



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

MCPB No. 21-075
Sketch Plan No. 320210030
ELP Bethesda at Rock Spring
Date of Hearing: July 1, 2021

'JUL 27 2021

RESOLUTION

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

WHEREAS, on October 7, 2020, ELP Bethesda at Rock Spring LLC ("Applicant") filed an application for approval of a sketch plan for construction of up to 2,347,936 square feet of residential uses and up to 5,300 square feet of non-residential uses on 33.64 acres of CRF 1.5, C-0.75, R-1.5, H-150 zoned-land, located at 10400 Fernwood Road, Bethesda ("Subject Property") in the Rock Spring Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320210030, ELP Bethesda at Rock Spring ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 21, 2021, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on July 1, 2021, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on July 1, 2021, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Fani-Gonzalez, seconded by Commissioner Verma, with a vote of 5-0; Commissioners Anderson, Cichy Fani-Gonzalez, Patterson, and Verma voting in favor.

Approved as to
Legal Sufficiency: /s/ Delisa Coleman
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320210030, ELP Bethesda at Rock Spring, for construction of up to 2,347,936 square feet of residential uses and up to 5,300 square feet of non-residential uses on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 2,353,236 square feet of total development on the Subject Property.

2. MPDUs

The development must provide 15% MPDUs in conformance with Chapter 25A.

3. Height

The development is limited to a maximum height of 150 feet, as measured from the building height measuring point(s), as illustrated on the Certified Site Plan.

4. Incentive Density

The development must be constructed with the public benefit categories listed below, unless modifications are made under Section 59-7.3.3.I at the time of Site Plan. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59-5.3.5.E.2. The requirements of Division 59-4.7 and the *Commercial Residential and Employment Zones Incentive Density Implementation Guidelines* must be fulfilled for each public benefit and points will be established at Site Plan approval.

- a. Major Public Benefit;
- b. Transit Proximity;

¹ For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- c. Diversity of Uses;
- d. Quality Building and Site Design;
- e. Protection and Enhancement of the Natural Environment; and
- f. Retained Building.

5. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed when filing a Site Plan:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- d. Noise study and noise mitigation;
- e. A vibrant, multi-generational, ADA compliant public park on Lot 2, to be designed in coordination with the Department of Parks;
- f. Draft TDM Plan;
- g. High quality bicycle parking, as required by the Zoning Code and described in the Planning Department's Bicycle Parking Guidelines (pages 13–15); and
- h. Application notice for parking waiver.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

Objectives

The Sketch Plan is consistent with the purpose of the Commercial/Residential Floating (CRF) Zone to:

- a. *allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;*

The Sketch Plan allows the soon to be vacant Property to be redeveloped with a Continuing Care Retirement Community ("CCRC") that will serve the increasing senior population of Montgomery County. The Project takes full advantage of the Property's prime location to introduce a residential use to an aging office park where the existing supply of office space

surpasses the demand. The Property, which is currently covered by a significant amount of surface parking, will be transformed into a neighborhood with the vast majority of parking located in above and below-ground parking garages. In addition, the CCRC will employ approximately 650 full-time staff, contributing to the mixed-use nature of the Project.

b. *allow flexibility in uses for a site; and*

The Project includes residential, retail, and employment uses. The CCRC introduces senior housing to the Rock Spring Sector Plan area and includes neighborhood-serving retail. The Project includes a generous number of amenities, including the Park and linear open space system available to the public.

c. *provide mixed-use development that is compatible with adjacent development.*

The Project includes residential, retail, and employment uses. The Project's density is 1.5 FAR and the height will vary from six to 13 stories. The CCRC will be built at a scale and density that is consistent with the existing office buildings in the vicinity and the proposed residential developments on nearby Westlake Terrace (the approved, but unbuilt Ourisman Ford and Westfield Montgomery Mall projects). The CCRC use will complement the evolution of the area from a commercial office park to the mixed-use community envisioned in the Rock Spring Sector Plan.

