Montgomery Planning		Wheaton, MD 20902
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION		MontgomeryPlanning.org
		MCPB Item No. 5
y Spring Village: Site Plan No. 81988060A and Preliminary Plan	No. 11987066A	Date: 9-23-21
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Completed: 9/13/21

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#### Description

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#### A. Sandy Spring Village, Preliminary Plan Amendment No. 11987066A

Application to convert two existing office buildings from commercial to age-restricted, affordable multi-family residential, with a total of 56 dwelling units including 12.5% MPDUs.

#### B. Sandy Spring Village, Site Plan Amendment No. 81988060A

Application to convert two existing office buildings from commercial to age-restricted, affordable multi-family residential, with a total of 56 dwelling units including 12.5% MPDUs.

Location: 17810 Meeting House Road & 900 Olney Sandy Spring Road (MD 108); in the southwest guadrant of the intersection of Olney Sandy Spring Road and Meeting House Road

Zone: CRN-0.75, C-0.75, R-0.5, H-45 Size: 2.67 acres Master Plan: 2015 Sandy Spring Rural Village Plan Applicant: KCG Companies Submittal Date: May 5, 2021

Review Basis: Chapter 50, Chapter 59, Chapter 22A

## Summary

- Application for the adaptive reuse of two existing office buildings in the Sandy Spring Historic District to provide 100% affordable age-restricted housing that will serve senior households earning up to 60 percent of the Area Median Income (AMI).
- Staff, the Rustic Roads Advisory Committee, and the Historic Preservation support the Applicant's request for a waiver of dedication on Meetinghouse Road to preserve the rustic character of the road and surrounding historic district. The Applicant will be dedicating between 36 feet and 40 feet from the proposed centerline along MD 108.
- Staff supports the Applicant's request to modify the Build-To-Area and Transparency requirements of the CRN zone.
- The Rustic Roads Advisory Committee and the Historic Preservative Commission do not support MCDOT's request to add a sidewalk on Meeting House Road, which is an exceptionally rustic road, when pedestrian circulation is already accommodated via a private sidewalk parallel to Meeting House Road.



#### SECTION 1 – RECOMMENDATION AND CONDITIONS

**PRELIMINARY PLAN AMENDMENT NO. 11987066A:** Staff recommends approval with conditions of the Preliminary Plan Amendment to change the approved use. The development must comply with the conditions of approval as set forth herein, which supersede and replace in their entirety the prior conditions set forth for in Preliminary Plan No. 119870660, by MCPB Opinion mailed on December 1, 1987. 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:

#### Density

1. The Preliminary Plan is limited to one (1) lot for up to 56,565 square feet of residential uses, including 12.5 percent MPDU's.

#### Adequate Public Facilities and Outside Agencies

2. The Adequate Public Facilities ("APF") review for the Preliminary Plan will remain valid for five (5) years from the date of mailing of this Planning Board Resolution.

#### **Plan Validity Period**

3. The Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

## **Outside Agencies**

- 4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated July 8, 2021, and incorporates them as conditions of the Preliminary Plan approval, except for: (i) Conditions 2 and 3 under "Significant Preliminary Plan Comments," and Condition 5.a of "Standard Plan Review Comments," and (ii) a modification to Condition 5.b under "Significant Preliminary Plan Comments" to only require ADA improvements at the intersection of Olney Sandy Spring Road & Meeting House Road. The Applicant must comply with each of the other recommendations as set forth in the letter (except as noted above), which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
- Before the issuance of access permits, the Applicant must satisfy the Maryland State Highway Administration's requirements for access and improvements, which only includes ADA improvements to the ramp at the intersection of Olney Sandy Spring Road and Meeting House Road.
- 6. 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 July 1, 2021, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set

forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

- 7. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter, dated March 29, 2021 and as amended on June 1, 2021, and 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 amendment does not conflict with other conditions of Preliminary Plan approval.
- 8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated August 25, 2021, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

#### **Other Approvals**

9. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan amendment.

#### Transportation

#### Existing Frontage Improvements

- 10. Prior to Issuance of Use and Occupancy for the first building, the Applicant must provide the following dedications along the Subject Property frontage for Olney Sandy Spring Road (MD 108) and show them on the record plat(s):
  - a) A tapered dedication, thirty-six (36) feet from the proposed centerline of MD 108 at the western property line; and
  - b) Forty (40) feet from the proposed centerline of MD 108 at the eastern property line, as shown on the Certified Preliminary Plan.

#### **Easements**

- 11. The record plat must show necessary easements.
- 12. Before Issuance of any Use and Occupancy Certificate, the Applicant must record a subdivision record plat.

#### **Developments with MPDU's**

13. The final number of MPDUs as required by Chapter 25A will be determined at the time of site plan approval.

#### **Certified Preliminary Plan**

14. The certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

- 15. Prior to submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
  - a) Include Planning Board Resolutions and Agency approval letters on the certified set.
  - b) Update the data table to match what is approved by the Planning Board.

**SITE PLAN AMENDMENT NO. 81988060A:** Staff recommends <u>approval</u> of Site Plan Amendment No. 81988060A. The development must comply with the conditions of approval as set forth herein, which supersede and replace in their entirety the prior conditions set forth for in Site Plan No. 819880600, by MCPB Opinion mailed on June 23, 1989.

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

#### Density, Height & Housing

1. <u>Density</u>

The Site Plan is limited to a maximum of 56,656 square feet of residential uses on the Subject Property, including 12.5 percent MPDU's.

- 2. <u>Height</u>
  - a) The development of the Stabler Building is limited to the existing, maximum height of 31 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.
  - b) The development of the Mutual Building is limited to the existing, maximum height of 41 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.
- 3. 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 August 25, 2021, and incorporates them as conditions of the Site Plan 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 approval.

- a) The development must provide 12.5 percent MPDUs, or DHCA-approved equivalent, consistent with the requirements of Chapter 25A and the applicable Master Plan.
- b) Before issuance of any building permit for any residential unit(s), or at such other time as may be agreed to by DHCA, the MPDU agreement to build between the Applicant and the DHCA must be executed.

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

- 4. Occupancy Provisions
  - a) All residential units must be Age-Restricted (restricted to persons who are sixty-two (62) years of age or older), as required by the State of Maryland.
  - b) Prior to Recording of the Plat:
    - i. The Applicant must enter into a covenant or other agreement with the Planning Board reflecting the age 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 Record Plat and an updated page of the Certified Site Plan;
    - iv. The covenant shall be extinguished or otherwise released when the Land Use Restriction Agreement has been recorded.

## **Open Space, Facilities and Amenities**

- 5. Public Open Space, Facilities
  - a) The Applicant must provide a minimum of 23,278 square feet of public open space (20% of net lot area) on-site.
  - b) Before the issuance of use and occupancy certificates for the first building in the residential development, all public open space areas on the Subject Property must be completed.
- 6. <u>Recreation Facilities</u>
  - a) Before Certified Site Plan approval, the Applicant must meet the square footage requirements for all of the applicable recreational elements and demonstrate to M-NCPPC Staff that each element meets M-NCPPC Recreation Guidelines.
  - b) The Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

## Environment

- 7. Forest Conservation & Tree Save
  - 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 ("FFCP"). 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 exterior 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 within the Northwest Branch watershed to satisfy the afforestation requirement for a total of 0.52 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Northwest Branch watershed or by making a fee-in-lieu payment if mitigation credits are not available at any bank.
  - d) The Applicant must plant the variance tree mitigation plantings on the Subject Property with a minimum size of 3 caliper inches totaling 15 caliper inches as shown on the approved FFCP.

Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.

- e) Prior to any demolition, clearing, grading or exterior construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the mitigation trees as shown on the FFCP.
- 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 FFCP.
- g) The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved FFCP.

#### 8. <u>Historic Preservation</u>

The Planning Board has reviewed and accepts the recommendations of the Historic Preservation Commission (HPC) in its letter dated July 27, 2021, and incorporates them as conditions of Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter.

#### **Transportation & Circulation**

9. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section ("MCDPS-ROW") in its memo dated June 11, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which MCDPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

## 10. Pedestrian & Bicycle Circulation

- a) The Applicant must provide at least fourteen (14) long-term and fourteen (14) short-term bicycle parking spaces.
- b) The long-term spaces must be in a secured, well-lit bicycle room, and the short-term spaces must be inverted-U racks (or approved equal) installed in a location convenient to a building entrance (weather protected preferred). The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Site Plan.

#### Site Plan

- 11. 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 proposed fixtures to prevent excess illumination and glare.

- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

#### 12. Site Plan Surety and Maintenance Agreement

Prior to issuance of any exterior 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, outdoor recreational facilities, site furniture, trash enclosures, and sidewalks, paths and associated improvements of the development. The surety must be posted before issuance of any exterior 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.

#### 13. 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.

#### 14. 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.

#### **SECTION 2 – SITE DESCRIPTION**

#### Site Location and Vicinity

The 2.67-acre Subject Property is located at 17810 Meeting House Road ("Mutual Building") and 900 Olney Sandy Spring Road ("Stabler Building"); in the southwest quadrant of the intersection of Olney Sandy Spring Road (MD 108) and Meeting House Road and is identified as Parcel A, on Record Plat 17648 ("Property" or "Subject Property"). The Property is zoned CRN-0.75, C-0.75, R-0.5, H-45.

The Subject Property is located in the Village Core area identified in the 2015 Sandy Spring Rural Village Plan ("Master Plan"). The Property is also within the Sandy Spring Historic District (#28/11) identified in the 1988 Amendment to the Master Plan for Historic Preservation (Figure 1).



Figure 1 – Vicinity Map

All four quadrants of the intersection of MD 108 and Meeting House Road (south) and Brooke Road (north) are occupied by existing commercial retail and office uses such as the USPS, barber and the former firehouse (converted to retail, see Figure 3 below). The Property immediately west of the Stabler Building is the Sandy Spring Bank and drive-thru. West of the bank and slightly south is the Thomas Village townhouse development (Earnshaw Property). The western half of the Subject Property abuts another townhouse development (Sandy Spring Village Condominium), zoned RT-10 which is in the Sandy Spring/Ashton Rural Village Overlay Zone ("SSRVO"). On the east side of Meetinghouse Road is residential property zoned R-200 which is partially within the SSRVO zone. One of Sandy Springs most well know landmarks, the historic Sandy Spring Friends Meeting House

("Meeting House") is southeast of the Subject Property. Vacant land associated with the Meeting House abuts the southern Property line. These two properties are zoned RE-2 and are part of the Sandy Spring Historic District.



Figure 2 – Zoning Map

## Site Description

The 2.67-acre Subject Property has frontage on Olney Sandy Spring Road, an arterial road and Meeting House Road, which is designated as an Exceptional Rustic Road. The Property is improved with two commercial buildings totaling approximately 56,565 square feet, and associated parking.



Figure 3 – Aerial Map

The first building, the Stabler Building, is located at the southwest corner of MD 108 and Meeting House Road. The 6,669 square foot Stabler Building is two and a half story Colonial Revival building constructed in 1904 (Figure 4) as commercial office space for the Montgomery Fire Insurance Company.



Figure 4 – View of Stabler Building the northwest/Sandy Spring Bank parking lot (www.loopnet.com)

The second building, the Mutual Insurance building ("Mutual Building"), located at 17810 Meeting House Road (Figure 5 and 6) was also constructed for the Mutual Fire Insurance Company. The 49,866 square foot Mutual Building is centrally located on the southern portion of the Property and consists of two separate wings connected by a "bridge". The southern wing, known as the Bentley Building (aka The Computer Center) was constructed in 1977 and the northern wing, Moore Building was constructed in 1991.

The Subject Property is accessible from MD 108 via Thomas Village Lane and a driveway off of Meeting House Road that connects through to Thomas Village via an interior drive aisle, which is within an existing ingress-egress easement (Book 52804/Page 431).



Figure 5 – Mutual Building from Meeting House Road – Main Entrance



Figure 6 – Mutual Building from Meeting House Road – From southeast corner of the Subject Property

There are 94 existing parking spaces on the Subject Property. There are nine head-in spaces off of the driveway/fire access turn around in front of the Mutual Building. Thirty-five double-loaded spaces

area located along the drive-aisle between Meeting House Road and Thomas Village Lane; the remaining parking spaces are located behind (west) of the Mutual Building.

The Property is located within the Northwest Branch watershed; this portion of the watershed is classified by the State of Maryland as Use Class IV waters. There are no streams, steep slopes, highly erodible soils or other environmental features located on the Subject Property. However, there is a perennial stream located on the adjacent property to the south of Parcel A. The stream begins at the adjoining property line between Parcel A and Parcel 553 and flows to the south. The resulting 125-ft stream buffer extends onto the Subject Property creating 0.6 acres of stream buffer on the Subject Property (See Figure 13).

#### Previous Approvals

#### Preliminary Plan 119870660

The Original Preliminary Plan was approved on November 25, 1987 by Planning Board Opinion mailed on December 1, 1987 to create one lot on 3.22 acres<sup>2</sup> of land to accommodate 52,100<sup>3</sup> square feet of office in the C-T zone (Attachment A). Condition 1 of the Planning Board's Opinion required the Applicant to submit an agreement (Attachment B) with the Planning Board limiting development on the Subject Property to 52,100 square feet of office space with reference on the record plat.

#### Local Map Amendment G-627

On April 25, 1989, the Montgomery County Council rezoned the Subject Property by Local Map Amendment from C-T, C-1, and C-2 to O-M, subject to the specifications and requirements of the approved Schematic Development Plan (SDP) and declaration of covenants. The SDP was subsequently amended by DPA 08-2, which was focused on the development of a Montessori School associated with Preliminary Plan No. 120090230. However, the Property has since been rezoned CRN-0.75, C-0.75, R-0.5, H-45. Therefore, the SDP and binding elements no longer apply.

#### Site Plan 819880600

The Original Site Plan was approved on June 22, 1989 by Planning Board Opinion dated June 23, 1989 for construction of an additional 22,005 square feet of commercial-office uses on the Property (Attachment B). This was in addition to the then existing 3-story brick office building known as the Bentley Building built in 1977). This addition, known as the Moore Building, was constructed in 1991, creating the Mutual Insurance Building as it exists today.

#### Preliminary Plan 120090230

Subsequently, on January 12, 2010, the Planning Board approved Preliminary Plan 120090230, Sandy Spring Parcel B, by Resolution No. 10-02 for the creation of one lot (consolidation of Lot 1, Parcel 426 and Parcel A) on 4.71 acres of land in the O-M and Sandy Spring Rural Village Overlay zone, for 72,121 square feet of office use, 12,238 square feet of child care use (Montessori School) and 1,718 square feet of retail, subject to site plan approval. A site plan was never filed, and Lot 1 and Parcel 426 have

<sup>&</sup>lt;sup>2</sup> The Planning Board Opinion references 3.22 acres of land, which was the gross tract area. The Record Plat identified Parcel A as being 2.67 acres.

<sup>&</sup>lt;sup>3</sup> According to the Applicant's SOJ (Attachment C), the Preliminary Plan approved 52,100 square feet of office space. However, the recent ALTA Survey indicates that the existing gross floor area on-site totals approximately 56,565 square feet. Given the age of the original approvals, it is unclear where this discrepancy in square footage comes from. While these Amendments do not propose to build any additional floor area, the data table has been updated to reflect the existing site conditions.

subsequently been developed with a townhouse development (Thomas Village). Therefore, this application is no longer valid.



Figure 7 – Approved Site Plan 819880600

## SECTION 3 – PROPOSAL

## Proposal Proposal

Preliminary Plan Application No. 11987066A, Sandy Spring Village ("Preliminary Plan") was submitted on May 5, 2021, by KCG Companies to amend condition No. 1 of Preliminary Plan No. 119870660 and void the agreement with the Planning Board limiting the use to office on the Property. The Applicant also requests an increase in square footage (4,465 SF) from the approved 52,100 square feet to 56,565 square feet, which reflects the existing conditions. The Application does not propose any expansion of the existing building footprints.

Site Plan Application No. 81988060A, Sandy Spring Village ("Site Plan") was submitted on May 5, 2021, by KCG Companies to convert two existing office buildings from commercial to age-restricted, affordable multi-unit residential, with a total of 56 dwelling units including 12.5% MPDUs.

Collectively, the Preliminary Plan Amendment and Site Plan Amendment are referred to as the Application or Amendment ("Application" or "Amendment") throughout this report.

The Application will provide affordable housing that will serve senior households earning up to 60 percent of the Area Median Income (AMI). All units will be affordable, with rents achieving a range of affordability (40-60% AMI), with units at income levels substantially below what is required by the Moderately Price Dwelling Unit (MPDU) Program. The Applicant is meeting their MPDU requirement of 12.5% by providing 7 units as MPDUs. The development will provide a mix of units, including 10 studios, 38 one-bedroom units, and 8 two-bedroom units. The age-restriction and affordability restrictions (other than MPDU's) will be implemented via a private covenant to be replaced by a Land Use Restriction Agreement (LURA) which is recorded against the Property in the same manner as a covenant related to obtaining Low Income Tax Credits. The LURA lasts for the duration of the tax credit financing affordability period. The units subjected to the County's MPDU program will follow DHCA's standard requirements and the Applicant will record a covenant with a 99-year duration.



Figure 8 – Proposal

The Application was reviewed under the standard method of development of the CRN Zone for Multi-Unit Living in Apartment Building. This Application is located within the Sandy Spring Historic District and therefore subject to HPC review.

