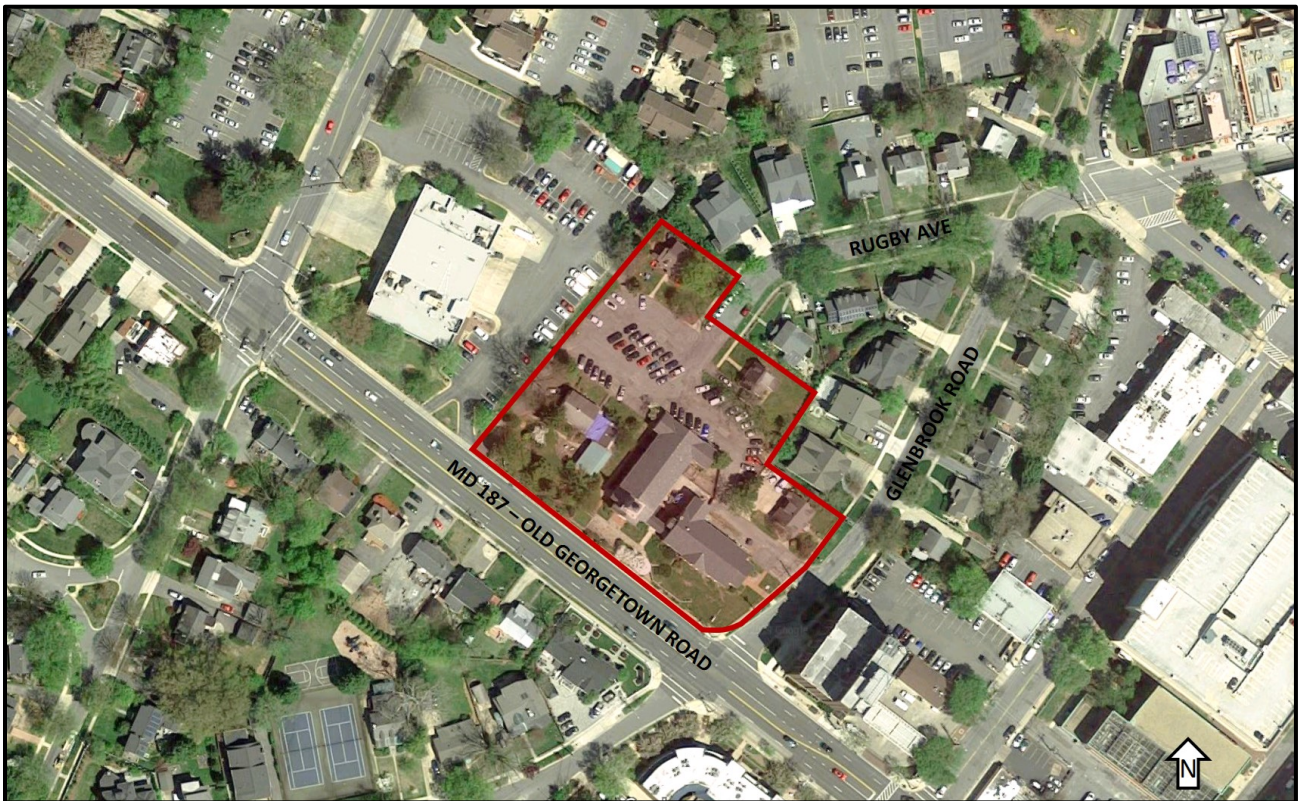


Figure 1 – Aerial Map

The Property does not contain any forest, streams, or environmental buffers. There are no known rare, threatened, or endangered species on-site; there are no 100-year floodplains, stream buffers, or wetlands on-site. There are no historic properties on-site.

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

In June of 2019, the Planning Board approved Sketch Plan 320190100 (MCPB No. 19-108) to allow up to 320,000 square feet of multi-family development with an allocation of up to 128,036 square feet of BOZ density.¹

In July of 2020, the Planning Board approved related Preliminary and Site Plans to create one (1) lot for a multi-family residential development with a maximum density of 316,500 square feet for residential uses (up to 297 residential dwelling units) on 2.52 tract acres or 109,771 square feet, zoned CR 2.5, C 0.75, R 1.75, H-120 and Bethesda Overlay Zone. The total density included up to 124,536 square feet of Bethesda Overlay Zone density. The Preliminary Plan required dedication on Old Georgetown Road, Glenbrook Road, and Rugby Avenue to accommodate master planned rights-of-way and streetscape improvements per the Sector Plan and Bethesda Streetscape guidelines. This approval also extended the validity period by one year (from 2022 to January 2023) to allow additional time to address the newly recommended conditions.