General Requirements

The Sketch Plan satisfies the site access, parking, loading, and open space requirements in concept, subject to further analysis and refinement at the time of site plan(s).

Development Standards

The Subject Property includes approximately 33.64 acres zoned CRF 1.5, C-0.75, R-1.5, H-150. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

Data Table

Optional Method Development Standards CRF-1.5 C-0.75, R-1.5, H-150 Zone (Section 59-5.3.5)		
Standard	Required/Permitted	Provided
Tract Area	n/a	36.02 acres/1,568,824 s.f.
Previously Dedicated ROW		2.37 acres/103,320 s.f.
Site Area		33.64 acres/ 1,465,504 square feet
Maximum Density (CR) <i>Non-residential (C)</i> <i>Residential (R)</i>	1.5 FAR (2,353,236 s.f.) 0.75 FAR (1,176,618 s.f.) 1.5 FAR (2,353,236 s.f.)	1.5 FAR (2,353,236 s.f.) 0.002 FAR (5,300 sf) 1.497 far (2,347,936 sf)
Minimum lot size	Established by site plan approval	32.08 (Lot 1) 1.64 acres (Lot 2)
Minimum Front setback (Fernwood Road)	0 ft. (per LMA H-135)	14 ft.
Minimum Side Setback (I-270)	100 ft. (per LMA H-135)	100 ft.
Maximum Building Height	150 ft.	150 ft.
Minimum Open Space	10% of site (3.36 acres)	33% (11 acres)
Site Plan Required	Yes	Yes
Minimum MPDUs Required	15%	15%
Vehicle Parking Spaces (min/max)	947/1597	1800 ¹ (final parking count to be determined at site plan)

¹ The Applicant is seeking a Parking Waiver under Section 59-6.2.9 to exceed the maximum number of parking spaces. The parking waiver request will be evaluated at site plan.

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

The Project substantially conforms with the recommendations of the 2017 *Rock Spring Sector Plan* ("Sector Plan" or "Plan"). The Sector Plan recognizes the history of the Rock Spring area from its heyday as one of Montgomery

County's premier office parks in the 1980s through early 2000s to the increasing vacancy rates in the late 2000s and Marriott International's plans to relocate its headquarters to a transit proximate location (page 7). According to the Plan, the relocation of Marriott would increase the office park's vacancy rate to 39%, absent other changes. The CCRC addresses the large gap that will be left in Rock Spring by the departure of the Marriott headquarters.

The CCRC is consistent with the Sector Plan's overall vision to encourage the evolution of the area into, "a well-integrated, amenity-rich district for existing employers and future residents" (p. 17). The Project will help fulfill the overall vision by accomplishing the following overarching Plan goals:

- Adding a new type of residential infill development to area's existing mix of uses, helping to reshape the area into a more well-integrated community.
- Increasing publicly accessible green spaces within the Plan area by providing a 1.6-acre Park, a walking trail open to the public, and an enhanced streetscape for pedestrians and bicyclists.
- Concentrating new activity along the "central spine" (Fernwood Road/Rock Spring Drive as the proposed buildings and the Park will line the Property frontage along Fernwood Road.
- Helping to create a safe, low stress pedestrian and bicycle network with proposed streetscape improvements along Fernwood Road.

(p. 20)

The Sector Plan includes the Property within the Rock Spring Central/Mixed-Use Business Campus District, identified as a traditional suburban format office park built primarily in the 1970s and 1980s. The Plan recommended the CR zone to provide options and flexibility for infill or redevelopment in the future should circumstances change for the office buildings. The relocation of Marriott Headquarters to downtown Bethesda provides the opportunity to introduce a greater mix of uses into the area.

The Sector Plan provides design and connectivity guidance for redeveloping properties within the central Rock Spring area. The Project directly address the following recommendations (p.36):

- Prioritizing the central spine as a pedestrian-friendly environment.
- Introducing a mix of uses and pedestrian-friendly amenities that can promote and enhance walkability to and from the central spine.