The Application proposes the adaptive reuse of the existing building on the Property with minimal exterior changes to the Property and building itself. The existing building footprint, massing and

square footage are not increasing. The proposed Amendments include, but are not limited to the following:

- Conversion of the existing office buildings into a 56-unit, age-restricted, affordable residential development, including 12.5% MPDUs
- Removal of the nine parking spaces east (front) of the Mutual Building
- Modifications to the existing hardscape to provide pedestrian connectivity, ADA access, Fire Department vehicle access and outdoor amenities
- Associated modifications to landscape and lighting
- Minor adjustments to the internal parking area
- Addition of raised planting beds, a pedestrian loop and game/seating area
- Replacement of an existing water line serving the Stabler Building
- Refurbishing the historic building elements

However, the existing buildings do not meet some of the existing CRN zone development standards and to achieve adaptive reuse of the buildings, without significant alterations to the buildings, the Applicant is requesting relief from the Build-To-Area dimensions and Transparency requirements as part of the Site Plan process.

As part of the Preliminary Plan, the Applicant is requesting that the Planning Board reduce the rightof-way required for Meeting House Road from 80 feet to 60 feet to eliminate the need to remove existing features along the Property frontage.

Parking will be accommodated in 78 of the existing surface parking spaces, located in a double-loaded parking lot west of the Mutual Building and along the internal drive aisle connecting Meeting House Road and Thomas Village Lane.

The Application will meet stormwater management goals by reducing imperviousness and utilizing the existing structural stormwater management facilities.

#### SECTION 4 - PRELIMINARY PLAN ANALYSIS AND FINDINGS, 50.4.2.D

This Amendment and the following findings supersede all previous Planning Board findings for Preliminary Plan No. 119870660.

1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59

The Subject Property is a recorded lot/parcel, Parcel A on Record Plat 17648. The existing lot is subject to the conditions of Preliminary Plan No. 119870660. As part of this Preliminary Plan, the Applicant is changing the land use from office to Multi-Unit Living, which is a permitted use in the CRN zone. As discussed in finding 2, the Application is also dedicating 36 feet of right-of-way, as much additional right-of-way as feasible for MD 108 according to the 2015 *Sandy Spring Rural Village Plan* and providing a new public utility easement along the Property frontage. As discussed below, no additional right-of-way dedication is proposed for Meeting House Road, an Exceptional Rustic Road.

#### The Lot(s) and Use comply with the basic requirements of Chapter 59

The lot was reviewed for compliance with the dimensional requirements for the CRN zone as specified in the Zoning Ordinance. The lot will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone, taking into account the location of the existing buildings, historic designation and recommendations of the Applicable Master Plans. A summary of this review is included in Table 2 (See Site Pan).

2. The Preliminary Plan substantially conforms to the Master Plan or Urban Renewal Plan

The Preliminary Plan substantially forms to the recommendations in the 2015 Sandy Spring Rural Village Plan (the Master Plan), the 1996 Rustic Roads Functional Master Plan and 1988 Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic District.

#### 2015 Sandy Spring Rural Village Plan and 1996 Rustic Roads Functional Master Plan

The Subject Property is within the Village Core area identified in the 2015 Sandy Spring Rural Village *Plan* and the Sandy Spring Historic District (#28/11).

#### The Village Core

The Subject Property is identified on page 28 of the Master Plan, which recognizes that there are some limitations to how the Stabler and Mutual Buildings are modified because they are within the Sandy Spring Historic District. The Master Plan specifically recommends "adaptive reuse of the buildings to residential and small-scale commercial uses." As recommended, both the Montgomery Mutual Insurance Company buildings are being adaptively repurposed as age-restrictive housing, with only limited exterior modifications proposed to the buildings. The Master Plan also recommends to "Provide access to commercial and residential properties from a driveway off MD 108 and Meeting House Road". The Applications retain said access as recommended by the Master Plan.

Olney Sandy-Spring Road (MD 108)

Olney Sandy Spring Road is identified by the Master Plan as a two-lane arterial road with an 80-foot wide master planned right-of-way.

There is an existing 4-foot wide sidewalk along the Property's frontage on MD 108 that provides pedestrian access to an existing bus stop at the northwest corner of the Property and the properties to the east and west. The sidewalk also continues south along Meetinghouse Road and terminates on the north side of the drive aisle that connects to Thomas Village Lane.

The Master Plan, on page 26, recommends an ADA- compliant, shared use path along the north side of MD 108 (adjacent to the Stabler Building) and specifically states that "the existing sidewalk on the south side of MD 108 will remain" (pg. 48). As a result, no changes to the existing sidewalk are proposed as part of this Application, however, the Applicant is improving the existing bus stop and pad.

In addition, the Applicant is dedicating 36 feet (thirty-six) of right-of-way from the centerline of MD 108, which is the maximum amount possible. Based on the location of the Stabler Building, the Applicant cannot dedicate 40 feet of right-of-way and provide the required ten-foot-wide public utility easement without reducing the right-of-way or removing the front porch of the building. While the Applicant is not dedicating the full 40 feet to the centerline, the proposed dedication is sufficient to accommodate the existing public improvements, such as the sidewalk and relocated bus stop.



Figure 9 – Preliminary Plan Drawing Showing Dedication for MD 108

## <u>1996 Rustic Road Functional Master Plan</u> Meeting House Road

The Stabler Building and the Mutual Building both have frontage on Meeting House Road. Meeting House Road was designated as a Rustic Road with a 70-foot right-of-way in the 1996 *Rustic Roads Functional Master Plan*. The 2015 *Sandy Spring Rural Village Plan* updated the classification of Meeting House Road to an Exceptional Rustic Road with an 80-foot right-of-way with two travel lanes.

The 2015 Sandy Spring Rural Village Plan states: "Meeting House Road is one of the oldest roads in the County. It is a narrow road intended for local use with low traffic volume and low accident history consistent with the rustic designation. The road has outstanding historic value, natural features and farm views. The unusual features include narrow pavement, mature trees and the historic Meeting House" (p.46).

The Master Plan also notes that: "...the section of Meeting House Road from MD 108 to the south Meeting House property line is located within the Sandy Spring Historic District. The inclusion of this portion of the road within the district is also intended to preserve the rural character of the road including its width, design and landscaping" (p.46) and later states "the character of the road would be negatively affected by making improvements to it" (p.46).

The MCDOT has reviewed the Preliminary Plan, and in a letter dated July 8, 2021 (Attachment D), concurred with Staff that no additional dedication is required on Meeting House Road along the frontage of the Stabler Building, however, Condition 3 of their letter strongly recommends installation of a 5-foot sidewalk on Meeting House Road. Installation of the aforementioned sidewalk would also require additional dedication. As discussed below, Staff disagrees with MCDOT's position regarding frontage improvements on Meeting House Road in front of the Mutual Building.

The existing right-of-way is 60 feet (30 feet from the centerline) and dedicating an additional 10 feet of right-of-way would cause existing features along the Property frontage, such as the brick wall and fountain/patio to be within the right-of-way. These features are integral to the character of the road and in order to keep them at the current location, additional right-of-way dedication is not being required. According to MCDOT's letter, if dedication is required by the Planning Board, the encroaching features would need to be removed.

Section 4.3.E.5.c of the Subdivision regulations provide the Planning board the following guidance when reviewing rustic roads:

In approving a preliminary plan, the Board must not require improvements that are contrary to Chapter 49, Article 8 or Executive Regulations governing rustic roads. The Board may waive any requirement of Sections 4.3.E.2.b and 4.3.E.3.b that is incompatible with the rustic road or substitute any alternative requirement that is consistent with the goals of the rustic roads law. The Board may only require those improvements that retain the significant features of the road identified by the Council for preservation. If the Board is otherwise directed by this Section to require improvements that are contrary to the rustic roads law or Executive Regulations, the Board must consider the recommendations of the Rustic Roads Advisory Committee and evaluate the feasibility of trip reduction and alternative road improvements to the local roadway network. If the Board determines that no feasible alternative exists, it may require improvements that are necessary for traffic safety or operational requirements.

While safety is of utmost importance, Staff, the Rustic Roads Advisory Committee and the Historic Preservative Commission do not support MCDOT's recommendation to install of a 5-foot sidewalk on Meeting House Road due to the historic nature and character of this Exceptional Rustic Road, the existing road configuration, the incredibly low existing and projected traffic volumes as it terminates just south of the Property, and the nature and limited, rural nature of development of the surrounding area to the south. The existing road, with it's historic nature and character, in addition to the low traffic volumes, is suitable for vehicles and pedestrians and pedestrian circulation is already accommodated via a private sidewalk parallel to Meeting House Road. Additionally, the recommendation to install a sidewalk along this Exceptional Rustic Road, is contrary to the recommendations of the 2015 Sandy Spring Rural Village Plan, the 1996 Rustic Roads Functional Master Plan and 1988 Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic District. Section 50.4.3.E.5.c of the Subdivision Regulations permits the Planning Board to waive the installation of sidewalks as requested by MCDOT.

Consequently, sidewalks should not be added within the right-of-way of Meeting House Road, nor should dedication to the full 80-foot Master Planned right-of-way width be required since it would negatively affect the significant features on the Property.

The Rustic Roads Advisory Committee ("RRAC") has reviewed the Application and in a letter dated July 13, 2021, (Attachment E), and the RRAC strongly supported the Application as proposed. As previously stated, the RRAC does not support the recommendations to install sidewalks along Meeting House Road and to dedicate additional right-of-way, since the sidewalk would negatively impact the road and the dedication would create the potential to negatively affect the Subject Property and the road in the future.

To satisfy Condition 3 of MCDOT's letter, the Applicant is removing the existing U-shaped lead walk between the existing fountain (proposed patio) and Meeting House Road pavement. However, this solution is predicated on the Planning Board allowing a narrower right-of-way than recommended in the Master Plan.

As conditioned, no additional right-of-way dedication or frontage improvements are requested on Meetinghouse Road due to the constraints and recommendations outlined above.



Figure 10 – View from Sandy Spring Road south; Meetinghouse Road (left) and 900 Olney Sandy Spring Road (center)

## Approved & Adopted Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic <u>District</u>

The Sandy Spring Historic District (#28/11) is identified in the Master Plan for Historic Preservation Sites in Montgomery County, Maryland. The Application is subject to historic preservation review pursuant to Chapter 24A-8 of the Montgomery County Code. The Historic Preservation Commission (HPC) reviewed the Application at a Preliminary Consultations on June 23, 2021 (Attachment F) and recommended approval. The HPC also weighed in on how Meeting House Road should be treated, concluding that "a sidewalk along Meeting House Road would negatively impact the character of the road and would be contrary to the road and surrounding district."

A survey of the district prepared for the Locational Atlas states: "Sandy Spring, settled in 1727 by the Quaker James Brooke, is one of the oldest settlements in the County with a fine collection of religious, financial and educational buildings."

The document also says that the inclusion of the Montgomery Mutual Insurance Company property was not intended to preclude new development on the site or restrict the allowable density of development. Rather, the intention was and continues to be, to assure that the high standards of sensitive design which have been established by the 1977 Montgomery Mutual building be carried on in the construction of other new buildings on the site. The inclusion of a portion of Meeting House Road within the District is intended to preserve the rural character of the roadway including its width, design and landscaping.

As discussed in the attached HPC staff report, the proposed change in use and associated architectural alterations and improvements are consistent with the goals and recommendations of the Sandy Spring Historic District. At the time of building permit, the Applicant with return to the HPC for a Historic Area Work Permit (Attachment G).

As proposed, the Preliminary Plan substantially forms to the recommendations in the 2015 Sandy Spring Rural Village Plan, the 1996 Rustic Roads Functional Master Plan and Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic District.

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

Public Facilities such as roads, sidewalks, intersections and public services will be adequate to support the Application.

- a. <u>Roads and Other Transportation Facilities</u> Transportation access is adequate to serve the proposed development by this Preliminary Plan.
  - i. Existing Facilities

Olney-Sandy Spring Road (MD 108) is a 2-lane arterial road. Meeting House Road is identified as an Exceptional Rustic Road. Additionally, the Applicant has verified that the existing crosswalk and ADA access ramps on Meeting House Road (east/west) currently meet ADA standards (Attachment H).

- *ii.* Proposed public transportation infrastructure As conditioned, all existing public infrastructure such as sidewalks will be included in the proposed public right-of-way.
- iii. Proposed private transportation infrastructure

Private infrastructure is limited to the existing parking facilities located to the north and west of the larger residential structures. Internal walkways with ADA ramps will connect all buildings. An additional paved recreation walkway extends to the south of the property, ringing an existing stormwater facility.

b. Local Area Transportation Review (LATR)

The Applicant submitted a transportation statement within the Statement of Justification for the Preliminary Plan application for a 56 dwelling unit independent senior living (age-restricted) facility which will replace the existing office use on the site. According to the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Manual and adjusted for the Rural East Policy Area, this Application will result in a net reduction of 34 AM and 22 PM vehicular trips and 35 AM and 18 PM peak-hour person trips, a significant reduction due to the replacement of the existing higher trip generating office use with a residential use. The Applicant is not required to submit a traffic study to satisfy the LATR test because the proposed land use generates fewer than 50 peak-hour net new person trips within the weekday morning and evening peak periods.

Table 1 – Trip Generation

	Development	AM P	AM Peak Hour			PM Peak Hour		
USE		In	Out	Total	In	Out	Total	
Existing (Credit) Office (ITE-710)	56,565 sq. ft.	69	11	80	11	56	67	
Proposed: Age Restricted Senior Living (ITE-252)	56 Units	24	22	46	21	24	45	
Net New Vehicle Trips (reduction)		(45)	11	(34)	10	(32)	(22)	
Total Peak Hour Person Trips (reduction)				(35)			(18)	

\*Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Manual. Numbers are vehicle trips except for person trips in final row. Person trips are adjusted according to 2017 LATR guidelines.

## c. Other Public Facilities and Services

The Subject Property is currently served by existing water and sewer lines that will remain, except the existing 2-inch waterline serving the Stabler Building which is being upgraded to a new 6-inch water line. The new water line will tie-in to the existing 12-inch main in the MD 108 right-of-way, which is adequate to serve the Subject Property.

The Application has been reviewed by the MCDPS, Fire Department Access and Water Supply Section, who determined that the new fire department access driveway parallel to the Mutual Building is adequate for fire and rescue vehicles to access the Property. The Application has received an approved Fire Access Plan dated March 29, 2021 and amended on June 1, 2021 (Attachment I).

A 10-foot public utility easement is being provided parallel to the MD 108 right-of-way which will be sufficient to accommodate future utility installation. All other public facilities and services including electric, telecommunication, police and health services are available and adequate to support and serve the proposed lots according to the 2020-2024 Growth and Infrastructure Policy. Since this Application is for an age-restricted development, a school adequacy test is not applicable.

## 4. All Forest Conservation Law, Chapter 22A requirements are satisfied

As discussed on the Site Plan Findings, on page 32, of this Staff Report, the Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. The Site Plan includes the Final Forest Conservation Plan No. 81988060A, which Staff recommends conditional approval.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS, Water Resources Section on July 1, 2021 (Attachment J). The Application will meet stormwater management goals by reducing imperviousness and utilizing the existing structural stormwater management facilities.

6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.

There are no burial sites located on the Subject Property. The closest burial site is located south of the Sandy Spring Friend's Meeting House and will not be affected by this Application.

#### SECTION 5 – SITE PLAN ANALYSIS AND FINDINGS – Chapter 59.7.3.4.E

This Amendment was reviewed under the standard method of development of the CRN Zone and the following findings supersede all previous Planning Board findings for Site Plan No. 819880600.

1. When reviewing an application, the approval findings apply only to the site covered by the application.

The Approval of the Site Plan findings will only apply to the Subject Property being reviewed as part of this Application.

- 2. To approve a site plan, the Planning Board must find that the proposed development:
  - a. satisfies any previous approval that applies to the site;

This finding is not applicable to the Amendment.

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

This finding is not applicable to the Amendment.

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

This finding is not applicable to the Amendment.

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

The Lot is approximately 2.67 acres and zoned CRN-0.75, C-0.75, R-0.5, H-45. The Applicant is proposing affordable age-restricted Multi-Unit Living, which is a permitted use in the CRN Zone.

The following table, Table 2, shows the Application's conformance to the development standards of the CRN zone under the standard method of development. As identified in Table 2 and discussed below, as part of this Site Plan, the Applicant requests that the Planning Board modify several development standards because the buildings are existing and located in the Sandy Spring Historic District.