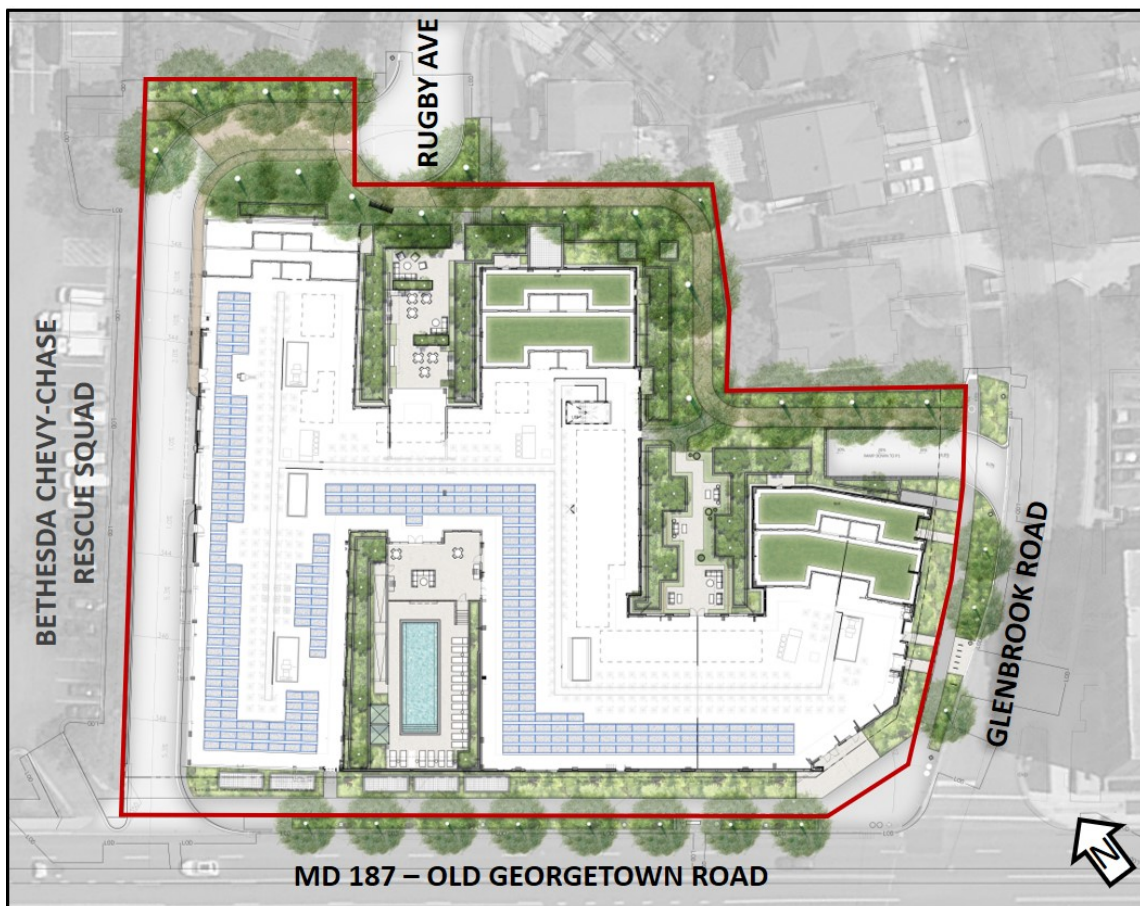


Figure 2 – Previously approved Site Plan

¹ Prior to the adoption of the 2017 *Bethesda Downtown Sector Plan*, the County Council approved Zoning Application No. G-864 by Resolution No. 16-1540. This approval reclassified the Property from the R-60 zone to the PD-44 zone, subject to the binding elements and requirements of the approved Development Plan. Subsequently, the Planning Board approved Preliminary Plan 120160220, and Site Plan 820160090 to allow the Property to redevelop with a 53,000 square-foot church/community center building with a maximum height of 76 feet, and a 145,863 square-foot multi-family residential building containing a maximum of 107 units and with a maximum height of 94 feet. Given the rezoning of the Property implemented through the *Bethesda Downtown Sector Plan*, the Property is no longer subject to the Development Plan and the Project has been conditioned to submit a letter of withdrawal for the Development Plan.