- Promote sustainable building and site development practices with a variety of interconnected open spaces and high levels of internal connectivity.

The Sketch Plan prioritizes the establishment of the central spine as a pedestrian-friendly environment by orienting development towards it. The Project includes residential uses, a public park, a publicly accessible walking path, and a small amount of retail that will help connect this large property with the greater Rock Spring area.

Open Spaces

The Sector Plan includes open space recommendations specific to the Subject Property:

- If the Marriott site redevelops, the Plan recommends public civic gathering/green open spaces, plazas, and active recreation spaces at this location. Of the approximately 3.3 acres of required open space, one of the spaces should include a civic green of one to two acres of usable open space to accommodate large community gatherings and events. The civic green should include a large lawn area to support multiple uses including markets, festivals, and recreational uses.
- The Plan recommends creating and continuing a greenway with a walking trail along the existing tributary.
(p. 60)

The Project provides a 1.6-acre lot that will be developed as a multi-generational Park and dedicated to the Parks Department. In addition, the Application provides a linear walking path around the western and southern sides of the Property, consistent with the Plan's open space recommendations.

Public Benefits

The Plan prioritizes the public benefits as follows:

- Dedication of land for needed school site is the highest priority public benefit.
- Providing 15% MPDUs is the highest priority public amenity for new residential development, unless the Property is required to dedicate land for a school or athletic field.
- Other major public facilities including land for parks and school athletic fields, dedications for the North Bethesda Transitway, a library, a recreation center, County service center, public transportation or utility upgrade.
- Diversity of uses and activities.

- Connectivity and mobility.
- Reuse of existing building. (p. 81)

The Sector Plan further states that any application for a CRF Zone must include major public benefits (p. 35). This requirement was a binding element of the Local Map Amendment H-135 approval. The Sketch Plan includes the following major public benefits to fulfill this requirement:

- The construction and dedication of a 1.6-acre multi-generational park to M-NCPPC;
- Streetscape improvements beyond the Property frontage; and
- A partnership with MCPS on a workplace training program.

Staff reached out to the Montgomery County Public Schools (MCPS) to discuss the Application in the context of the Master Plan recommendations for a school site. MCPS did not pursue acquisition of the Property through the Subject Application. The Application includes a robust public benefits package, in addition to the major public facilities, including transit proximity, architectural elevations, exceptional design, building reuse, public open space, enhanced accessibility for the disabled, structured parking and habitat preservation and restoration.

Environment and Sustainability

The Project will seek public benefit points for the use of cool roofs and vegetated areas. These public benefits are included in the sustainability recommendations of the Plan. The Project will also provide pedestrian and bicycle facilities, as well as access to health services. The Planning Board encourages the Applicant to look at the sustainability recommendations of the Plan for additional sustainability features that can be incorporated into the Project during their Site Plan phase of approval.

Master-Planned Roadways

The Property fronts on Fernwood Road, which turns into Westlake Terrace heading west towards the bridge over the I-270 spur. Fernwood Road is 80-feet wide and transitions into the 90-foot-wide Westlake Terrace to accommodate the bridge crossing over I-270.

The Sector Plan reclassified both Fernwood Road (B-2) and Westlake Terrace from arterial to business district streets, with the number of lanes reduced from four to two to accommodate a two-way separated bike lane. The reduction of lanes is also known as a “road diet.” The intention is to create a “complete street” along Rock Spring’s central spine that is safer for people that walk, bike, and use transit. The road diet involves reducing the four

through travel lanes to two travel lanes and replacing the center left turn lanes with a single two-way left turning lane. Space from the eliminated lanes will be used for a two-way separated bike lane on the south/west side of Fernwood Road and Westlake Terrace.