Table – 2

Development Standards – Section 4.5.3 Zone : CRN-0.75, C-0.75, R-0.5, H-45 (Standard Method of Development )					
Building Type: Apartment	Required	Proposed			
Site					
Public Open space, tract > 10,000 SF	10% (11,630.52 SF)	20% (23,278 SF)			
Lot					
Lot (min)	NA	115,589 SF (2.65 AC)			
Tract Area (Parcel A)		116,389 SF (2.67 AC)			
MD 108 Dedication		800 SF (0.0183 AC)			
Meeting House Road Dedication		Modified/Waived			
Site Area (Net Lot)		115,589 SF (2.65 AC)			
Density					
Commercial	0.75 FAR (87,291.75 SF)	NA			
Residential	0.50 FAR (58,194.5 SF)	0.485 FAR (56,565 SF) 56 units			
Total	0.75 FAR (87,291.75 SF)	0.485 FAR (56,565 SF) 56 units			
Units Mix (Total)	NA	56 total units 10 studios 38 one-bedroom 8 two-bedroom			
Moderately Priced Dwelling Units	12.5% Min.	12.5%			
MPDU - Unit Mix		<u>7 units</u> 1 studio 5 one-bedroom 1 two-bedroom			
Placement					
Stable Building - Principal Building Setback	ks (min)				
Front setback (MD 108)	0 ft.	11 ft.			
Side Street Setback (Meeting House Rd)	0 ft.	1 ft.			
Rear setback (Mutual Building)	NA	NA			

Mutual Building - Principal Building Setbacks (min)							
Front setback (Meeting House Rd)	0 ft.	73 ft.					
Rear setback, abutting Residential Townhouse zone (West)	0 ft. (RT-10)	52 ft.					
Side setback, abutting Residential Detached zone (South)	(1.5x17 ft. (RE-2)) 25.5 total ft.	415 ft.					
Build-to Area (BTA, max setback and min 9	% of building façade)						
Stabler Building (Apartment Building Type)							
Front setback (MD 108)	30' max.	100% within 29 ft					
Building in front street BTA	70% min.	100% Within 29 ft.					
Side street setback (Meeting House Rd.)	30' max.	100% within 25 ft.					
Building in side street setback	35% min.						
Mutual Building (Apartment Building Type	)						
Front setback (Meeting House Rd)	30' max	100% within 85 ft *					
Building in front street BTA	70%	100% within 85 ft.					
Specifications for Build-to Area							
must find that the plan: (1) deviates fro necessary to accommodate the physical co incorporates design elements that engag streets, sidewalks, and parks.	m the Build-to Area require onstraints of the site or the e the surrounding publicly	ements only to the extent proposed land use; and (2) accessible spaces such as					
Height							
Height (max)							
Stabler Building	45 ft.	31 ft.					
Mutual Building		41 ft.					
5. Form							
Building Orientation							
Stabler Building							
Entrance facing street or open space	Required	Provided					
Entrance spacing (max)	100'	Provided					
Mutual Building							
Entrance facing street or open space	Required	Provided					
Entrance spacing (max)	100'	Provided					
Transparency, for Walls Facing a Street or Open Space							
Stabler Building	Γ	Γ					
Ground story, front (min)	20%	17%**					

Ground story, side (min)	20%	18%**				
Upper story (min)	20%	17%**				
Blank wall, front (max)	35'	No blank walls				
Blank wall, side/rear (max)	35'	No blank walls				
Mutual Building						
Ground story, front (min) (Meeting House)	20%	14%**				
Upper story (min)	20%	14%**				
Blank wall, front (max)	35'	No blank walls				
Blank wall, side/rear (max)	35'	No blank walls				
Specification for Building Orientation and Transparency						

\*\*Transparency requirements may be modified by the Planning Board in a site plan under Section 7.3.4. In approving a site plan submitted under this subsection, the Planning Board must find that the plan: (1) deviates from the Building Orientation and Transparency requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

#### Modifications to the Build-To Area and Transparency

In the CRN Zone, apartment buildings are required to locate buildings so at least 70 percent of the façade is within the 30-foot maximum setback. The Applicant is seeking to increase the maximum building setback from 30 feet to 85 feet because the building is existing and no increase in square footage is proposed as part of this Application. The Application deviates from the Build-to Area requirements only to the extent necessary to accommodate the existing building; and it incorporates design elements that engage the surrounding publicly accessible spaces. The area between the front of the Mutual Building and Meeting House Road is predominately public open space which provides a connection to the surrounding historic district and Village Core.

In the CRN Zone, apartment buildings are required to provide 20% transparency on the ground floor and upper story façades that face roads and open space. The Applicant is seeking relief from the transparency requirements because the buildings are existing, and no changes, other than maintenance, are proposed to the exterior windows on the aforementioned facades. The Stabler building provides 17-18% transparency on the ground level and upper story face MD 108 and Meeting House Road, while the Mutual Building provides 14% transparency on both the ground and upper stories. Given that the buildings are existing and located in the Sandy Spring Historic District, staff recommends that the Planning Board grant the Applicant the requested relief from the transparency development standards.

#### Division 6 – General Development Standards

i. Division 6.1. Site Access

Site access from Meeting House Road is not being modified as part of this Amendment.

#### ii. Division 6.2. Parking, Queuing, and Loading

There are 94 parking spaces on site now, including 86 standard spaces, 5 ADA spaces and 3 motorcycle spaces. The Applicant is removing a total of 16 approved spaces, including the 9 spaces between the Mutual Building and Meeting House Road and 7 spaces in the side and rear parking lots to accommodate installation of raised garden beds, and new and expanded tree pits/parking islands.. As a result, the Applicant is providing 72 standard parking spaces, 3 ADA (1 van accessible) spaces and 3 motorcycles spaces within the existing parking lot footprint as required. The Applicant is providing 14 short-term and 14 long-term bicycle parking spaces (0.50 spaces per dwelling) as required per Section 6.2.4 of the Zoning Ordinance. However, the Applicant is seeking a partial waiver from the long-term bicycle parking ratio, which requires 95 percent of the bicycle space to be long-term spaces, located in secure storage rooms on the ground floor of the building, per Section 6.2.6. However, because this Application is an adaptive reuse of two existing buildings, interior space is constrained based on the existing building footprint. As result, a secure bicycle storage room with 14 spaces has been provided on the second floor, accessible by elevator. The 14 shortterm bicycle parking spaces are located adjacent to the raised garden beds, south of the courtyard. A 10 foot by 30 foot trucking loading space is also being provided along the parking lot drive aisle west of the Mutual Building, in a location that will not impeded on-site circulation.

#### iii. Division 6.3. Open Space and Recreation

The location of the open spaces is safe, adequate, and efficient. The Zoning Ordinance requires 10 percent Public Open Space for an apartment building types in the CRN Zone. This Site Plan satisfies the Public Open Space requirement by providing 20 percent or 23,278 square feet of space devoted to public use and enjoyment. The primary Public Open Space is between the front of the Mutual Building and Meetinghouse Road.



Figure 11 – Public Open Space/Landscaping Plan

The space includes a 12-foot wide concrete promenade, lined with shade trees and open lawn area with Adirondack chairs. The space also includes an oblong paver patio (repurposed fountain in front of the Mutual Building) and a 16-foot by 16-foot outdoor activities area with a pavilion, seating, a chess table and room for yoga and bocce ball.



Figure 12 – Southern Activity Area/Public Open Space

The games area overlooks the vegetated stormwater treatment area and is conveniently located next to a new pedestrian loop along the perimeter of the management area. The pedestrian loop will be constructed of pervious pavement and a pedestrian bridge will cross over the bio-swale at the southwestern corner of the management area. The Applicant is also installing raised garden beds at the southwest corner of the Bentley building for residents to utilize.

The Application also include a new interior courtyard between the Bentley and Moore buildings. The courtyard is wheelchair accessible space for gathering that includes outdoor seating, a grilling station and decorative overhead string lights. The Applicant is also working with local Sandy Spring community members to add an art installation in the courtyard (not part of a public art program).

## **Proposed Onsite Recreation Facilities and their Supply Points**

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Pedestrian Bridge	1	10.00%	5.50	11	13.20	13.20	13.20	13.20
Bicycle Parking Garage	1	10.00%	0	7.70	15.40	15.40	13.20	5.50
Ornamental Garden or Sculpture Garden	1	10.00%	2.20	3.30	3.30	7.70	8.80	5.50
Picnic/Seating	1	10.00%	1.10	1.10	1.65	3.30	3.30	3.30
Outdoor Game Station	1	10.00%	0	0	3.30	3.30	2.20	2.20
Grilling Area	1	10.00%	0	0	2.20	6.60	6.60	5.50
Total Onsite Supply Points=			8.80	23.10	39.05	49.50	47.30	35.20

# **Results: Demand, Supply & Adequacy**

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	8.96	0	8.80	8.80	Adequate
Children	12.88	0	23.10	23.10	Adequate
Teens	10.08	0	39.05	39.05	Adequate
Young Adults	39.76	0	49.50	49.50	Adequate
Adults	26.88	0	47.30	47.30	Adequate
Seniors	4.48	0	35.20	35.20	Adequate

As described above, a contiguous Public Open Space area is being provided on the Subject Property, which includes a variety of passive and active recreation opportunities suitable for all ages. As proposed, the recreation facilities and amenities are safe, adequate, and efficient to meet the recreational needs of the residents.

#### iv. Division 6.4. General Landscaping and Outdoor Lighting

The location and quantity of the proposed landscaping is safe, adequate, and efficient on the Subject Property. The Site Plan is proposing landscaping to serve multiple purposes, including canopy cover in-and-around the parking facilities, landscaping around amenity areas, and landscaping adjacent to all proposed buildings. Planting includes canopy trees, understory trees, shrubs, perennials, ornamental grasses and groundcover. Distributed throughout the Property in the amenity areas, along the building facades, and in the parking, the proposed landscaping, together with the existing landscaping will enhance the visual appeal of the Subject Property and provide an aesthetically pleasing development for the residents. Additionally, the existing and proposed canopy trees will shade at least 25% of the surface parking lot.

The lighting provided with this Application is safe, adequate, and efficient for ensuring good nighttime visibility within the parking lot and open space areas without negatively impacting surrounding residential dwellings. The proposed is a combination of 14-foot-tall free-standing

poles, bollards and stake mount lighting that provide for broad illumination for all public spaces, parking, and areas that might have security concerns. In general, the light poles are provided for all the street and parking lighting, while the pedestrian-scale light posts are provided for accenting and evenly lighting the public open spaces.

The photometric plan submitted by the Applicant shows that the proposed lighting will adequately illuminate the site creating a safe environment, without creating light spillage or excessive glare on adjacent properties or the rights-of-way. As conditioned, all site lighting provides adequate, safe and efficient illumination.

v. Division 6.5. Screening Requirements

Landscape screening is not required between the parking lot in the rear of the Mutual Building and the RT-10 property to the west. However, a row of mature Leyland Cypress and an existing 6-foot fence provide screening between the rear parking lot and the RT-10 Zoned Property.

## e. satisfies the applicable requirements of:

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

The Site Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS Water Resources Section on July 1, 2021. The Application will meet stormwater management goals by reducing imperviousness and utilizing the existing structural stormwater management facilities.

ii. Chapter 22A, Forest Conservation.

## Forest Conservation

## Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation ("NRI/FSD") No. 420081680 for this Property was approved in August 2008. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The NRI/FSD calls out the Property to be a total of 4.84 acres consisting of Parcel 426 (Not part of this Application), Parcel A and Lot 1 (Not part of this Application). There is 0.75 acres of forest located on Lot 1. No forest is located on Parcel 426 or Parcel A. The Subject Property is located within the Northwest Branch watershed, a MD State designated Use Class IV stream. There are no streams or other environmental features located on the Subject Property. However, there is a perennial stream located on the adjacent property to the south of Parcel A. This stream begins at the adjoining property line between Parcel A and Parcel 553 and flows to the south. The resulting 125-ft stream buffer extends onto the Subject Property creating 0.6 acres of stream buffer on the Subject Property.

#### Forest Conservation Plan

This Application satisfies all of the applicable requirements of the Forest Conservation Law ("FCL"), Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

The Preliminary Forest Conservation Plan ("PFCP") was submitted as part of the Preliminary Plan of Subdivision, Plan No. 120090230, and approved by the Planning Board with the Resolution dated March 9, 2010. The Final Forest Conservation Plan was submitted as part of this Application (Attachment K) and is in substantial conformance with the PFCP.

The Net Tract Area of the Subject Property is 2.67 acres and is located in a CRN Zone. The CRN Zone is assigned a Land Use Category of High Density Residential ("HDR") as defined in Section 22A-3 of the FCL and in the Land Use Table of the Trees Technical Manual which generates an afforestation threshold of 15% and a conservation threshold of 20% of the Net Tract Area. The Subject Property has no forest cover. As a result, the Applicant has a 0.40 acre Afforestation Requirement as specified in the FFCP Worksheet. In addition, this Application proposes 0.12 acres of encroachment into the stream buffer located along the southern property line which has been added to the Afforestation Requirement resulting in an overall FFCP requirement of 0.52 acres. The Applicant proposes to satisfy this FFCP Requirement by purchasing the appropriate credits in an off-site M-NCPPC approved forest bank, but if a forest bank is not available, this FFCP Requirement will be met by paying a fee-in-lieu.

The stream buffer covers a significant area along the southern property line (Figure 13). This stream buffer is for a perennial stream located on the adjacent property to the south. A significant portion of this buffer on the Subject Property is already developed under the original Schematic Development Plan with a storm water management facility, a portion of the 3-story building, walkways and surface parking within the stream buffer. It was determined at the time of that previous review that no mitigation would be required for this existing encroachment and because the stream buffer is developed it is not necessary to place it in a Category I Conservation Easement. However, the proposed encroachment for this Application is for the purposes of installing a pervious pavement walking path around the storm water management pond for the future residents of the facility. Given that this area of the Subject Property is developed with a building, walkways, surface parking and a storm water management facility, it was determined that the installation of a pedestrian bridge and a pervious pavement walkway around the perimeter of the storm water management facility will have a de minimis impact and is an acceptable encroachment into the stream buffer. However, the new encroachment is being mitigated by adding the square footage of encroachment to the Afforestation Requirement as shown on the FFCP.



Figure 13 – Stream buffer encroachment

#### Forest Conservation Variance

Section 22A-12(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone ("CRZ") requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater DBH; are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

<u>Variance Request</u> - The Applicant submitted a variance request in a letter dated July 6, 2021 (Attachment L). The Subject Property is located within the Sandy Spring Historic District. As a result, all trees 1 inch in caliper and larger require a Tree Variance Request. The Applicant proposes to remove six (6) trees that range in size from 10 inches DBH to 22 inches DBH that are considered high priority for retention under Section 22A-12(b)(3) of the Forest Conservation Law (Table 3). Two of these 6 trees are dead and are hazard trees, but are included in the variance request. The other four Protected Trees will be removed with mitigation. In addition, the Applicant proposes to impact the Critical Root Zones ("CRZ") of seventeen (17) Protected Trees on the Subject Property (Table 4) and ten (10) trees on the adjacent property to the south (Table 5).



Figure 14 – Protected Trees to be removed or impacted

Table 3 – On-Site	Protected	Trees to	be removed
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Tree Number	Species	DBH Inches	% CRZ Impacts	Status
5	Black Cherry (Prunus serotina)	N/A	N/A	Hazard tree, dead. No mitigation required.
17	River Birch ( <i>Betula nigra</i> )	16	57%	Fair condition. Mitigation required.
20	Sweetbay Magnolia ( <i>Magnolia</i> <i>virginiana</i> )	10	28%	Good Condition. Mitigation required.
23	Sweetbay Magnolia ( <i>Magnolia</i> <i>virginiana</i> )	12	27%	Good condition. Mitigation required.
26	Saucer Magnolia (Magnolia x soulangeana)	22	69%	Good condition. Mitigation required.
41	Leyland Cypress (Cupressus x leylandii)	N/A	N/A	Hazard tree, dead. No mitigation required.

Table 4 – On-Site Protected Trees to be impacted

Tree Number	Species	DBH Inches	% CRZ Impacts	Status
1	Red Oak (Quercus rubra)	21	39%	Fair condition.
2	Scarlet Oak (Quercus coccinea)	14	14%	Fair condition.
3	Scarlet Oak (Quercus coccinea)	22	2%	Good condition.

10	Black Cherry (Prunus serotina)	13	54%	Good condition.
11	Black Cherry (Prunus serotina)	13	24%	Good condition.
12	Black Cherry (Prunus serotina)	17	10%	Good condition.
13	Red Oak (Quercus rubra)	26	20%	Good condition.
14	Crape Myrtle (Lagerstromeia indica)	28	43%	Good condition.
15	Crape Myrtle (Lagerstromeia indica)	25	35%	Good condition.
16	Crape Myrtle (Lagerstromeia indica)	12	23%	Good condition.
21	American Holly ( <i>llex opaca</i> )	14	27%	Good condition.
22	American Holly ( <i>llex opaca</i> )	15	21%	Good condition.
24	Kousa Dogwood (Cornus kousa)	20	4%	Good condition.
25	Kousa Dogwood (Cornus kousa)	9	22%	Good condition.
27	Crape Myrtle (Lagerstromeia indica)	5	13%	Good condition.
40	Chinese Chestnut ( <i>Castanea</i> molissima)	12	22%	Good condition.
45	Crape Myrtle (Lagerstromeia indica)	16	13%	Good condition.

Table 5 – Off-Site Protected Trees to be impacted

Tree Number	Species	DBH Inches	% CRZ Impacts	Status
46	White Ash (Fraxinus americana)	50	7%	Fair condition.
47	White Oak (Quercus alba)	93	22%	Fair condition.
48	White Oak (Quercus alba)	36	8%	Fair condition.
49	White Oak (Quercus alba)	57	16%	Fair condition.
50	Boxelder (Acer negundo)	24	3%	Fair condition.
51	Red Maple (Acer rubrum)	48	18%	Poor condition.
52	Boxelder (Acer negundo)	41	11%	Fair condition.
53	Boxelder (Acer negundo)	41	4%	Fair condition.
54	Boxelder (Acer negundo)	14	1%	Fair condition.
55	Boxelder (Acer negundo)	16	1%	Fair condition.

#### Unwarranted Hardship Basis

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state would result in unwarranted hardship, denying the Applicant reasonable and significant use of its property. In this case, the unwarranted hardship is caused by the necessary layout of the proposed development on the Property, such as minor site modifications to accommodate ADA requirements, fire department access to the buildings, improved pedestrian connectivity and enhanced residential outdoor amenities and the conditions of the subject trees. The 5 trees requested to be removed are all located within the developable area of the Property and the inability to impact of remove these trees would render the Property undevelopable for this Application. Therefore, the Applicant has a unwarranted hardship to justify a variance request.
Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. The following determinations have been made in the review of the variance request and the proposed forest conservation plan:

### Variance Findings

Staff has made the following determination based on the required findings that granting of the requested variance:

1. Will not confer on the applicant a special privilege that would be denied to other applicants.

Granting the variance will not confer a special privilege on the Applicant as the removal of the two dead hazard trees and four live trees is due to the location of the trees necessary site design requirements such as minor site modifications to accommodate ADA requirements, fire department access to the buildings, improved pedestrian connectivity and enhanced residential outdoor amenities. The Applicant proposes removal of the four live trees with mitigation. Therefore, Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. Is not based on conditions or circumstances which are the result of the actions by the applicant.

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing site conditions and necessary design requirements of this project.

3. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the existing conditions and not as a result of land or building use on a neighboring property.

4. Will not violate State water quality standards or cause measurable degradation in water quality.

The variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen trees being removed are not located within a stream buffer, wetland or special protection area. The Application proposes mitigation for the removal of these three trees by planting larger caliper trees on-site. Therefore, Staff concurs that the Application will not violate State water quality standards or cause measurable degradation in water quality.