Subsequent to the Sketch Plan approval by the Planning Board, the Sketch Plan was appealed to the Montgomery County Circuit Court (Circuit Court). While the appeal was under review, the Applicant continued with the development review process, receiving Preliminary and Site Plan approval in July of 2020. On August 28, 2020, the Circuit Court concluded that, pursuant to Section 59.4.9.2.C.2.ii.A of the Montgomery County Zoning Ordinance, the Project could not utilize density from the Bethesda Overlay Zone (BOZ) without first using all mapped density (commercial and residential) allowed by the Property's zoning. The proposed amendments to the Sketch, Preliminary, and Site Plan are intended to correct the use of density to utilize all mapped commercial and residential density to allow the use of the BOZ density.

KEY PLAN

LIVE WORK UNITS
SHARED COMMERCIAL WORKING SPACE

1st Floor

LIVE WORK UNITS - 12,703 GSF
SHARED COMMERCIAL WORKING SPACE - 2,205 GSF

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 0000000000, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: LA REALTY LLC
Contact Person: LAURENCE WILSON
Address: 200 WASHINGTON AVENUE, SUITE 200, WASHINGTON, DC 20004
Phone: 202-123-4567
Signature: [Signature] Date: 06.05.19

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.

Licenses No.: 13089
Expiration Date: 4/1/2022

1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Figure 3 – First floor layout showing live/work and shared commercial space

SECTION 4: SKETCH PLAN AMENDMENT 32019010A

ANALYSIS AND FINDINGS

The Planning Board approved Sketch Plan No. 320190100 (MCPB No. 19-108) to allow up to 320,000 square feet of multi-family development with an allocation of up to 128,036 square feet of BOZ density with a future Park Impact Payment (PIP).

Sketch Plan Amendment 32019010A proposes, within the maximum previously approved density of 316,500 square feet, to increase commercial density up to 82,270 square feet, and reduce residential density from 316,500 to 234,230 square feet, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet. Except as modified below, the Amendment does not alter the intent, objectives, or requirements in the originally approved Site Plan and as previously amended, and all findings remain in effect.

1. *Meet the objectives, general requirements, and standards of this Chapter;*

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

Table 1 – Sketch Plan 32019010A Data Table

Section 59.4	Development Standard	Permitted/ Required	Approved w/ 320190100	Proposed w/ 32019010A
	Tract Area per Zone			
	CR 2.5 C-0.75 R-1.75 H-120	n/a	109,694 sf (2.52 ac)	109,694 sf (2.52 ac)
	Prior Dedication	n/a	22,562 sf (0.52 ac)	22,562 sf (0.52 ac)
	Proposed Dedication	n/a	7,330 sf (0.17 ac)	7,330 sf (0.17 ac)
	Site Area sf (acres)	n/a	79,802 sf (1.83 ac)	79,802 sf (1.83 ac)
	Residential Density sf (FAR)	191,964 sf (1.75)	191,964 sf (1.75) ¹	191,964 sf (1.75)
	Commercial Density sf (FAR)	82,270 sf (0.75)	0 sf	82,270 sf (0.75)
	Bethesda Overlay Zone Density	n/a	128,036 sf (1.17)	42,266 sf (0.39)
	Total sf (FAR)		320,000 sf (2.92)	316,500 sf (2.89)
	Building Height			
	CR 2.5 C-0.75 R-1.75 H-120	110 feet	90 feet	90 feet
	Public Open Space (min)	10%	10% (sf)	10% (sf)
	Minimum Setbacks	0	0	0
	Green Cover	35%	35% ²	35% ¹

¹ The *Bethesda Downtown Sector Plan* allows developments that provide renewable energy infrastructure to provide less than 35% green cover. The Applicant is proposing to provide 21% of green cover through green roof, canopy cover, and the remaining 14% through solar panel installation.

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

As amended, the Project remains in conformance with the 2017 *Bethesda Downtown Sector Plan* recommendations for the Property. The inclusion of commercial density for live/work units will enhance the area and provide flexibility for change in the working environment.