Master-Planned Bikeways

The 2018 *Bicycle Master Plan* recommends a two-way separated bike lane on the east side of Fernwood Road from Democracy Boulevard to Rockledge Drive, and a two-way separated bike lane on the south side of Westlake Terrace west of Rockledge Drive. However, the 2019 *Urban Design Guidelines for Rock Spring and White Flint 2 Sector Plans* switched the orientation of the separated bike lanes entirely to the west side of Fernwood Road and south side of Westlake Terrace. The two-way separated bike lane should be 10-feet wide and separated from the travel lane on Fernwood Road by a landscaped or concrete buffer. The Application includes the bikeway as recommended in the *Urban Design Guidelines for Rock Spring and White Flint 2 Sector Plans*.

3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

Not applicable; there was not a development plan or schematic development plan in effect on October 29, 2014.

4. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The CCRC will be built at a scale and density that is consistent with the existing office buildings in the vicinity and two approved, but unbuilt, projects on Westlake Terrace (Ourisman Ford apartment building and Westfield Montgomery mixed-use development). The CCRC use will complement the evolution of the area from a commercial office park to a mixed-use community.

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

Access to the site is limited to Westlake Terrace/Fernwood Road, which provides vehicular access into the development and its associated internal circulation. Three existing signalized access points will be maintained with this Project. Westlake Terrace terminates at the Rockledge Drive intersection

and changes name designations to Fernwood Road, east of the Rockledge Drive intersection. An internal private street grid will provide circulation for private vehicles, pick-ups/drop-offs, deliveries, and other short-term parking needs.

Vehicular access to the Property's parking garages and loading areas is from Westlake Terrace/Fernwood Road. Four access points along the Business Street currently provide ingress and egress for the former office park development. One access presently located in between Rockledge Drive and Rock Spring Drive will be removed, while the existing access points, at the Rockledge Drive and Rock Spring Drive intersections as well as the existing signalized intersection adjacent to Thomas Branch, will be retained.

No parking, deliveries, or other short-term parking needs will occur within the public right-of-way. Garage entrances, on-street parking, and layby drop-off areas located within the Applicant's internal private street network will provide dedicated zones for transportation providers serving the Property's older adult residents. A raised drive plaza is included adjacent to the open space area at the Marketing Center and buildings RB1.1 and RB1.3. Providing such short- and long-term vehicular amenities will prevent on-street conflicts and maintain multimodal flow on Fernwood Road.

The Project includes four loading spaces which meet requirements set forth in Section 6.2.8.B of the Zoning Ordinance. One loading space is located within the Health Center, one behind building RB2.2 and two on the back of building RB1.1.

The number of parking spaces meet the requirement per the Zoning Ordinance, by providing 1,800 vehicle spaces, 48 long-term bike spaces, and 10 short term bike racks (located mainly adjacent to the Park). Vehicular parking spaces will be located within the existing garage, below grade garages, and as parallel parking spaces along the internal private streets. The Project provides up to 1,800 parking spaces of which, 1,061 will be located within the existing above grade parking structure and 683 will be located below grade. Fifty-six surface parking spaces will be provided, primarily as parallel parking along internal private streets.

6. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and

configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. Final determination of public benefit point values will be determined at Site Plan(s).

Public Benefits		
Public Benefit	Incentive Density Points	
	Max Allowed	Approved in Concept
59-4.7.3.A: Major Public Benefits		
Public Park/Civic Green		9.2
Road Diet and Extension of Bike Path	70	8.05
"Learn Grow Lead" Job Program with MCPS		25
59-4.7.3.B: Transit Proximity		
Transit Proximity (Level 2)	50	30
59-4.7.3.D: Diversity of Uses		
Enhanced Accessibility for Seniors or the Disabled	20	20
59-4.7.3.E: Quality Building and Site Design		
Architectural Elevations	10	5
Exceptional Design	10	5
Structured Parking	20	13.33
Public Open Space	20	20
59-4.7.3.F: Protection and Enhancement of the Natural Environment		
Building Lot Terminations	30	30
Cool Roof	10	10
Vegetated Area	10	10
59-4.7.3.G: Building Reuse		
Retained Building	100	10
TOTAL		195.58

Major Public Benefits

Public Park/ Civic Green

The Sketch Plan includes dedication of a 1.6-acre lot to the Parks Department that will generate 9.2 public benefit points. The 1.6-acre dedication will be supplemented with almost 9 acres of additional public open space that is not factored into the public benefit formula. The Planning Board supports the Applicant's request at this time.