### Mitigation for Trees Subject to the Variance Provision

There are 3 live trees proposed for removal in this variance request resulting in a total of 60 inches of DBH being removed. The Applicant has proposed to provide mitigation for the specimen tree loss by replacing the total number of DBH removed with ¼ of the amount of inches replanted. This results in a total mitigation of 15 inches of replanted trees. In this case, the Applicant proposes to plant five 3" caliper overstory trees native to the Piedmont Region of Maryland on the Property outside of any rights-of-way and outside of any utility easements. Additionally, no mitigation is required for trees that are impacted, but retained.

### County Arborist's Recommendation on the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection. The request was forwarded to the County Arborist as part of the ePlans review process on June 30, 2021. The County Arborist has not responded as of the date of this report.

### Variance Recommendation

Staff recommends approval of the variance request.

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. Therefore, Staff recommends approval of the Final Forest Conservation Plan with the conditions cited in this Staff Report.

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

The Amendment provides safe, well- integrated parking, circulation massing and public open space. The Amendment proposes only minor changes to the parking lot design, primarily to meet the CRN zone standards and Section 6.2.9.C. Pedestrian circulation in generally staying the same, except where additional pedestrian connection are being provided around the Mutual Building, which will improve pedestrian circulation and safety.

The Applicant is removing the nine parking spaces located between the Mutual Building and Meeting House Road to satisfy the requirements in the CRN zone. To satisfy the parking lot landscape design requirements additional parking spaces are being removed in the side and rear parking lots to add new tree pits/islands and expand an existing island.

Seventy-eight parking spaces parking spaces are being retained on-site which is sufficient for the proposed use and unit mix. The Applicant is improving the Property by adding 28 bicycle parking spaces, half of which are short-term and conveniently located outside the build.

With the proposed changes, the parking quantity, vehicular and pedestrian circulation will remain safe, adequate and efficient given the location of the existing buildings and access points. The existing and proposed public open space is well integrated into the site, and provides a logical and efficient extension of the existing space

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

As analyzed in the accompanying Preliminary Plan No. 11987066A findings, the Application substantially conforms with the recommendations of the relevant master plans.

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an

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

As discussed in the accompanying Preliminary Plan No. 11987066A findings, the proposed development will be served by adequate public facilities, including police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

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

The Property is not located in a Rural Residential or Residential zone.

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

The existing buildings are compatible with the existing residential townhouse development (west) and undeveloped RE-2 property to the south with regard to setbacks and height. The buildings were found to be compatible with the adjacent developments as part of the original site plan approval. The Applicant is not proposing any physical expansion in height or footprint that would affect compatibility with the adjacent development.

3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.

Not applicable, the Subject Property is not zoned C-1 or C-2.

### SECTION 6 – CITIZEN CORRESPONDENCE

The Applicant has met all proper signage, noticing requirements for the submitted Applications. A notice for the Preliminary Plan and Site Plan Amendments was sent on on May 7, 2021.

### SECTION 7- CONCLUSION

The proposed lots meet all of the requirements established in the Subdivision Regulations and the Zoning Ordinance, and conform to the recommendations of the 2015 *Sandy Spring Rural Village Plan*. Access to the lots is adequate and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of whom have recommended approval of the plans. Therefore, staff recommends approval of the Application, with the conditions as specified.

**Attachments** 

Attachment A – Preliminary Plan 119870660

Attachment B – Site Plan 819880600

Attachment C – Statement of Justification

Attachment D – MCDOT Letter

Attachment E – RRAC Letter

Attachment F – HPC Consultation Letter

Attachment G – HPC Staff Report

Attachment H – ADA Ramp Review documents

Attachment I – MCDPS, Fire Access and Water Supply Letter

Attachment J – MCDPS, Water Resources Section

Attachment K – Final Forest Conservation Plan

Attachment L – Tree Variance Request Letter

Attachment M – DHCA letter

Attachment N – MCDPS, Right-of-way

Date of Mailing: December 1, 1987

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Action: Approved staff recommendation with modifications, (Motion of Comm. Hewitt, seconded by Comm. Keeney, with a vote of 5-0; Commissioners Hewitt, Keeney, Christeller, Henry and Floreen voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

#### OPINION

Preliminary Plan 1-87066 NAME OF PLAN: MONTGOMERY MUTUAL

On 02-25-87, MONTGOMERY MUTUAL INS. CO., submitted an application for the approval of a preliminary plan of subdivision of property in the CT zone. The application proposed to create 1 lots on 3.22 ACRES of land. The application was designated Preliminary Plan 1-87066. On 11-25-87, Preliminary Plan 1-87066 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board for a heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-87066 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Count

- 1. Agreement with Planning Board limiting development to 52,100 square feet of office space with reference on plat
- Dedication along Meetinghouse Road (30' off center line) with construction as open section roadway
- 3. No clearing, grading or recording of lots prior to site plan approval by MCPB
- 4. Necessary easements

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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#### MONTGOMERY COUNTY PLANNING BOARD OPINION

Site Plan Review #8-88060 Date Mailed: June 23, 1989 Project: Montgomery Mutual Computer Center

Action: (Motion was made by Commissioner Floreen, seconded by Commissioner Hewitt, with a vote of 3-0, Commissioners Keeney, Floreen, and Hewitt voting for and no Commissioner voting against. Commissioners Bauman and Henry were absent.)

On September 4, 1988, Montgomery Mutual Insurance Company submitted an application for the approval of a site plan for property in the O-M zone. The application was designated Site Plan Review #8-88060.

On June 22, 1989, Site Plan Review #8-88060 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

- 1. the Site Plan meets all of the requirements of the zone in which it is located;
- 2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
- 3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The Montgomery County Planning Board approves Site Plan Review #8-88060 as follows:

22,005 square feet - commercial - office

subject to the following conditions:

- 1. Submit a Site Plan Enforcement Agreement and Development Program for staff's approval.
- Tree save areas to be fenced, posted, and inspected by M-NCPPC staff prior to grading permits.



Page Two - OPINION - Site Plan #8-88060

- 3. Submit a revised stormwater management plan for M-NCPPC Environmental Planning Division staff's review and approval.
- 4. Applicant must provide safe conveyance of runoff from site through Sandy Spring Village Condominiums to a storm drain inlet or stream.
- 5. Submit a revised landscape and lighting plan for staff's review and approval.
- 6. The property owner shall install a bus shelter at a location near the subject property subject to staff's approval.
- 7. At occupancy of the Montgomery Mutual expansion, the property owner shall commence to provide reserved carpool/vanpool spaces for Montgomery Mutual employees. The spaces shall be located as near as possible to the entrances of the Montgomery Mutual buildings.
- 8. Recordation of covenants limiting development standards and certification of the Development Plan by the Hearing Examiner.





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June 29, 2021

### **BY ELECTRONIC DELIVERY**

Casey Anderson, Chair And Members of the Montgomery County Planning Board Maryland-National Capital Park and Planning Commission 2425 Reedie Drive Wheaton, MD 20902

> Re: Statement of Justification (the "Statement") 17810 Meeting House Road and 900 Olney-Sandy Spring Preliminary Plan Amendment No. 11987066A Site Plan Amendment No. 81988060A

Dear Chair Anderson and Members of the Planning Board:

On behalf of KCG Development (the "Applicant"), we are submitting this application for Amendments to the previously approved Preliminary Plan 119870660 and Site Plan 819880600 (collectively, the "Amendments") for consideration by the Montgomery County Planning Board (the "Planning Board"). These Amendments propose to convert the existing office use on the property located at 17810 Meeting House Road and 900 Olney-Sandy Spring Road (collectively, the "Property") into an age-restricted, income-restricted, affordable multi-family development. Minor site modifications are proposed to accommodate ADA and fire department access to the buildings, improved pedestrian connectivity, and enhanced residential outdoor amenities. These Amendments do not propose any revisions to the height, overall square footage, or footprint of the existing buildings.

### I. Prior Approvals

The Planning Board approved Preliminary Plan No. 119870660 on November 25, 1987, for the creation of one lot on 3.22 acres of land to accommodate 52,100 square feet

of office in the C-T zone.<sup>1</sup> Subsequently, on June 22, 1989, the Planning Board approved Site Plan No. 819880600 for construction of an additional 22,005 square foot office building on the Property (in addition to the then existing 3-story brick office building and  $2\frac{1}{2}$  story brick structure).<sup>2</sup>

### **II. Background on Applicant**

As a mixed-use and multifamily owner, developer, and builder, KCG operates with a single purpose: to build vibrant communities that offer residents an enhanced quality of life and a place to proudly call home. Founded in 2015 on the principle that positive social impact, great design, and profitable development are not mutually exclusive, KCG strives to advance and redefine standards for superior-quality sustainable communities. Rather than take a "one-size-fits-all" approach to development, KCG's team engages and collaborates with community stakeholders to build sustainable, active communities. This tailored approach is reinforced by the team's distinct, multidisciplinary planning, design, and development expertise, and is evidenced by a diverse portfolio.

Headquartered in Indianapolis with local offices in Montgomery County, KCG has more than 2,000 units in its portfolio that are either leased up or under construction, and an additional 4,400 units in the pipeline. These units reside in projects that range from new construction to historic adaptive reuse, from small-scale to large-scale, from family to senior housing, and from residential-only to mixed-use.

### **III. Property Background and Zoning**

The Property is located in the southwest quadrant of the intersection of Olney-Sandy Spring Road and Meeting House Road, in Sandy Spring. The Property is more particularly known as Parcel A in the "Sandy Spring" subdivision, as shown on Plat No. 17648. The Property has a net lot area of 116,389 square feet and is currently zoned CRN-0.75 C-0.75 R-0.5 H-45'. The Property is located within the Sandy Spring Historic District.

<sup>&</sup>lt;sup>1</sup> Although the Resolution references 3.22 acres of land, the Record Plat indicates that the Property has a net lot area of 2.67 acres.

<sup>&</sup>lt;sup>2</sup> The Property was previously subject to LMA G-627, which rezoned the Property to the O-M Zone. The Schematic Development Plan was subsequently amended by DPA 08-2. However, the Property has since been rezoned CRN-0.75, C-0.75, R-0.5, H-45'. As such, the DPA and the prior binding elements no longer apply. Additionally, Preliminary Plan No. 120090230, which was primarily focused on the redevelopment of an adjacent lot with a Montessori school, was never validated. In fact, the adjacent lot has since been developed with townhomes. As such, Preliminary Plan No. 120090230 does not control development on the Property.

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The Property was originally developed under the standards of the C-T zone. The Property has been subsequently rezoned numerous times – the Property was rezoned O-M by a local map amendment, then rezoned EOF-1.0, H-35 by the District-wide Map Amendment in 2014, and most-recently rezoned CRN-0.75 C-0.75 R-0.5 H-45' in connection with the Sectional Map Amendment for the Sandy Spring Master Plan. The Property is currently improved with three buildings totaling approximately 56,565 gross square feet.<sup>3</sup> Located toward the rear of the Property are two, three-story, connected office buildings – the original "Bentley Building" contains approximately 29,072 square feet and the "Moore Building" addition contains approximately 22,005 square feet (collectively, referred to hereinafter as the "Meeting House Road Buildings"). Located directly at the intersection of Meeting House Road and Olney-Sandy Spring Road is a 2 ½ story, approximately 5,488 square foot structure devoted to office use (referred to hereinafter as the "Olney-Sandy Spring Structure"). (Collectively, the "Existing Buildings"). Pursuant to Section 3.1.6 of the Zoning Ordinance, Multi-family Residential is a permitted use in the CRN Zone.

### **IV. Community Outreach**

As mentioned above, the Applicant places a high value on community engagement. As such, the Applicant has voluntarily undertaken community outreach efforts in connection with the Project. The Applicant has attended various community meetings, including meetings with the Sandy Spring Civic Association ('SSCA') and close-in neighbors, to inform the community of their plans for the Property. The Applicant has received positive feedback on the proposal and maintains an ongoing open line of communication with the SSCA members regarding project status.

### V. Proposed Modification

### A. Overview of Project

The Applicant is seeking to modify the Prior Approvals (including Condition #1 of the Preliminary Plan) to facilitate the conversion of the Existing Buildings (totaling 56,565 square feet on 2.67 acres) into an age-restricted, affordable residential development. Specifically, the Applicant is proposing up to provide up to 56 age-restricted, affordable dwelling units on the Property. The Project will provide affordable

<sup>&</sup>lt;sup>3</sup> The Preliminary Plan approved 52,100 square feet of office space. However, the recent ALTA Survey indicates that the existing gross floor area on-site totals approximately 55,354 square feet. Given the age of the original approvals, it is unclear where this discrepancy in square footage comes from. While these Amendments do not propose any additional floor area, the data table has been updated to reflect the existing site conditions.

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housing that will serve senior households earning up to 60% of the Area Median Income ("AMI"). All of the units will be affordable. Rents are set to achieve a range of affordability between 40-60% of AMI, with units at income levels substantially below those required by the Moderately Priced Dwelling Unit ("MPDU") program. By virtue of this allocation, the Project will satisfy the MPDU code requirement and will provide a minimum of 12.5% (or up to 7 units) as MPDUs. As such, the Project will respond to the County's need for affordable, senior housing and will allow seniors in the Ashton-Sandy Spring submarket, with fixed incomes, to age in place. The Project will be the first of its kind in Ashton-Sandy Spring and will greatly improve the diversity of the market's housing stock, while preserving the existing buildings and historic character of the neighborhood.

As a part of continuity of the Property and its relation to the surroundings, the building footprint, height and overall square footage will remain unchanged as a result of these Amendments. The Existing Buildings all have masonry facades.

The Olney-Sandy Spring Structure was originally constructed in 1904 as an office for the Mutual Fire Insurance Company of Montgomery County. The building is a great example of Colonial Revival architecture. The building is pulled up to the street and located directly at the intersection of Olney-Sandy Spring Road and Meeting House Road. The building has a double-door entry with transom light directly facing the street, which is covered by an elaborate porch with flat roof. The building façade has windows on all four sides.

The Meeting House Road Buildings are a great example of Georgian architecture, on a much larger scale. These buildings originally served as a more modern home of the Mutual Fire Insurance Company (later called the Montgomery Mutual Insurance Company). These larger buildings have hipped roofs with a gable front, and dormers. The original 1977 building (the "Bentley Building"), has several large chimneys and a decorative cupola tower situated in the middle of the roof. The approximately 22,005 square foot "Moore Building" was added in 1991 and was designed to blend seamlessly in with the existing three-story building. Given the elegant and timeless design of the Existing Buildings, the Applicant is proposing minimal exterior modifications. The exterior modifications are primarily limited to those required for the maintenance and upkeep of the buildings, and code requirements for the proposed residential use. The scope of the exterior work includes resealing the perimeter of all exterior openings; repainting or refinishing exterior surfaces that require paint for protection, identification, or decoration; replacing existing exterior frost-protected hose bibs; repointing brick as Chairman Casey Anderson and Members of the Montgomery County Planning Board

needed, and adding doors and windows (to match existing) where necessary to accommodate the proposed residential use.

The Project only proposes modest site modifications. The site modifications are limited to those necessary to provide ADA accessible entrances, fire access to the Existing Buildings, and landscape/hardscape enhancements. Specifically, the Applicant is proposing to eliminate the nine parking spaces located directly in front of the Meeting House Road Buildings to provide for fire department vehicular access. Various modifications are also proposed to the site hardscaping to provide improved ADA access and pedestrian circulation. Additionally, the Project includes minor modifications to the landscaping and site design within the courtyard on Meeting House Road and just south of the buildings, to provide enhanced outdoor amenities for the community and future residents.

The Project will provide various opportunities for passive and active recreation and social gatherings that are specifically tailored to the residents' lifestyles. For example the Project is anticipated to provide raised garden beds, space for recreation (*e.g.* chess, bocce ball, yoga, possible labyrinth), and opportunities for socialization and relaxation (*e.g.* events pavilion overlooking a "common green," sensory garden and interior courtyard with grilling and outdoor seating/dining opportunities). Additionally, the Applicant is working with local Sandy Spring community members to establish an art installation in the courtyard. The art is intended to provide a community benefit, although it is not being provided as part of the public art program. The final design, location and specifications for the art will be determined at time of building permit.

None of the proposed changes will impact any of the previously approved development standards under the original C-T Zone. However, because the Property was zoned O-M on October 29, 2014, the Applicant is electing to be reviewed under the standards of the current CRN Zone.

### **B.** Parking and Loading

The proposed Project will be less parking intensive than the prior office use. As such, adequate parking will continue to be provided on-site to accommodate the future residents, employees, and visitors without any modification. The Zoning Ordinance requires a minimum of one parking space for efficiencies, 1.25 space for one-bedroom units, and 1.5 spaces per two-bedroom units. Based on the proposed unit mix, the Zoning Ordinance requires a minimum of 70 parking spaces. In total, the Project will provide a minimum of 82 spaces on-site through the existing surface level parking, which exceeds

the minimum parking requirements but remains within the maximum permitted amount. Based on the Applicant's significant experience in developing similar residential projects, the parking provided is more than adequate to accommodate the proposed users.

Additionally, to accommodate non-automobile users of the site, both short-term and long-term bicycle parking spaces will be provided on-site. Section 6.2.4 of the Zoning Ordinance requires 0.5 bicycle parking spaces per dwelling unit (in each building containing more than 10 units), of which 95% of the space must be provided as long-term spaces. The Project will provide a minimum of 28 bicycle parking spaces, of which 16 will be provided as long-term spaces in secure bicycle storage rooms in the Bentley and Moore Buildings. Additionally, 12 short-term bicycle parking spaces are provided on-site. As discussed in Section VII.E below, the Applicant is seeking a partial waiver from the long-term bicycle parking requirements.

Finally, the Project will provide a 10' x 30' loading and servicing area at the rear of the buildings within the surface parking lot.