SECTION 5: PRELIMINARY PLAN AMENDMENT 12016022B

ANALYSIS AND FINDINGS

The Planning Board approved Preliminary Plan 12016022A (MCPB 20-052) to create one (1) lot for a multi-family residential development with a maximum density of 316,500 square feet for residential uses (up to 297 residential dwelling units) on 2.52 tract acres or 109,771 square feet, zoned CR 2.5, C 0.75, R 1.75, H-120 and Bethesda Overlay Zone.

Preliminary Plan Amendment 12016022B proposes to decrease residential units from 297 to 224 units and introduce commercial units in the amount of 73 live/work units. Except as modified below, the Amendment does not alter the intent, objectives, or requirements in the originally approved Site Plan and as previously amended, and all findings remain in effect.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

Transportation

The Preliminary Plan Amendment will not generate additional net new person trips beyond what was previously analyzed and approved for Preliminary Plan 12016022A. As conditioned, the live-work units will not be provided reserved on-site parking for clients, customers, or colleagues and live/work tenants will be informed that clients, customers, and colleagues should not visit such that they would be traveling to and from the Site during the morning and evening peak hours (6:30 AM – 9:30 AM, 4:00 PM-7:00 PM). These measures ensure that no additional trips will be generated by the live/work units during the peak travel periods when compared to the previously evaluated and approved residential units. In fact, this may be a conservative estimate as residential units, which is what was evaluated previously, are estimated to generate net new trips during peak periods as part of common commuting patterns.

SECTION 6: SITE PLAN 82020013A

The Planning Board found that Site Plan No. 820200130 was consistent with both Sketch Plan 32019010A and Preliminary Plan 12016022A, met the requirements of the CR 2.5, C 0.75, R 1.75, H-120' and Bethesda Overlay Zones; satisfied Forest Conservation and water quality requirements and complied with other applicable regulatory requirements. The Planning Board further determined that the Project was compatible with other uses and other site plans when considering existing and proposed adjacent development.

The Amendment complies with the general requirements and development standards of the Zoning Ordinance, Subdivision Regulations and substantially conforms with the goals and recommendations of the 2017 Bethesda Downtown Sector Plan. The elements of the proposed Site Plan Amendment No. 82020013A remain consistent with the original findings, as modified to reallocate residential density for commercial density to allow 73 live work units and 224 residential units, and decrease the requested BOZ density and related PIP payment. Except as modified below, the Amendment does not alter the intent, objectives, or requirements in the originally approved Site Plan and as previously amended, and all findings remain in effect.

2. *To approve a Site Plan, the Planning Board must find that the proposed development:*

- d. *satisfies applicable use standards, development standards, and general requirements under this Chapter;*
- i. *Division 4.5. Commercial/Residential Zones*

Development Standards

The Tract is approximately 2.52 tract acres or 109,771 square feet, zoned CR 2.5, C 0.75, R 1.75, H-120', and is within the Bethesda Overlay Zone. The following Data Table shows the Application's conformance to the development standards of the zone.

Table 2: Project Data Table (Section 59.4)			
Development Standard	Permitted/ Required	Approved w/ 820200130	Proposed w/ 82020013A
Tract Area (Square Feet/ Acres) CR 2.5, C 0.75, R 1.75, H-120 Total Tract Area	n/a	109,694 sf (2.52)	109,694 sf (2.52)
Site Area (Square Feet/ Acres) Prior Dedication Proposed Dedication Site Area	n/a	22,562 sf (0.52) 7,330 sf (0.17) 79,802 sf (1.83)	22,562 sf (0.52) 7,330 sf (0.17) 79,802 sf (1.83)
Residential Density (GFA/ FAR)	191,964 sf (1.75)	191,964 sf (1.75)	191,964 sf (1.75)
Commercial Density (GFA/ FAR)	82,270 sf (0.75)	0 sf (0)	82,270 sf (0.75)
Total Mapped Density (GFA/FAR)	Residential 191,964 sf (1.75) Commercial 82,270 sf (0.75) Total 274,235 sf (2.5)	191,964 sf (1.75) 0 sf (0) 191,964 sf (1.75)	191,964 sf (1.75) 82,270 sf (0.75) 274,235 sf (2.5)
MPDU Density (GFA/FAR)	15%	15% (45 units) 36,607 sf (0.33)	15% (45 units) ³ 36,607 sf (0.33)
Bethesda Overlay Zone Density (GFA/ FAR)	n/a	124,536 sf (1.14)	42,266 sf (0.39)
Total GFA/ FAR	n/a	316,500 (2.89)	316,500 (2.89)
Building Height	120 feet	90 feet	90 feet
Public Open Space (min)	10%	11% (8,775 sf)	11% (8,775 sf)
Green Cover	35%	Tree Cover 14,905 sf Green Roof 7,572 sf Solar Array 5,500 sf Total 35% (27,977 sf)	Tree Cover 14,905 sf Green Roof 7,572 sf Solar Array 5,500 sf Total 35% (27,977 sf)
Minimum Setbacks	Front: n/a Side: n/a Rear ² : 30'	Front: 0 Side: 22' (western) 0' (eastern) Rear ² : 30'	Front: 0 Side: 22' (western) 0' (eastern) Rear ² : 30'