Road Diet and Extension of Bike Path

The Project will implement the road diet and bike lane north of the Fernwood Road centerline across the frontage of the Property. The road diet and associated improvements will extend beyond the Property frontage to the I-270 bridge to the west. Bike/pedestrian improvements will extend to Democracy Boulevard to the east, thus improving 29,490 square feet. The Incentive Density calculation is based on the net lot area of the Property that in this case is significant, and the Applicant requests 8.05 public benefit points. The Planning Board supports the Applicant's request at this time.

Learn Grow Lead

The Applicant plans to provide education and career path opportunities for Montgomery County High School students. Accordingly, through its Learn Grow Lead program, the Applicant plans to partner with Montgomery County Public Schools (MCPS) to provide internships and job training opportunities for interested and motivated Montgomery County students. MCPS supports the partnership for the Learn Grow Lead program (Attachment C). Twenty-five points are requested for this program. The Planning Board supports the Applicant's request at this time.

Transit Proximity

The Property is zoned CR and confronts a master planned BRT stop and the entire Property is within ¼ mile of the stop. Accordingly, the Property's proximity to transit will generate 30 points.

Diversity of Uses

Enhanced Accessibility for Seniors or the Disabled

A total of 260 of the 1,560-total number of units will comply with the ANSI 117.1 Residential Type A Standards for accessibility. The number of proposed accessible units exceeds the number required to earn 20 public benefit points. The Planning Board supports the Applicant's request at this time.

Quality Building and Site Design

Architectural Elevations

The Applicant requests 5 points for providing architectural elevations as part of the Certified Site Plan(s) showing the development as a unified urban form when viewed from a distance, with variation in the architectural elements of each building and details such as fenestration pattern, railing design and material color. The elevations will show building facades articulated with projected bays and balconies to create visual interest, texture and shadow. Fenestration strategies include different shape, size, pattern, rhythm, levels of transparency and location of the façade apertures. Building materials will be high quality consisting primarily of bricks, precast, metal panel and aluminum windows. The Planning Board supports the Applicant's request at this time.

Exceptional Design

The Applicant requests 5 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 5 points is appropriate for development that meets at least four of the guideline criteria. The Planning Board supports the Applicant's request at this time. The Applicant highlights the following aspects of the Project that will contribute to the exceptional design:

- Integration of the existing green belt along Thomas Branch creek and the retention pond into the Property's open space network.
- A pavilion in the public park that will serve as a landmark and frame the intersection of Fernwood Road and Rock Spring Drive.
- A retail store and small plaza that will serve as a focal point of the Fernwood Road and Rockledge Drive intersection.
- Building forms that provide continuous street walls to frame all streets to create "outdoor rooms" for public spaces.
- Strategies to modulate daylight and natural ventilation in the buildings.
- Material and color will be used as a volumetric application, as an organizing element and to create contrast between different building elements.
- Sustainable design strategies including adaptive reuse of the exiting garage, enhancement of the green belt around Thomas Creek and providing an extensive amount of public open space.

Structured Parking

The Applicant requests 13.33 points for structured parking. Up to 1,800 parking spaces will be provided of which 1,061 will be located within the existing above grade parking structure and 683 will be located below grade.

Only 56 surface parking spaces will be provided. The final parking quantity and design will be determined with subsequent site plan(s). The Planning Board supports the Applicant's request at this time.