### C. Pedestrian and Vehicular Circulation

Vehicular access to the Property will remain unchanged by these Amendments. Access will continue to be provided through the shared drive aisle off of Meeting House Road. There is an existing 4' sidewalk along Olney-Sandy Spring Road that provides pedestrian access to the site and the surrounding Village. No changes are proposed to Meeting House Road, which is designated as a Rustic Road. However, the Applicant is proposing to provide improved pedestrian circulation within the existing courtyard in front of the buildings along Meeting House Road.

### VI. Master/Sector Plan Conformance

The Property is subject to the 2015 Approved and Adopted Sandy Spring Rural Village Plan (the "Master Plan"). An overarching goal of the Master Plan is to preserve the rural village character of the area. To "preserve Sandy Spring's historical role as a village center" the Master Plan recommends "a mix of uses, connections and quality open spaces." (See page 9). The Project promotes the Master Plan's goals regarding protecting the existing natural resources within and around the Master Plan area. The Project minimizes new impervious area and proposed only minor modifications to the Existing Buildings and site design.

A main transportation goal of the Master Plan is to "maintain the rural character of the existing roadways while meeting the requirements stated in the Americans with Chairman Casey Anderson and Members of the Montgomery County Planning Board

Disabilities Act (ADA) for compliance." (See page 38). As discussed in this Statement, the Project proposes minimal exterior site modifications. The site modifications proposed are largely limited to those required to provide ADA and fire department access to the Existing Buildings. The Master Plan also recommends providing "access to commercial and residential properties from a driveway off MD 108 and Meeting House Road." As mentioned above, the Property meets this objective, as access will continue to be provided via a shared driveway off Meeting House Road. This internal access drive connects to Thomas Village Lane, through which Olney-Sandy Spring Road can be accessed directly. No changes are proposed to the existing site access. The Master Plan recognizes that the pedestrian and bicycle connections on the south side of Olney-Sandy Spring Road are welldefined, as there is an existing sidewalk that runs the full length of the Village Core on the south side of the street. (See Page 22). The Property frontage along Olney-Sandy Spring Road is significantly constrained, given the existing, mature trees that contribute to the historic character of the district and existing bus stop. As such, no frontage improvements are proposed. However, the Applicant is proposing to provide enhanced landscaping in front of the building that will draw the community into the site and visually tie with the landscaped courtyard along Meeting House Road.

The Master Plan is broken down into three main districts: (1) the Village Core, (2) the Residential Neighborhood, and (3) the Cultural Neighborhood. The Property falls within the Village Core. The Village Core is envisioned as "the vibrant, walkable center for community life in Sandy Spring." Specifically, the Master Plan seeks to provide a mix of residential and commercial uses and open space opportunities for gathering within the Village Core. Recognizing that the previous, single-use commercial zoning did not allow "for a flexible response to the growing residential, retail and office markets," (*see* page 6), the Master Plan recommended re-zoning of many sites, including the Property, to the Commercial/Residential Neighborhood zone.

The Master Plan specifically encourages adaptive re-use opportunities, particularly for structures within the Historic District (*see* page 26). The CRN zoning recommended for properties in the Sandy Spring Historic District was intended to provide opportunities for the adaptive re-use of buildings to residential or small-scale commercial uses (*see* page 28). The Master Plan also recommends street-activating uses along Olney-Sandy Spring Road. The Project accomplishes both of these goals – the Project seeks to convert the existing office use into a high-quality, age-restricted, affordable residential development. The proposed residential use will provide significant activation of the street, with residents and visitors coming and going throughout the day and evening. Furthermore, the Project

will retain the existing entrance along Olney-Sandy Spring Road – The building orientation, entrance placement, and transparency (as discussed above) will substantially contribute to the activation of the street. The Applicant will activate the property frontage along Olney-Sandy Spring Road with inviting landscaping and seating to welcome pedestrians to experience the public courtyard space.

### VII. Zoning Ordinance Conformance

### A. Objectives

Section 4.5.1 states that CR Zones are intended to "permit a mix of residential and nonresidential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities." Specifically, the CRN Zone is "intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges." The Project meets the following specific intents of the CRN zone:

### 1. Implement the recommendations of applicable master plans;

As discussed in detail in Section VI above, the Project promotes the general goals and recommendations of the Master Plan, including the specific recommendations for the Village Core and the Sandy Spring Historic District.

# 2. Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses;

The Project will adaptively re-use the Existing Buildings and transform the existing office use into a vibrant, age-restricted, affordable residential development. The proposed residential use will promote additional activity within the Village Core, as compared to the approved 9:00-5:00 office use. The proposed residential development will therefore support the existing and future commercial uses within Sandy Spring.

### 3. Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street;

The Project will provide age-restricted, affordable housing in Sandy Spring. As such, the Project will contribute to the housing and economic diversity within Sandy Spring and the County as a whole. The Project does not propose any additional parking on-site. The Olney-Sandy Spring Structure is located directly at the corner of the intersection of Olney-Sandy Spring Road and Meeting House Road, with the parking located behind the building. Additionally, the Applicant is proposing to remove the nine existing parking spaces located directly in front of the Meeting House Road Buildings.

4. Allow a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods;

The Project does not propose any changes to the height or footprints of the Existing Buildings. Instead, the Project adaptively re-uses the Existing Buildings and as such, preserves the historic and rural village character of Sandy Spring.

## 5. Integrate an appropriate balance of employment and housing opportunities; and

The Project will provide additional housing opportunities for senior adults within the Village Core. The proposed residential use, located within walking distances of numerous commercial services, will support the existing and future local businesses within Sandy Spring.

6. Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.

This provision is inapplicable. The Project is being reviewed under the Standard Method of Development.

### **B.** General Requirements

Section 4.5.3 of the Zoning Ordinance provides the following general requirements for standard method of development in the CRN Zone:

1. For apartment buildings, 70 percent of the building must be located within 30 feet of the front street, and 35 percent of the building must be located within 30 feet of the side lot line, unless modified by the Planning Board during Site Plan review.

As shown on the amended Site Plan, submitted concurrently with this Statement, the Olney-Sandy Spring Structure is located directly at the intersection, which defines and activates the pedestrian environment. The Olney-Sandy Spring Structure conforms to the Build-to-Area requirement for the side façade – a minimum of 35% of the side façade is located within 30 feet of Meeting House Road. However, only 43% of the façade is located within 30' of Olney-Sandy Spring Road, although 70% of the façade is located within 33' of the street. As such, the front façade does not meet the front street Build-to-Area requirement. The Meeting House Road Buildings are set back a maximum of 86 feet from Meeting House Road and thus, do not meet the front-street Build-to-Area requirement – specifically, the Moore Building is setback 86 feet and the Bentley Building is setback 73 feet. However, given that the buildings are existing, and no modifications are being proposed to the building placement, the Applicant is seeking Planning Board approval for a modified Build-to-Area for these buildings.

# 2. For apartment buildings, transparency must be provided along 20% of the ground story (front and side) and upper story façades, unless modified by the Planning Board through Site Plan review.

The Existing Buildings provide transparency along all street facing frontages. However, the existing transparency falls below the 20% required by the code. As such, as discussed below, the Applicant is seeking to modify the transparency requirements given that this is an adaptive re-use project in the Sandy Spring Historic District. The existing windows facing Olney-Sandy Spring Road and Meeting House Road, in combination with the detailed building architecture and high-quality building materials satisfy the intent of this provision and contribute to a pleasing pedestrian environment.

# 3. For apartments, a building entrance is required facing street(s) or open space, spaced a maximum of 100' for apartments, unless modified by the Planning Board through Site Plan review.

As discussed above, the Applicant is not proposing significant changes to the building architecture – changes are largely limited to those required for code compliance or for necessary maintenance and upkeep. The Olney-Sandy Spring Structure has a well-defined entrance along Olney-Sandy Spring Road, highlighted by a detailed covered porch. This building does not have an entrance along Meeting House Road although there are additional entrances on the southern façade that are visible from Meeting House Road and connected by a lead walk. Therefore, the Applicant is seeking to modify the building orientation requirements for the Olney-Sandy Spring Structure. The Meeting House Road

Buildings are oriented toward the street and both have entrances along the eastern facing façades.

4. For the apartment buildings, parking must be located behind the front building line and must provide landscaping as required by Section 6.2.9.

The Applicant is not proposing any additional parking on-site. All parking to remain is located behind the front and side street building lines established in the Build-to-Area by the Olney-Sandy Spring Structure. Additionally, the nine parking spaces located directly in front of the Meeting House Road Buildings will be removed. Landscaping and lighting for the Development will be provided in accordance with the applicable requirements for the CRN Zone, as shown on the Landscape, Hardscape, and Lighting Plans submitted with this Application.

# C. Modification of Build-to-Area, Building Orientation and Transparency Requirements.

Given that the Applicant is proposing to adaptively re-use the Existing Buildings and is proposing only modest site modifications, the Project is constrained by the existing building placement, architecture, and site design. As such, the Applicant is requesting slight modifications of the Build-to-Area for the Olney-Sandy Spring Structure and Meeting House Road Buildings. Additionally, the Applicant is seeking modification from the building orientation requirements for the Olney-Sandy Spring Structure and transparency requirements for all Existing Buildings. The Planning Board has the authority to modify these requirements during site plan review if the plan (1) deviates from the requirements only to the extent necessary to accommodate the physical constraints of the site or proposed land use, and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks and parks.

### 1. Build-to-Area

The Amendments do not propose any changes to the Existing Building footprints. The Olney-Sandy Spring Structure is located directly at the intersection of Olney Sandy Spring Road and Meeting House Road. The building defines, engaged with, and activates the pedestrian environment. The Olney-Sandy Spring Structure complies with the Buildto-Area requirements on the side street façade. However, the Olney-Sandy Spring Structure requires a slight modification from the Build-to-Area requirements for the front façade as the building is setback approximately 33 feet from the street (just over the 30' required by the Building-to-Area, although 43% of the building falls within 30' of the street). The Moore Building is setback approximately 86' from Meeting House Road and the Bentley Building is setback approximately 73' from Meeting House Road. However, this rustic road is enhanced by a well-designed landscaped courtyard that will serve as an amenity to both the residents and community. The Applicant is proposing modest landscape and hardscape modifications within the courtyard that will only further enliven and activate this space. As such, the deviations from the Build-to-Area requirements are the minimum amount necessary to accommodate the existing conditions. Furthermore, the site design will achieve the intent of this requirement by engaging and activating the street. For these reasons, the Applicant is seeking approval from the Planning Board for the modified front setback Build-to-Area for the Olney-Sandy Spring Structure and Meeting House Road Buildings.

### 2. Transparency

Section 4.5.3.C of the Zoning Ordinance requires a minimum of 20% transparency along all façades facing a street or open space. As discussed in this Statement, the Applicant is not proposing any major modifications to the building architecture, particularly given the historic character of the Existing Buildings and their location in the Sandy Spring Historic District. As shown below, the Existing Buildings have transparency on all facades facing a street or open space, but fall short of the 20% required. As such, the Applicant is seeking the Board's approval of a modification of the transparency requirements, which is the minimum required to accommodate the constraints of adaptively re-using the Existing Buildings, within the Sandy Spring Historic District.

### 3. Building Orientation

The Zoning Ordinance requires buildings to provide entrances facing the street or open space. The Olney-Sandy Spring Structure will comply with this requirement along the front façade facing Olney-Sandy Spring Road, but does not have an entrance along Meeting House Road. However, the building has additional entrances along the southern façade that are visible from Meeting House Road and connected to the street by a lead walk. Furthermore, as discussed above, there are ample windows along this façade to engage the street and create an active frontage. Accordingly, the Applicant is requesting modification to the building orientation requirement for this façade.

### **D.** Development Standards

Section 4.5.3.C of the Zoning Ordinance sets forth various development standards for standard method of development projects in the CRN Zone. The following chart compares these development standards with the Project:

	REQUIRED/	PROVIDED		
Building Height	45 feet max	40.2+ feet		
Dwelling Units	N/A	Un to 56 Units		
MPDUs	• 12.5%	• Up to 7 MPDUs		
Setbacks (minimum)				
• Front (Olney Sandy	• 0 feet	• 26.7 feet		
Spring Rd)				
• Side (Meeting	• 0 feet	• 72.4 feet		
House Road)				
• Side (West)	• 0 feet	• 52.0 feet		
• Rear (South)	• 0 feet	• 92.4 feet		
D 114 A				
Build-to Area				
900 Olney Sandy Spring	• Front Street:	• Front Street: 12% of		
Road (Existing)	• $\frac{110 \text{ ft} \text{ street}}{70\% \text{ of the}}$	• <u>Front Succi</u> . 4570 of the building facade is		
Roud (Existing)	building facade	within 30'of Olney		
	must be within	Sandy Spring Road:		
	30' of Olney	70% of the building		
	Sandy Spring	façade is within 33'		
	Road	of Olney-Sandy		
		Spring Road (the		
		Modified Build-to-		
		Area)		

Chairman Casey Anderson and Members of the Montgomery County Planning Board

	• <u>Side Street</u> : 35% of the building façade must be within 30' of Meeting House Road	• <u>Side Street</u> : 35% of the building façade is within 30' of Meeting House Road
17810 Meeting House Road		F 4 54 4 700/ 6
Bentley Building (Existing)	• <u>Front Street</u> : 70% of the building façade must be within 30' of Meeting House Road	• Front Street: 70% of the building façade is within 73' of Meeting House Road (the modified Build- to-Area).
	• <u>Side Street</u> : N/A	• <u>Side Street</u> : N/A
Moore Building (Existing)	• <u>Front Street</u> : 70% of the building façade must be within 30' of Meeting House Road	• Front Street: 70% of the building façade is within 86' of Meeting House Road (the modified Build- to-Area).
	• <u>Side Street</u> : N/A	• <u>Side Street</u> : N/A
Public Open Space	10% (or 11,639 sf)	10% (or 11,639 sf)
Building Floor Area	0.5 Residential FAR or 58,194.5 square feet GFA	0.48 FAR or 55,354 square feet GFA

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Chairman Casey Anderson and Members of the Montgomery County Planning Board

Transparency 900 Olney Sandy Spring Road (Existing)	<ul> <li>Ground story, front (Olney Sandy Spring Road): 20%</li> <li>Ground story, side (Meeting House Road): 20%</li> </ul>	<ul> <li>17% (Olney Sandy Spring Road)</li> <li>18% (Meeting House Road)</li> </ul>
17810 Meeting House Road Bentley Building (Existing)	<ul> <li>Ground story, front (Meeting House Road): 20%</li> <li>Ground story, side: N/A</li> </ul>	<ul> <li>13.7% (Meeting House Road)</li> <li>N/A</li> </ul>
Moore Building (Existing)	<ul> <li>Ground story, front (Meeting House Road): 20%</li> <li>Ground story,</li> </ul>	<ul> <li>14% (Meeting House Road)</li> <li>N/A</li> </ul>

### E. Parking Waiver Request

Pursuant to Section 6.2.10 of the Zoning Ordinance, the Planning Board may waive the requirements contained in Division 6.2, so long as the proposed design satisfies the intent of the parking requirements, as set forth in Section 6.2.1 of the Zoning Ordinance. The stated intent is "to ensure that adequate parking is provided in a safe and efficient manner." As discussed below, the Project, as proposed, satisfies this requirement and works within the constraints of the existing buildings and site design, located in the Sandy Spring Historic District, to provide safe, adequate, and efficient parking on-site.

Section 6.2.4 of the Zoning Ordinance requires 27 long-term, secure bicycle parking spaces. Furthermore, Section 6.2.6 of the Zoning Ordinance contains certain design standards for bicycle parking, including the requirement that long-term bicycle parking must be provided within a building, covered parking garage or secure parking area. The Applicant has been able to accommodate 16 long-term bicycle parking spaces in secure bike storage rooms within the Meeting House Road Buildings. However, because this is an adaptive re-use project, space within the Existing Buildings is constrained by the existing building footprints. The Applicant cannot accommodate additional bicycle storage rooms within the Existing Buildings without losing affordable, age-restricted bedrooms and/or units. Additionally, because the Property is located within the Sandy Spring Historic District and the Applicant is seeking to largely preserve the existing site design, there are constraints as to where long-term bicycle parking can be accommodated on-site. As such, the Applicant is seeking a waiver from the long-term bicycle parking requirements, including a waiver from the design and placement standards, as the bike storage rooms, although accessible by an elevator, are not on the ground floor.

Twelve short-term bicycle parking spaces have been provided to the rear of the Bentley Building, which provide easily accessible bicycle storage for users of the site. As such, the Project will provide a total of 28 bicycle parking spaces (although only 16 will be long-term spaces). The Project will provide adequate bicycle parking on-site to promote alternative modes of transportation, while also accommodating desirable housing diversity.

### VIII. Required Findings for Preliminary Plan Amendment

The purpose of this portion of the Statement is to provide justification that the Preliminary Plan Amendment satisfies the applicable provisions of Chapter 50 of the Montgomery County Code (the "Subdivision Regulations"). As set forth below, the Preliminary Plan Amendment satisfied each of these requirements:

### A. Subdivision Regulation Compliance

The Property is a record lot. No changes to the size, width, shape or orientation of the lot is proposed.

### **B.** Adequate Public Facilities

The proposed modification will have a de minimis impact on traffic. In connection with this Application, the Applicant is submitting a Traffic Statement that addresses the Amendments' projected traffic impacts. As the statement demonstrates, the Project will generate a maximum of 46 AM peak hour person trips and 45 PM peak hour person trips. The existing office use on the Property currently generates 80 AM and 67 PM peak hour person trips. Thus, the Project will result in a net decrease of 34 fewer AM and 22 fewer PM peak hour person trips. Accordingly, a traffic study is not required.