¹ Sketch Plan 320190100 approved the use of a solar array as a 1 to 1 substitute for Green Cover per Bethesda Downtown Sector Plan recommendations to allow projects proposing onsite energy generation to alter the 35% green cover recommendation.

² Residential Compatibility Standards per Section 59.4.8.1.A apply. Rear setback is based on 1.5 times the minimum rear setback for the abutting residential zone (R60).

³ 15% MPDUs are based off total units (224 residential units + 73 live work units = 297 units), resulting in 45 units, however, per DHCA live work units cannot be counted as MPDUs.

The parking remains unchanged from the original approval as the live/work unit parking rate remains the same as the residential unit

ii. *Division 4.7. Optional Method Public Benefits*

Site Plan 820200130 approved a total of 108.84 public benefit points from four categories. With this Amendment, the Applicant is revising the calculation for Building Lot Termination within the Protection of Natural Environment category, as it was determined the original calculation utilized an incorrect methodology.

Table 3: Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Approved w/ 820200130	Proposed w/ 82020013A
59.4.7.3C: Connectivity and Mobility			
Minimum Parking ¹	20	3.56	3.56
Through-Block Connections ¹	30	20	20
59.4.7.3D: Diversity of Uses and Activities			
Enhanced Accessibility	10	5	5
59.4.7.3E: Quality of Building and Site Design			
Exceptional Design ¹	30	15	15
Architectural Elevations ¹	30	30	30
Structured Parking	20	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment			
BLTs	30	4.82	5.61
Cool Roof	15	10.46	10.46
TOTAL		110.56	109.63

¹Denotes Sector Plan priority

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 5.16 points for the purchase of 0.6229 BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area, exclusive of any density allocated for MPDUs. Based on the calculation set forth in Section 59.4.7.3.F of the Zoning Ordinance, Staff supports 5.61 points for this category.

$$\begin{aligned} &(((\text{Incentive Density} - \text{Standard Method Density}) * 7.5\%) / 31,500) * 9 = \\ &(((316,500 \text{ sf}) - (54,847 \text{ sf})) * 7.5\%) / 31,500 * 9 = 5.61 \text{ points} \end{aligned}$$

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

As amended, the Project remains in conformance with the 2017 *Bethesda Downtown Sector Plan* recommendations for the Property. The inclusion of commercial density for live/work units will enhance the area and provide flexibility for change in the working environment.

Community Outreach

A notice regarding the subject Amendments was sent to all parties of record by the Applicant on March 29, 2021. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2. As of the date of this report, Staff has not received any correspondence regarding the proposed Amendments.

CONCLUSION

The Amendments comply with the general requirements and development standards of Section 59.4.5, the optional method public benefits provisions of Division 59.4.7, and the general development requirements of Article 59.6 of the Zoning Ordinance, the Subdivision Regulations of Chapter 50, and are consistent with the goals and recommendations of the 2017 *Bethesda Downtown Sector Plan*. Therefore, Staff recommends approval of Sketch Plan Amendment 32019010A, Preliminary Plan Amendment No. 12016022B and Site Plan No. 82020013A with the conditions specified at the beginning of this report.

ATTACHMENTS

- A.** Applicant's Statement of Justification
- B.** Traffic Exemption Statement
- C.** Agency Letters