Public Open Space

The Applicant requests 20 points for providing public open space above the requirement of the zone. Points for this incentive are granted on a sliding scale based on the percentage of the lot area. The conceptual layout proposes 8.9 acres of the 33-acre Property (not including the 1.64-acre Park dedication) as public open space. Based on the Incentive Density Guidelines calculation, the public open space would generate 24.8 public benefit points, although the maximum allowed is 20. The Planning Board supports the Applicant's request at this time.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT)

The Applicant requests 30 points for the purchase of BLT easements to be purchased or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59-4.7.3.F of the Zoning Ordinance.

Cool Roof

All of the roofs, with the possible exception of the existing parking garage will provide the minimum required solar reflective index and the Applicant requests 10 points. The Planning Board supports the Applicant's request at this time.

Vegetated Area

The Applicant requests 10 points for providing a minimum area of 5,000 square feet of plantings in a minimum soil depth of 12 inches. The Planning Board supports the Applicant's request at this time.

Building Reuse

Up to 100 points may be granted to development that (a) maintains 75% of the structural system of the existing building; (b) uses an architectural deconstruction company or organization to remove recyclable materials prior to any demolition; and (c) submits documentation showing compliance with these criteria before the County issues a building permit for a new development. The Applicant requests 10 points for retaining the existing

above-grade parking structure. The Planning Board supports the Applicant's request at this time.

7. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project will be constructed in three phases as detailed in Tables 3 and 4. Phase I is split into two sub-phases, Phase I-A and Phase I-B. The Phasing Plan reflects the anticipated sequential order of development, but the Applicant may reorder the development of the phases, overlap or stagger the development, depending upon market forces. The most significant public benefits, the Park and the off-site bicycle facilities, will be provided during the first phase of development.

Development Phasing

DENSITY OF DEVELOPMENT (S.F.)	2,353,236 s.f. total residential and 5,300 s.f. retail
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	950,236 s.f. residential
Phase I-B: Marketing Center	8,000 s.f. residential
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	1,125,000 residential and 5,300 s.f. retail
Phase III: RB 3.0, Health Center	270,000 s.f. residential
PARKING (Vehicular)	1,800 spaces total
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	1,122 spaces (7 above ground and 440 under ground, and 675 Existing Garage)
Phase I-B: Marketing Center	2 spaces (above ground)
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	676 spaces (51 above ground, 625 under ground)
Phase III: RB 3.0, Health Center	N/A
PHASED OPEN SPACE	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Common Open Space (private, 0.25 acres); Linear Park (2.91 acres); Civic Green (1.68 acres);
Phase I-B: Marketing Center	Outdoor Seating (private, 0.03 acres)
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	Common Open Space (private, 1.32 acres); Outdoor Seating (public, 0.05 acres)
Phase III: RB 3.0, Health Center	Linear Park (6 acres)
STREETS	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Central Internal Drive, Health Center Internal Drive, Garage Internal Drive, Relocated Shared Entrance Drive
Phase I-B: Marketing Center	N/A
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	Connector Internal Drive
Phase III: RB 3.0, Health Center	N/A

Public Benefit Phasing

PUBLIC BENEFIT POINTS	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Major Public Facility - Road Diet and Extension of Bike Path, Park Master Plan Recommendation, & Civic Green
All Phases	Learn, Grow Lead
All Phases	Transit Proximity
All Phases	Architectural Elevations
All Phases	Exceptional Design
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Public Open Space
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	
Phase III: RB 3.0, Health Center	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Structured Parking
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	
All Phases	Enhanced Accessibility for Seniors or the Disabled
All Phases	Purchase of Building Lot Termination
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Cool Roof
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	
Phase III: RB 3.0, Health Center	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Vegetated Area
Phase II: RB 2.1, RB 2.2, RB 2.3 and RB 2.4	
Phase III: RB 3.0, Health Center	
Phase I-A: RB1.1 and RB 1.2, and Ex. Garage	Retained Building

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the *Rock Spring Sector Plan*, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan no. 320210030, ELP Bethesda at Rock Spring, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 27 2021 (which is the date that this Resolution is mailed to all parties of record); and

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Verma, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Verma voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, July 22, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board