Although the Project proposes to add residential density in place of the office use, the units will be age-restricted (as well as income-restricted) and therefore, will not generate any new school students. As such, the Project will have no impact on public school capacity. Other public facilities and services – including police stations, firehouses and health care facilities – are currently operating in accordance with the Annual Growth Policy and will continue to be sufficient following completion of the Project.

### C. Relation to Master Plan

The Project's conformance with the Master Plan is addressed in Section VI above.

### **D.** Forest Conservation

A Natural Resources Inventory/Forest Stand Delineation No. 420081680 ("NRI/FSD") was prepared for the Property and approved by M-NCPPC on July 24, 2008. The NRI/FSD demonstrates that there are no forested areas, floodplain, protected soils, endangered species or other natural features on-site that would impact development. A Preliminary Forest Conservation Plan was approved on November 13, 2008. The Applicant is submitting a Final Forest Conservation Plan concurrently with this Preliminary Plan Amendment. The Final Forest Conservation requirement based on the Forest Conservation Worksheet showed no deficit since the proposed tree planting is accounted for as a credit.

### E. Stormwater Management

Applicable requirements under Chapter 19 are addressed in the Stormwater Management Concept Plan, submitted to the Department of Permitting Services ("DPS") for review on March 10, 2021. This project is considered to be a "Redevelopment" since 40% of the existing site (LOD) area is impervious. Based on the removal of existing impervious and proposed, minimal additional impervious areas, the Project results in net zero impervious treatment and no additional Environment Site Design volume requirements. The site outfall and storm drain capacity study also indicate no increase in runoff from pre-existing conditions to post conditions from the Property. This Property is not in a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to DPS for their approval prior to commencement of construction.

### IX. Required Findings for Site Plan Amendment

The purpose of this portion of the statement is to provide justification that the Site Plan Amendment satisfies the applicable provisions of Section 7.3.4 of the Zoning Ordinance, governing the approval of a site plan amendment. As set forth below, the Site Plan Amendment satisfies each of these requirements:

1. The proposed development satisfies any previous approval that applies to the site, including any development plan or schematic development plan in effect on October 29, 2014.

This subsection does not apply. The Property was previously subject to LMA G-627, which rezoned the Property to the O-M Zone. The Schematic Development Plan was subsequently amended by DPA 08-2. However, the Property has since been comprehensively rezoned. The Property is currently zoned CRN-0.75, C-0.75, R-0.5, H-45'. As such, the DPA and prior binding elements no longer apply.

2. The proposed development satisfies applicable use standards, development standards, and general requirements in the Zoning Ordinance.

As this Statement demonstrates, the Development complies with the standards and general requirements of the Zoning Ordinance. The compliance of the Development with the development standards of the CRN Zone is discussed in Section VII above and shown on the data table included on Sheet C-001, submitted concurrently with this Statement.

3. The proposed development satisfies the applicable requirements of Chapter 19, Erosion, Sediment Control, and Stormwater Management, and Chapter 22A, Forrest Conservation.

As discussed in Section VIII, the Project will comply with applicable requirements of Chapter 22A and Chapter 19.

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

The Amendments do not propose any changes to the footprint or height of the Existing Buildings. In fact, the Project proposes only modest exterior site modifications. The Existing Buildings will continue to promote the historic and rural village character of Sandy Spring. The Project will continue to provide well-integrated parking that is largely concealed from view of the street. Access to the Property will continue to be provided via the shared driveway off Meeting House Road. The Project will retain the large, landscaped courtyard along Meeting House Road. As discussed above, the courtyard will be enhanced to provide additional outdoor amenities and activation.

5. The proposed development substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.

As discussed in detail in Section VI above, the Project substantially conforms with the recommendations of the Master Plan.

6. The proposed 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.

As discussed in Section VIII above, public services and facilities will continue to be adequate to serve the Property.

7. Proposed development on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood.

This provision is not applicable.

### 8. The proposed development is compatible with the existing and approved or pending adjacent development.

The Amendments do not propose any changes to the footprint or height of the Existing Buildings. Only minor site modifications that are necessary to provide ADA and fire depart access, as well as modest landscape and hardscape modifications, are proposed. The Project proposes to adaptively re-use the Existing Buildings for an age-restricted, affordable residential development. As such, the Existing Buildings will continue to exemplify and promote the historic and rural village character of Sandy Spring. The proposed residential use will provide needed affordable housing to allow existing residents within Sandy Spring to age in place, and will also help to support the surrounding commercial uses.

### X. Conclusion

The proposed Project will adaptively re-use the Existing Buildings, thereby preserving and maintaining the historical character within the Sandy Spring Village. The Project seeks to transform the existing office use into an age-restricted, affordable, residential development that promotes many of the Master Plan's recommendations. The Project also furthers the intent of the current CRN zoning. Although the project proposes very minimal physical modifications to the Existing Buildings and site design, the Project will contribute to the mix of uses and vibrancy within the Village Center. Finally, the Project advances a significant public purposes - providing affordable housing opportunities for low income seniors. For these reasons, and those discussed in this Statement, we respectfully request approval of the Preliminary and Site Plan Amendments. We look forward to working with you to obtain approval of these Amendments. Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,

Rill (Conines William Kominers Elizabeth C. Rogen Elizabeth C. Rogers



### DEPARTMENT OF TRANSPORTATION

Marc Elrich County Executive Christopher R. Conklin Director

July 08, 2021

Mr. Jonathan Casey, Senior Planner Upcounty Planning Division The Maryland-National Capital Park & Planning Commission 2425 Reedie Drive, 13th floor, Wheaton, MD 20902

> RE: Preliminary Plan Letter Preliminary Plan No. 11987066A Sandy Spring Village Revised Letter

Dear Mr. Casey:

This letter supersedes the previous letter dated July 07, 2021. We have completed our review of the revised redlined preliminary plan uploaded to eplans on June 29, 2021. This plan was reviewed by the Development Review Committee at its May 25, 2021, meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services (MCDPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

The subject property has street frontage along Olney Sandy Spring Road (MD-108) that is maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal on Olney Sandy Spring Road (MD-108). Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendation related to Olney Sandy Spring Road (MD-108) for the attention of the concerned agency.

**Office of the Director** 

Mr. Jonathan Casey Preliminary Plan No. 11987066A July 08, 2021 Page 2

### Significant Preliminary Pan Comments:

- The existing features currently encroach into the right-of-way. If additional dedication is provided, the existing building and features will encroach further into the right-of-way. Therefore, we do not recommend additional right-of-way dedication at this time. If the building and features are demolished in the future, we would recommend the owner dedicate the additional right-of-way.
- 2. We strongly recommend the removal of all existing private features like the brick wall within the current Meeting House Road right-of-way.
- 3. We understand Meeting House Road is classified as an Exceptional Rustic Road. Considering pedestrian safety due to the change in the use from commercial to age restricted/elderly housing and ADA compliance, we strongly recommend the applicant construct a 5-ft wide sidewalk along their street frontage, tie the existing lead walk to the sidewalk and align the handicap ramps at the proposed driveway. The County Code Section 49-79 allows for safety related improvements on exceptionally rustic roads. If the Planning Board does not require the applicant to construct a sidewalk along their street frontage, we will require the applicant to remove the existing lead walk to the street that is located in the existing right-of-way.
- 4. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
- 5. We strongly recommend the following but defer to MDSHA for a final decision:
  - a. There is a bus stop at the corner of Olney Sandy Spring (MD-108) & Meeting House Road and it should be improved with a 5-ft x 8-ft concrete landing/shelter pad, sidewalk with ADA access as the current landing/shelter pad is brick and non-ADA. At or before the permit stage, please contact Mr. Wayne Miller of our Division of Transit Services to coordinate the above-mentioned improvements to the RideOn bus stop located on Olney Sandy Spring (MD-108). Mr. Miller may be contacted at 240-777-5836 or at Wayne.Miller2@montgomerycountymd.gov.
  - b. Upgrade pedestrian facilities at Olney Sandy Spring Road (MD-108) & Meeting House Road intersection and along the site frontage to comply with current ADA standards.
- Storm Drain Analysis: INCOMPLETE. The applicant's response says the runoff from the site drains to a stream and does not impact any county-maintained storm drain system. However, the applicant has not submitted a Drainage Area Map or report to support their claim.
  - At the right-of-way permit stage, submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system.

Mr. Jonathan Casey Preliminary Plan No. 11987066A July 08, 2021 Page 3

- Please see storm drain checklist <u>https://www.montgomerycountymd.gov/dot-</u> <u>dir/Resources/Files/StormDrainRevChecklist.pdf</u>.
- MDSHA approval required for the portion of the site draining to the public storm drain system maintained by MDSHA.

### **Standard Plan Review Comments**

- <u>Sight Distance</u>: The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form (Attachment # 1) is enclosed for your information and reference.
- 2. No permanent structures, including but not limited to steps, stoops, retaining walls or private stormwater management facilities are allowed in the County right-of-way.
- 3. Access and improvements along and Olney Sandy Spring (MD-108) as required by the MDSHA.
- Trees in the County rights of way spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with MCDPS Right-of-Way Plan Review Section.
- 5. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Any Improvements such as sidewalk and handicap ramps as per Significant Preliminary Plan Comments-Comment # 2 &3 above within the Meeting House Road right-of-way.
  - b. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

Mr. Jonathan Casey Preliminary Plan No. 11987066A July 08, 2021 Page 4

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at <u>deepak.somarajan@montgomerycountymd.gov</u> or at (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III Development Review Team Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ 11987066A -Sandy Spring Village\Letter\ 11987066A-Sandy Spring Village Revised Prelim Ltr

Enclosures: Attachment # 1: Sight Distance

cc: SharePoint Correspondence FY 22

cc-e:	Mathew Karim	Christopher Consultants
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Wayne Miller	MCDOT DTS
	Rebecca Torma	MCDOT OTP



**MONTGOMERY COUNTY, MARYLAND** DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Sandy Spring \	/illage		Preliminary Plar	Number:	<b>1-</b> 198706	60A
Street Name: Meeting House Road			Master Plan Ro	ad Exceptio	onal Rustic Ro	ad
Posted Speed Limit: 25	mph					
Street/Driveway #1 ( Meeting House Road	_ )	Street/	/Driveway #2 (			_)
Sight Distance (feet)OK?Right150YesLeft200Yes	-		Sight Distance ( Right Left	feet)	OK?	
Comments:	_	Comm	ents:			_
	-					_
	-					—

### GUIDELINES

Classification or Posted Speed (use higher value) Tertiary - 25 mph Secondary - 30 Business - 30 Primary - 35 Arterial - 40 (45) Major - 50 (55)	Required Sight Distance in Each Direction* 150' 200' 250' 325' 400' 475' 550' *Source: AASHTO	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
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### **ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.



6/30/2021 Date

Montgomery County Review:		
Approved		
Disapproved:		
By: Deepak Somarajan		
Date: <u>6/30/2021</u>		

PLS/P.E. MD Reg. No.

27223



### MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION ATTACHMENT





### **RUSTIC ROADS ADVISORY COMMITTEE**



July 13, 2021

Stacy Kaplowitz KCG Companies 9311 North Meridian Street Indianapolis, IN 46260

Re: Preliminary Plan Amendment 119870660A and Site Plan Amendment 819880600A, Sandy Spring Village, 17810 Meeting House Road (exceptional rustic)

Dear Ms. Kaplowitz:

Thank you for attending our meeting (virtual) on May 27, 2021 to present your proposals for this development of affordable multi-family housing for seniors. The written plans we reviewed were the Forest Conservation Exemption Plan dated 02/03/2021 and the Redlined Preliminary Plan dated 04/07/2021. At our June 24, 2021 meeting we discussed the issues raised with regard to this project. The Committee strongly supports the project as proposed and voted to take the following positions on two additional issues presented.

Montgomery County Department of Transportation (MCDOT) had requested development of a sidewalk along the front of the property. Committee members visited and assessed the site on May 19, 2021. Meeting House Road is one-lane in front of the property, and ends at a parking lot owned by the Sandy Spring Friends Meeting. The Friends allow the public to park in this lot. The actual park where The Sandy Spring is located is found nearly a mile farther and is reached by walking on an additional section of Meeting House Road, passing through a gate, and then continuing to walk on the historic road, now a gravel path within the park. There is no parking available anywhere in this area and traffic is very limited, with only four homes using the road beyond the Meeting House parking lot. It is a shared roadway for pedestrians, cyclists, and cars. A sidewalk will not take pedestrians to the park and is completely unnecessary.

This project for affordable housing is tightly budgeted and the Committee is sympathetic to avoiding the imposition of additional costs that might render the affordability of the development financially untenable. The Committee does not support a sidewalk along Meeting House Road.

Secondly, the Master Plan calls for increasing the County right-of-way from the current 26 to 56 feet to 80 feet wide. The Committee recommends against this increase in the ROW as any additional dedication could create non-conforming issues for the buildings that are being reused, including the 1904 Montgomery Mutual Insurance Company Building which is located within the proposed ROW. This entire property is located within the Sandy Spring Historic District.

montgomerycountymd.gov/311



240-773-3556 TTY
We appreciate the care your firm has taken to preserve these historic buildings on an exceptional rustic road, as well as your assurance that there will be no changes to the roadway entrance and limited impacts to the historic buildings as seen from the road. Thank you for the time you and your team took to brief us on this project. If you have any questions, you may reach our Committee through our staff coordinator, Darcy Buckley, at <u>Darcy.Buckley@montgomerycountymd.gov</u>.

If there are further changes to the Preliminary Plan and/or Site Plan, please present them to the Committee for review.

Sincerely,

Laura Van Etten, Chair

<u>Committee Members:</u> Dan Seamans, Robert Wilbur, Kamran Sadeghi, N. Anne Davies

cc: Deepak Somarajan, MCDOT Jonathan Casey, M-NCPPC Rebeccah Ballo, M-NCPPC James Lehman, Sandy Spring Friends Meeting



## HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert K. Sutton Chair

July 27, 2021

Casey Anderson, Chair Montgomery County Planning Board 2425 Reedie Drive Wheaton MD, 20902

## RE: Preliminary Plan 11987066A – Sandy Spring Village, Sandy Spring Historic District #28/11

Dear Chair Anderson:

At the June 23, 2021 Historic Preservation Commission (HPC) meeting, the HPC reviewed the above-referenced preliminary plan as a Preliminary Consultation, which includes the adaptive reuse of the historic Stabler office building, and the non-historic Moore and Bently buildings from office space to senior housing and related site work. The project occurs within the Sandy Spring Historic District, significant as one of the oldest settlements in the County, "with a fine collection of religious, financial and educational buildings."

In reviewing the application, the HPC was supportive of the project's purpose and the proposed alterations. Some Commissioners found the patios proposed in front of the Stabler building were incompatible with the streetscape, and we understand that those features have been eliminated from the proposed scope of work.

Staff presented the HPC with several comments from other County departments as the project moved through the Development Review Committee. Those recommendations included installing a vegetative buffer and new sidewalk along Olney-Sandy Spring Road and install a sidewalk along Meeting House Road. The HPC uniformly disagrees with both of those recommendations. Installing a green buffer along Olney-Sandy Spring Road would remove pedestrians from the edge of Olney-Sandy Spring Road, but it would also significantly alter the character of the streetscape and negatively impact the setting of the Stabler building and likely require the removal of three street trees. Additionally, the proposal to install a sidewalk along Meeting House Road, an Exceptional Rustic Road, runs counter to the purpose of the Rustic Roads Master Plan and the HPC strongly encourages the Planning Board to reject that recommendation and preserve the character of the road.

If you have further questions regarding the HPC review of this project, please contact historic preservation staff member Dan Bruechert at (301) 563-3408 or dan.bruechert@montgomeryplanning.org.

Sincerely,

Ellin CA MATS

Robert K. Sutton, Chairman Historic Preservation Commission

Cc: Members, Historic Preservation Commission Sandra Periera – Supervisor, Upcounty Planning Division

## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	17810 Meeting House Road, Sandy Spring	Meeting Date:	9/1/2021	
Resource:	Non-Contributing ResourceReport Date:Sandy Spring Historic District		8/25/2021	
Applicant:	Sandy Spring Village, LP	Public Notice:	8/18/2021	
Review:	HAWP	Tax Credit:	Partial	
HAWP No.:	963303	Staff:	Dan Bruechert	
PROPOSAL:	Site Redevelopment			

## **STAFF RECOMMENDATION**

Staff recommends the HPC approve the HAWP application.

## **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE:Non-Contributing Resource within the Sandy Spring Historic DistrictSTYLE:Colonial RevivalDATE:c.1904 and 1976/7



Figure 1: The Proposed redevelopment site includes two buildings, 17810 Meeting House Rd. and 900 Olney-Sandy Spring Rd.

On June 23, 2021, the HPC heard a Preliminary Consultation for the proposed site redevelopment at the intersection of Meeting House Rd. and Olney-Sandy Spring Rd. The HPC was supportive of the change in use from office space to senior housing and supported the proposed changes to the buildings. The HPC recommended revising the proposal to eliminate additional hardscaping along Olney-Sandy Spring Rd.

While not proposed in the application, the HPC additionally voiced strong opposition to any changes along Meetinghouse Road—a County-designated Exceptional Rustic Road. The applicant has made minor modifications to the proposal and returns for a HAWP.

## **PROPOSAL**

The applicant proposes to convert the existing site from commercial use to senior residential. Proposed changes on the site include:

- New windows and doors;
- Site improvements; and,
- Hardscaping alterations

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Sandy Spring Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved and Adopted Sandy Spring and Ashton Master Plan (Master Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

# Approved & Adopted Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic District

"Sandy Spring, settled in 1727 by the Quaker James Brooke, is one of the oldest settlements in the County with a fine collection of religious, financial and educational buildings.

• The inclusion of the Montgomery Mutual Insurance Company property was not intended to preclude new development on the site or restrict the allowable density of development. Rather, the intention was and continues to be, to assure that the high standards of sensitive design which have been established by the 1977 Montgomery Mutual building be carried on in the construction of other new buildings on the site. The inclusion of a portion of Meeting House Road within the district is intended to preserve the rural character of the roadway including its width, design and landscaping."

## Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(c) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

## Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## STAFF DISCUSSION

The subject property consists of two buildings, a 1904 Colonial Revival building at 900 Olney-Sandy Spring Rd. and a 1977 building at 17810 Meeting House Rd. Both buildings were constructed as commercial office space for the Mutual Fire Insurance Company. The proposal before the HPC would redevelop the site and convert its use to senior housing. The proposed changes include alterations to the 1977 building, site improvements, and hardscape alterations. As outlined in the application (attached) the work proposed includes:

Exterior Building Improvements

- Power wash building exteriors;
- Repoint at existing brick wall exteriors and brick stairs as needed;
- Re-open window weep holes;
- Provide replacement slate roof tiles and flashing for missing or damaged areas;
- Recondition repair and paint balconies, dormers and wood panels as needed;
- Repair and seal gutters and provide soffits where missing. Provide rain leaders to match existing where damaged. Snake existing rain leaders and remove obstructions if found;
- Provide caps for dormer roofs;
- Remove masonry infill and provide matching wood windows on West Elevation;
- On the East Bridge Elevation: replace center windows with a door to match existing doors on opposite side of bridge, extend sidewalk to door; and
- Provide Dormer Caps as needed.

Site Improvements

- Eliminate the nine parking spaces located directly in front of the Meeting House Road Buildings to provide for fire department vehicular access;
- Various modifications are proposed to the site hardscaping to provide improved ADA access and pedestrian circulation; and,
- Minor modifications to the landscaping and site design both along Olney-Sandy Spring Rd. and Meeting House Rd.

#### **Exterior Building Alterations**

Most of the proposed changes to the buildings are either maintenance and/or repair in-kind, which is work that does not require a HAWP. Much of this work is eligible for the County Historic Preservation Tax Credit. The work that is subject to HPC review and approval includes installing windows to blanking openings on the west elevation of the 1977 building and removing a pair of windows and installing a pair of doors in the 'bridge' between the sections of the 1977 building.

On the west elevation of the Moore building, the applicant proposes removing seven blank openings and installing 12/12 wood sash windows to match the other windows on the building. Staff did not determine if these blank openings were originally windows; however, because this alteration is to a building constructed in 1977, and the change is to a side not visible from the public right-of-way, Staff finds this alteration should be allowed as a matter of course, per 24A-8(d).

On the east elevation of the Moore building, the applicant proposes removing a wood sash window and installing a pair of doors and transom in the existing opening. The doors will match the exterior doors on the second floor directly above the proposed opening. Staff finds this proposal is compatible with the character of the building and is an alteration to a non-historic building that should be approved under 24A-8(d).

Finally, the applicant also proposes removing two windows from the breezeway between the Bently and Moore building and installing a pair of doors to create a new opening. The proposed opening will match the opening on the other side of the breezeway in design and materials. Staff finds that these changes will not impact the historic character of the building or site and recommends approval under 24A-8(d).

#### **Hardscape Alterations**

The last changes proposed on the site are alterations to the existing hardscaping. The proposal will eliminate nine parking spaces in front of the 1977 Balzy building and create additional green space and an on-site sidewalk. The HPC was supportive of this change at the Preliminary Consultation and Staff finds the additional greenspace is in keeping with the surrounding historic district.

The other proposed change is the construction of two permeable paver patios in front of the historic Stabler building along Olney-Sandy Spring Rd. These patios have been reduced in size from the proposal presented at the Preliminary Consultation to reduce the total amount of hardscaping, but also to protect the red and scarlet oak trees in front of the Stabler building. Because Olney-Sandy Spring Rd. does not have a traditional commercial street pattern, Staff finds this change to the streetscape will not have a substantial impact on the historic character of the surrounding district and recommends the HPC approved the alteration under 24A-8(b)(2).

Finally, the applicant proposes to construct a walking path around the proposed retention pond at the south end of the site. Staff finds this proposed work is set away from the street and is where many of the new oak trees (discussed below) will be planted. Staff additionally finds this alteration will have a minimal impact on the site because it will be constructed at grade level.

The path around the retention pond at the south side of the site will have a low impact on the site because it is on grade and is set back from Meeting House Road.

## **Tree Removal**

The applicant proposes to remove a total of six trees, however, two of those are dead. The dead trees do not require a HAWP and may be removed as a matter of public safety. The first tree proposed for removal is #17, a 16" d.b.h. river birch. This tree is in the middle of the proposed fire lane. Trees #20 and #23 are both magnolias along Meeting House Rd., where a proposed patio is planned. Finally, tree

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#26, a 22" d.b.h. Magnolia, is at the southeast corner of the Bently building. To mitigate the loss of these trees, the applicant will plant five 3" d.b.h. oak trees on site. Staff finds that the loss of these four trees will not significantly change the character of the site, as several trees in the same area will be retained. Staff additionally finds the five new trees will, with time, add to the tree canopy along Meeting House Rd.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit. visit.

APPL	CATION FOR DATE ASSIGNED			
HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400				
APPLICANT:				
Name: <u>Sandy Spring Village, LP</u>	E-mail: stacy.kaplowitz@kcgcompanies.com			
Address: 9311 N Meridian, Suite 100	City: Indianapolis Zip:46260			
Daytime Phone: <u>(202) 744-1479</u>	Tax Account No.: <u>85-1584401</u>			
AGENT/CONTACT (if applicable):				
Name: <u>Stacy Kaplowitz</u>	E-mail: stacy.kaplowitz@kcgcompanies.com			
Address:	City: Zip:			
Daytime Phone: <u>(202) 744-1479</u>	Contractor Registration No.:			
LOCATION OF BUILDING/PREMISE:	MIHP # of Historic Property			
Is the Property Located within an Historic	District? Ves/District Name Sandy Spring			
Is there an Historic Preservation/Land Tr map of the easement, and documentation	No/Individual Site Name rust/Environmental Easement on the Property? If YES, include a on from the Easement Holder supporting this application.			
Are other Planning and/or Hearing Exam (Conditional Use, Variance, Record Plat, e supplemental information.	iner Approvals / Reviews Required as part of this Application? etc.?) If YES, include information on these reviews as			
Building Number: <u>17810/900</u>	Street: Meeting House Road / Olney Spandy Spring Road			
Town/City: Sandy Spring	Nearest Cross Street: Meeting House Road			
Lot: <u>N442</u> Block:	Subdivision: Parcel:			
TYPE OF WORK PROPOSED: See the for proposed work are submitted wit be accepted for review. Check all that	checklist on Page 4 to verify that all supporting items h this application. Incomplete Applications will not apply:			

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FOR STAFF only: HAWP# <u>963303</u>

New Construction	Dee
Addition	Fer
Demolition	Ha
Grading/Excavation	Ro

Deck/Porch Fence Hardscape/Landscape Roof Solar Tree removal/planting Window/Door Other:<u>Interior use change</u>

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Stacy Kaplowis

8/11/21

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Sandy Spring, MD 20860

816 Olney-Sandy Spring Road802 Olney- Sandy Spring Road

905 Olney-Sandy Spring Road

913 Olney-Sandy Spring Road

17809 Meeting House Road

612 Sandy Spring Road

17810 Auburn Village Drive

17617 Meeting House Road

17710 Meeting House Road

17714 Meeting House Road

17725 Norwood Road

Thomas Village Homeowners Association

P.O. Box F

Kensington, MD 20895

Boddy Troy

140 Norwood Road

Silver Spring, MD 20905

Auburn Village Homeowners Association 3416 Olandwood Court #210 Olney, MD 20832 **Description of Property**: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The subject property is an existing office complex that is located on 900 Olney Sandy Spring Road and 17810 Meeting House Road. The 2.67 acres site is owned by Stabler 1748, LLC. This property is zoned CRN (Commercial Residential Neighborhood) and it is located within the Sandy Spring-Ashton Rural Village Overlay Zone. The property is located within the Northwest Branch watershed. The subject property is largely developed, and there are no streams, wetlands, steep slopes, or other significant environmental features on the site. However, an environmental buffer exists in the southeastern portion of the site that is associated with an intermittent stream. Most of the existing landscaping are in good conditions. Trees around the site includes Red Oak, Scarlet Oak, Cherry, Sugar Maple, Crape Myrtle, American Holly, Kousa Dogwood, Leyland Cypress, Chinese Chestnut, and Sweetbay Magnolia. There are few trees that are dead or in fair conditions that are proposed to be removed. The property includes three buildings: from south to north they are referred to as the Bentley building, the Moore building (both at 17810 Meeting House Road), and the Stabler building (900 Onley-Sandy Spring Road).

The Bentley building was constructed in the Georgian style, with Flemish bond red brick exterior walls, 12 over 12lite wood windows, and a gable-ended projecting entrance bay. It is 2 full stories, with a partial basement, and dormer windows on each side of the building at the attic. Atop the slate roof is a "widow's walk," and 8 nowdecorative chimneys. There are several wood Juliet balconies at the second level. The building has an approx. 8500 sf footprint.

A 2-story wood-clad bridge connects Bentley to the Moore building, built several decades later in a style similar to Bentley. The Moore building also has 2 full stories, and a dormered-attic, with an approx. 7900 sf footprint. The Stabler building has an approx. 2700 sf footprint, and is 2 full stories, with a partial basement. It is also in a Georgian-esque style, though a more residential scale. The main roof is slate, with two dormers and a brick chimney. The windows are mostly 15 over 1, and some have been replaced throughout the years. There have also been other modifications to the building, such as an exterior stair to the second level.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

This project is proposing the conversion of the existing office use into 56-units age-restricted, affordable residential development. Other site improvements include the demolition/removal of nine compact spaces east of the Moore building, modifications to hardscape to provide pedestrian connectivity, ADA access, fire department vehicular access, and outdoor amenities. Proposed hardscape includes benches, pavers, wooden bridge, and pavilion. Proposed outdoor light includes Signify/Lumec, Generation Lighting, BK Lighting, Barn Electric, and Unique Lighting Systems. Landscaping modification includes tree saving, additional trees, shrubs, perennial, and ornamental grasses.

General exterior work to each building includes brick repointing, roof slate replacement in areas that are missing or damaged, wood balcony rail repair and repainting, dormer ridge cap replacement, and flat roof membrane replacement. No change in building massing, additions, or major building demolition is planned.

Work Item 1: Brick Repointing				
Description of Current Condition:	Proposed Work:			
Good, with minor areas of spalled or missing mortar and blocked weep holes	Repoint areas of spalled or missing mortar with material to match existing adjacent; re-open existing weep holes			
Work Item 2: Roof slate replacement, skylights a	nd ridge caps			
Description of Current Condition:	Proposed Work:			
Good, with minor areas of damaged or missing slate tile. Ridge caps at dormers are either beyond useful life, or not present	Replace areas of missing or damaged slate with material to match existing adjacent. Two skylights are proposed at each Bentley and Moore to provide natural light to units, and avoid altering the roof profile. Provide metal ridge caps at each dormer to match existing; repair areas of chipped wood at dormers, repaint.			

Work Item 3: Wood balcony rail repair o	and widow's walk rail replacement
Description of Current Condition:	Proposed Work:
Fair, not hazardous	Repair areas of chipped wood at Juliet balconies, repaint, Remove existing widow's walk rail that is in a more worn condition than balconies; provide painted wood guardrails to match existing (no lower than 42"high)
Work Item 4: <i>Stair and elevator shaft re</i> Description of Current Condition:	emoval at Stabler Proposed Work:
Fair	The west entry door and second-level door are in areas that will become units and could pose a safety or security hazard for senior tenants. It is proposed to remove these, to provide windows and brick infill to match existing adjacent windows. The elevator is thought to not be original and it is proposed to remove it and the interior shaft walls to afford more usable space for units. It is proposed to remove the shaft above the sloped roof, to avoid unnecessary supplemental support and possible safety hazards.

Work Item 5: Flat roof membrane replacement

Description of Current Condition:	Proposed Work:		
Good to poor	The Bentley flat roof membrane is in fairly good condition and is proposed to be replaced with white TPO only if no longer under warranty. The Moore and Stabler flat roofs are in fair to poor condition, and are proposed to be replaced with white TPO.		

## Work Item 6: Door and window installation at bridge and Moore

Description of Current Condition:	Proposed Work:		
Good to fair	At bridge and Moore, 2 window openings will be enlarged to accommodate doors in the style of existing adjacent ones. This is proposed to provide access from the Meetinghouse side of the building to the bridge, and to the Moore water service room. The wood panels on the bridge will be repaired in areas of chipped wood and repainted. On Moore's existing west elevation, there are recessed areas of brick, matching window locations of the east elevation. Seven of these will be opened to accommodate new wood windows, to provide windows and natural light to units and amenity areas, in sizes and styles to match existing adjacent. At Bentley, a window well is proposed on the west side of the basement to accommodate 2 new wood windows at the resident common room.		

Work Item 7: Existing gutters and rain leaders

Description of Current Condition:	Proposed Work:			
Good to fair	Repair and seal gutters and provide wood soffits where missing. Provide rain leaders to match existing adjacent where damaged.			

## HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

#### SECTION 081416 - FLUSH WOOD DOORS

#### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Solid-core doors with wood-veneer, medium-density-overlay, hardboard or MDF faces.
  - 2. Hollow-core doors with wood-veneer, hardboard or MDF faces.
  - 3. Sliding solid-core doors and manufacturer supplied hardware.
  - 4. Shop priming flush wood doors.
  - 5. Factory fitting flush wood doors to frames and factory machining for hardware.
- B. Related Sections:
  - 1. Division 08 Section "Glazing" for glass view panels in flush wood doors.
  - 2. Division 09 Sections "Interior Painting" for field finishing doors.

#### 1.3 SUBMITTALS

- A. Product Data: For each type of door indicated. Include details of core and edge construction, louvers, and trim for openings.
- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.
  - 1. Indicate dimensions and locations of mortises and holes for hardware.
  - 2. Indicate dimensions and locations of cutouts.
  - 3. Indicate requirements for veneer matching.
  - 4. Indicate doors to be factory finished and finish requirements.
- C. Warranty: Sample of special warranty.

#### 1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain flush wood doors from single manufacturer.
- B. Quality Standard: In addition to requirements specified, comply with AWI's "Architectural Woodwork Quality Standards Illustrated."
  - 1. Provide AWI Quality Certification Labels or an AWI letter of licensing for Project indicating that doors comply with requirements of grades specified.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Mark each door on top and bottom rail with opening number used on Shop Drawings.

#### 1.6 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient

temperature and humidity conditions at occupancy levels during the remainder of the construction period.

B. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during the remainder of the construction period.

#### 1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.
    - b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.
  - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
  - 3. Warranty Period for Solid-Core Exterior Doors: Five years from date of Substantial Completion.
  - 4. Warranty Period for Solid-Core Interior Doors: Life of installation.
  - 5. Warranty Period for Hollow-Core Interior Doors: Two year(s) from date of Substantial Completion.

#### 1.8 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, that match products installed, are packaged with manufacturer's standard protective covering for storage, and identified with labels describing contents.
  - 1. Furnish one (1) solid wood door and one (1) hollow-core door for each size indicated.

#### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - 1. Chappell Door Co.
  - 2. Eagle Plywood & Door Manufacturing, Inc.
  - 3. Eggers Industries.
  - 4. Graham; an Assa Abloy Group company.
  - 5. Ideal Architectural Doors & Plywood.
  - 6. Lambton Doors.
  - 7. Marlite.
  - 8. Masonite Architectural.
  - 9. Mohawk Flush Doors, Inc.; a Masonite company.
  - 10. Oshkosh Architectural Door Company.
  - 11. Poncraft Door Company.
  - 12. VT Industries Inc.

#### 2.2 DOOR CONSTRUCTION, GENERAL

- A. Solid Wood Doors for Opaque Painted Finish:
  - 1. Provide solid wood door at unit entries.
  - 2. Face Species: Any closed-grain hardwood.
  - 3. Design: Provide manufacturer's standard 2-Panel door design.

- B. Hollow-Core Doors for Opaque Painted Finish:
  - 1. Provide hollow-core doors at interior doors within units.
  - 2. Construction: Standard hollow core.
  - 3. Blocking: Provide wood blocking with minimum dimensions as follows:
    - a. 5-by-18-inch lock blocks at both stiles.
    - b. 5-inch top- and bottom-rail blocking.
    - c. 2-1/2-inch midrail blocking.

#### 2.3 LOUVERS AND LIGHT FRAMES

- A. Wood Louvers: Door manufacturer's standard solid-wood louvers unless otherwise indicated.
  - 1. Wood Species: Same species as door faces.
- B. Metal Louvers:
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Air Louvers Inc.
    - b. Anemostat; a Mestek company.
    - c. Hiawatha Incorporated.
    - d. L & L Louvers, Inc.
    - e. LL Building Products, Inc.; a division of GAF Materials Corporation.
    - f. Louvers & Dampers, Inc.; a Mestek company.
    - g. McGill Architectural Products.
  - 2. Blade Type: Vision-proof, inverted V.
- C. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads as follows unless otherwise indicated.

#### 2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
- B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, DHI A115-W series standards, and hardware templates.
  - 1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
- C. Transom and Side Panels: Fabricate matching panels with same construction, exposed surfaces, and finish as specified for associated doors. Finish bottom edges of transoms and top edges of rabbeted doors same as door stiles.
  - 1. Fabricate door and transom panels with full-width, solid-lumber, rabbeted, meeting rails. Provide factory-installed spring bolts for concealed attachment into jambs of metal door frames.
- D. Openings: Cut and trim openings through doors in factory.
  - 1. Light Openings: Trim openings with moldings of material and profile indicated.
  - 2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Division 08 Section "Glazing."
  - 3. Louvers: Factory install louvers in prepared openings.

#### 2.5 SLIDING SOLID-CORE WOOD DOORS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide NxtWall "Sliding Doors" or comparable product approved by Owner and Architect.
  - 1. Configuration: Pairs of bi-parting double doors.
  - 2. Door Type: 1-3/4-inch thick, Solid Core Wood (no glazing lite).
  - 3. Door Veneer: Plastic laminate. Laminate color shall be selected from manufacturer's full range of wood-grain laminates. (NxtWall Grade 1 & 2).
  - 4. Hardware: Provide manufacturer's standard recessed horizontal track and nylon wheel and ball bearing rollers, for sliding configuration indicated. Provide manufacturer's standard storeroom lock, with core to match building keying system per 087100 "Door Hardware." Door handle shall be selected from manufacturer's full range.
    - a. Hardware finish shall be selected from manufacturer's full range.

#### 2.6 SHOP PRIMING

A. Doors for Opaque Finish: Shop prime doors with one coat of wood primer specified in Division 09 Section "Interior Painting". Seal all four edges, edges of cutouts, and mortises with primer.

#### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine doors and installed door frames before hanging doors.
  - 1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
  - 2. Reject doors with defects.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION

- A. Hardware: For installation, see Division 08 Section "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.
- C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
  - 1. Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
  - 2. Bevel doors 1/8 inch in 2 inches at lock and hinge edges.
- D. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

#### 3.3 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing.

#### END OF SECTION 081416

#### SECTION 085200 - WOOD WINDOWS & DOORS

PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

A. Provisions of the Contract and of the Contract Documents apply to this Section.

#### 1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
  - 1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
  - 2. Review, discuss, and coordinate the interrelationship of wood windows and doors with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
  - 3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.
  - 4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for wood windows and doors.
- B. Shop Drawings: Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.
- C. Samples for Initial Selection: For units with factory-applied color finishes.
  - 1. Include similar Samples of hardware and accessories involving color selection.
- D. Samples for Verification: For wood windows, doors, and components required, prepared on Samples of size indicated below:
  - 1. Exposed Finishes: Manufacturer's standard sample size.
  - 2. Exposed Hardware: Full-size units.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer and Installer.
- B. Product Test Reports: For each type of wood window and door, for tests performed by a qualified testing agency.
- C. Field quality-control reports.
- D. Sample Warranties: For manufacturer's warranties.

#### 1.5 QUALITY ASSURANCE

A. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.

#### 1.6 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:

- a. Failure to meet performance requirements.
- b. Structural failures including excessive deflection, water leakage, and air infiltration.
- c. Faulty operation of movable sash and hardware.
- d. Deterioration of materials and finishes beyond normal weathering.
- e. Failure of insulating glass.
- 2. Warranty Period:
  - a. Window: 10 years from date of Substantial Completion.
  - b. Glazing Units: 10 years from date of Substantial Completion.

#### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - 1. Wood Windows and Doors:
    - a. Crestline Windows and Doors; SNE Enterprises, Inc.
    - b. Hurd Windows and Doors, Inc.
    - c. JELD-WEN, Inc.
    - d. Kolbe & Kolbe Millwork Co., Inc.
    - e. Marvin Windows and Doors.
    - f. Pella Corporation.
    - g. Sierra Pacific Windows.
    - h. Vetter.
    - i. Weather Shield Mfg., Inc.
- B. Source Limitations: Obtain wood windows and doors from single source from single manufacturer.

#### 2.2 WINDOW PERFORMANCE REQUIREMENTS

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
  - 1. Window Certification: WDMA certified with label attached to each window.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
  - 1. Minimum Performance Class: CW.
  - 2. Minimum Performance Grade: 40.
- C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.38 Btu/sq. ft. x h x deg F.
- D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.40.

#### 2.3 WOOD WINDOWS

- A. Operating Types: Provide the following operating types in locations indicated on Drawings:
  - 1. Single hung.
- B. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide; water-repellent preservative treated.
  - 1. Exterior Finish: Manufacturer's standard factory-prime coat wood.
    - a. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
  - 2. Interior Finish: Manufacturer's standard factory-prime coat.

C.

- a. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
- Insulating-Glass Units: ASTM E 2190, certified through IGCC as complying with requirements of IGCC.
  - 1. Glass: ASTM C 1036, Type 1, Class 1, q3.
    - a. Kind: Fully tempered.
  - 2. Lites: Two.
  - 3. Filling: Fill space between glass lites with argon.
  - 4. Low-E Coating: Pyrolytic or sputtered on second surface.
- D. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.
  - 1. Exposed Hardware Color and Finish: As indicated by manufacturer's designations.
- E. Hung Window Hardware:
  - 1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
  - 2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.
  - 3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.
  - 4. Window Opening Control Device (WOCD): Provide opening control hardware at all windows other than first floor level, per ASTM F 2090.
- F. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
- G. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.
  - 1. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

#### 2.4 EXTERIOR STILE AND RAIL WOOD DOORS

- A. Exterior Stile and Rail Aluminum-Clad Wood Doors: Custom exterior doors complying with WDMA's "North American Fenestration Standard/Specification" and with other requirements specified.
  - 1. Panel Designs: Custom modifications to manufacturer's standard panel/glazing design, as indicated by Drawings, in order to match existing doors. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
  - 2. Door Construction for Opaque Finish:
    - a. Stile and Rail Construction: Veneered, structural composite lumber or veneered edgeand end-glued lumber.
    - b. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
  - 3. Molding Profile (Sticking): As selected by Architect from manufacturer's full range.

#### 2.5 ACCESSORIES

- A. Dividers (False Muntins): Provide divider grilles in designs for window sashes and door glazing as indicated.
  - 1. Quantity and Type: Two per sash, permanently located at exterior and interior lites.
  - 2. Material: Manufacturer's standard.

- 3. Pattern: Match existing and as indicated on Drawings.
- 4. Profile: As selected by Architect from manufacturer's full range.
- 5. Color: Match window framing paint color.

#### 2.6 INSECT SCREENS

- A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.
  - 1. Type and Location: Full, outside for hung sashes.
- B. Aluminum Frames: Manufacturer's standard aluminum alloy complying with SMA 1004 or SMA 1201. Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.
  - 1. Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet.
  - 2. Finish for Interior Screens: Baked-on organic coating in color selected by Architect from manufacturer's full range.
  - 3. Finish for Exterior Screens: Baked-on organic coating in color selected by Architect from manufacturer's full range.
- C. Glass-Fiber Mesh Fabric: 18-by-14 or 18-by-16 mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration. Comply with ASTM D 3656.
  - 1. Mesh Color: Manufacturer's standard.

#### 2.7 INTERIOR STORM WINDOWS

- A. General: At all existing exterior windows, provide storm window inserts, consisting of manufacturer's standard magnetic guide tracks and aluminum frame extrusions, weatherstripping around all four sides. Guide track and frame extrusion are magnetic to hold window inserts in place and for easy removal.
  - 1. Basis-of-Design Product: Provide Magnetic One Lite (MOL) by Allied Window Inc. or comparable storm window insert approved by Owner.
  - 2. Glazing: 1/8-inch thick acrylic glazing, as standard with manufacturer.

#### 2.8 FABRICATION

- A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows.
- B. Glaze wood windows in the factory.
- C. Weather strip each operable sash to provide weathertight installation.
- D. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.
- E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

#### PART 3 - EXECUTION

#### 3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

- B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E 2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

#### 3.3 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.
- B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
  - 1. Keep protective films and coverings in place until final cleaning.
- C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.

END OF SECTION 085200

## **Statement in Support** HAWP 17810 Meeting House Road, 900 Olney-Sandy Spring Road, Sandy Spring, Maryland

Sandy Spring Village, LP, an affiliate of KCG Development (the "Applicant"), is submitting this request for approval of an Historic Area Work Permit ("HAWP"). The Applicant is the contract purchaser of the property located at 17810 Meeting House Road and 900 Olney-Sandy Spring Road in Sandy Spring, Maryland (the "Property").<sup>1</sup> As discussed below and in the HAWP Application Form, the Applicant is proposing to convert the existing office use on the Property into an age-restricted, income-restricted, 100% affordable multi-family development (the "Project"). Exterior building and site modifications are limited to those changes required to accommodate the proposed residential use, provide ADA and fire department access to the buildings, improved pedestrian connectivity, and enhanced residential outdoor amenities.

## I. Property Background

The Property is located in the southwest quadrant of the intersection of Olney-Sandy Spring Road and Meeting House Road, in Sandy Spring. The Property is more particularly known as Parcel A in the "Sandy Spring" subdivision, as shown on Plat No. 17648. The Property has a net lot area of 116,389 square feet and is currently zoned CRN-0.75 C-0.75 R-0.5 H-45'. The Property is located within the Sandy Spring Historic District.

The Property is currently improved with three masonry buildings totaling approximately 56,565 gross square feet. Located toward the rear of the Property are two, three-story, connected office buildings - the original "Bentley Building" contains approximately 29,072 square feet and the "Moore Building" addition contains approximately 22,005 square feet (collectively, referred to hereinafter as the "Meeting House Road Buildings"). Located directly at the intersection of Meeting House Road and Olney-Sandy Spring Road is a 2 <sup>1</sup>/<sub>2</sub> story, approximately 5,488 square foot structure devoted to office use (referred to hereinafter as the "Olney-Sandy Spring Structure"). (Collectively, the "Existing Buildings").

The Olney-Sandy Spring Structure was originally constructed in 1904 as an office for the Mutual Fire Insurance Company of Montgomery County. The building is a great example of Colonial Revival architecture. The building is pulled up to the street and located directly at the intersection of Olney-Sandy Spring Road and Meeting House Road. The building has a doubledoor entry with transom light directly facing the street, which is covered by an elaborate porch with flat roof. The building façade has windows on all four sides.

<sup>&</sup>lt;sup>1</sup> Stabler 1848, LLC owns the Property and has authorized KCG Development to submit applications for the redevelopment of the Property.

The Meeting House Road Buildings are a great example of Georgian architecture, on a much larger scale. These buildings originally served as a more modern home of the Mutual Fire Insurance Company (later called the Montgomery Mutual Insurance Company). These larger buildings have hipped roofs with a gable front, and dormers. The original 1977 building (the "Bentley Building"), has several large chimneys and a decorative cupola tower situated in the middle of the roof. The approximately 22,005 square foot "Moore Building" was added in 1991 and was designed to blend seamlessly in with the existing three-story building.

## **II.** Proposed Development

The Applicant is proposing up to provide up to 56 age-restricted, affordable dwelling units on the Property. The Project will provide affordable housing that will serve senior households earning up to 60% of the Area Median Income ("AMI"). 100% of the units will be affordable. Rents are set to achieve a range of affordability between 40-60% of AMI, with units at income levels substantially below those required by the Moderately Priced Dwelling Unit ("MPDU") program. As such, the Project will respond to the County's need for affordable, senior housing and will allow seniors in the Ashton-Sandy Spring submarket, with fixed incomes, to age in place. The Project will be the first of its kind in Ashton-Sandy Spring and will greatly improve the diversity of the market's housing stock, while preserving the existing buildings and historic character of the neighborhood.

As a part of continuity of the Property and its relation to the surroundings, the building footprint, height and overall square footage will remain unchanged. Given the elegant and timeless design of the Existing Buildings, the Applicant is proposing minimal exterior modifications. The exterior modifications are primarily limited to those required for the maintenance and upkeep of the buildings, and code requirements for the proposed residential use. The Applicant recognizes the historical significance of the site within the community and endeavors to preserve the Property's frontage along Meeting House Road – an Exceptional Rustic Road.

The Project will provide various opportunities for passive and active recreation and social gatherings that are specifically tailored to the residents' lifestyles. For example the Project is anticipated to provide raised garden beds, space for recreation (*e.g.* chess, bocce ball, yoga, possible labyrinth), and opportunities for socialization and relaxation (*e.g.* events pavilion overlooking a "common green," sensory garden and interior courtyard with grilling and outdoor seating/dining opportunities). Additionally, the Applicant is working with local Sandy Spring community members to establish an art installation in the courtyard. The art is intended to provide a community benefit, although it is not being provided as part of the public art program. The final design, location and specifications for the art will be determined at time of building permit.

## **III. HPC Preliminary Consultation**

The Applicant met with the Historic Preservation Commission ("HPC") on June 23, 2021 for a Preliminary Consultation. The HPC was very supportive of the overall Project (see attached meeting minutes). The Commissioners were in agreement with the Applicant regarding the retention of the existing improvements and character of Meeting House Road and Olney-Sandy Spring Road. The Commissioners expressed their objection to the improvements requested by the Montgomery County Department of Transportation ("MCDOT") along Meeting House Road and Olney-Sandy Spring Road (MCDOT has requested a sidewalk be installed along Meeting House Road and modification to the streetscape along Olney-Sandy Spring Road to relocate and widen the sidewalk further internal to the Property, to accommodate a landscape buffer). The Commissioners noted that these frontage improvements would have adverse impacts on the existing historic character of the Property. This approach is also consistent with the Sandy Spring Rural Village Plan which confirms that "[t]he existing sidewalk on the south side of MD 108 will remain." (See page 48 of Master Plan). The one modification that the HPC did request to the Applicant's plans was the relocation or elimination of the proposed patio in front of the Stabler Building. As demonstrated on the plans submitted concurrently with this HAWP, the Applicant has removed the patios previously proposed.

## **IV. Summary of Exterior Modifications**

As previously mentioned, the exterior building and site modifications are limited to those changes required to facilitate the conversion of the Existing Buildings into an age-restricted, affordable residential development. The proposed modifications are discussed in greater detail in the attached HAWP application. In summary, the Applicant is proposing the following modifications to ensure the buildings can meet their programmatic needs and importantly, provide efficient means of access for residents throughout the site:

- Exterior Building Improvements
  - Power wash building exteriors;
  - Repoint at existing brick wall exteriors and brick stairs as needed;
  - Re-open window weep holes;
  - Provide replacement slate roof tiles and flashing for missing or damaged areas ;
  - Recondition repair and paint balconies, dormers and wood panels as needed;
  - Repair and seal gutters and provide soffits where missing. Provide rain leaders to match existing where damaged. Snake existing rain leaders and remove obstructions if found;

- Provide caps for dormer roofs;
- Remove masonry infill and provide matching wood windows on West Elevation;;
- On the East Bridge Elevation: replace center windows with a door to match existing doors on opposite side of bridge, extend sidewalk to door; and
- Provide Dormer Caps as needed.
- Site Improvements
  - Eliminate the nine parking spaces located directly in front of the Meeting House Road Buildings to provide for fire department vehicular access;
  - Various modifications are proposed to the site hardscaping to provide improved ADA access and pedestrian circulation; and
  - Minor modifications to the landscaping and site design within the courtyard on Meeting House Road and just south of the buildings, to provide enhanced outdoor amenities for the community and future residents.

No changes are proposed to vehicular access. Vehicular access to the Overall Property will continue to be provided through existing curb cuts. Importantly, the Applicant is not proposing modifications to Meeting House Road, which is an Exceptional Rustic Road, or Olney-Sandy Spring Road.

## V. Secretary of Interior's Standards for Rehabilitation

The modifications proposed to the Existing Buildings will be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

As mentioned above, the Existing Buildings will be converted into age-restricted housing, a use allowed by-right within the existing zoning. The Project will not change any defining characteristics of the buildings, site and surrounding environment. The exterior modifications are primarily limited to those required for the maintenance and upkeep of the buildings, and code requirements for the proposed residential use. The Property will continue to contribute to the historic setting and character of the neighborhood.

# 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the Property will be retained and preserved. As discussed above, the Applicant is proposing only modest exterior improvements to the Existing Buildings and site. None of the changes proposed will result in alterations to the features that characterize these buildings. Importantly, no changes are proposed to Meeting House Road, which is included in the Sandy Spring Historic District and is classified as an Exceptional Rustic Road. As mentioned above, through the development review process, MCDOT has requested additional right-of-way dedication along Meeting House Road, which would also require the Public Utility Easement to be relocated farther into the Property. Given the restrictions on physical improvements within the right-of-way, this additional dedication would adversely impact many of the existing and proposed site elements that positively contribute to the character of the Historic District and this Exceptional Rustic Road. Additionally, MCDOT has requested the construction of a new 6' sidewalk along Meeting House Road – this improvement is completely contradictory with the Exceptional Rustic Road classification. The criteria for Exceptional Rustic Roads include, among other things, a finding that the road "would be more negatively affected by improvements or modifications to the physical characteristics of the road than would other roads in the Rustic Road Program." As such, the Applicant is not proposing to provide additional dedication or make any improvements to Meeting House Road. The Rustic Roads Advisory Committee and HPC through a Preliminary Consultation have both expressed support for the Applicant's approach.

MCDOT has also requested additional dedication along Olney-Sandy Spring Road. The Applicant is willing to provide the additional dedication, and relocated PUE, so long as the additional right-of-way and PUE do not impact or require removal of the existing building, structures or mature trees/landscaping on the Property.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Any exterior improvements to the Property will complement, and not compete with, the historic structure. The exterior modifications to the Existing Buildings are limited to those required for the maintenance and upkeep of the buildings (*e.g.* repointing brick, replace roof tiles and flashing, add dormer caps etc.), and code requirements for the proposed residential use (*e.g.* adding windows on west elevation of the Moore Building).

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Although the Existing Buildings are not designated historic resources, the Property is located within the Sandy Spring Historic District. The architecture of the Existing Buildings and the site, with its many mature trees, contribute to the historic character of the area and will be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

As discussed above, limited exterior modifications are proposed. The building features, finishes, and construction techniques that characterize the Existing Buildings will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Existing Buildings are in relatively good repair. The scope of the exterior work primarily includes repairs and general maintenance of the existing materials and building elements. The Applicant intends to use like-kind materials for any necessary replacements and alterations.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

In cleaning and preserving the exterior of the Property and Existing Buildings, the Applicant will take precautions to ensure that any surface cleaning required does not damage the integrity of the building elements.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

There are no known archeological resources on the Property that will be affected by the Applicant's proposed adaptive re-use of the Property.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the *historic integrity of the property and its environment.* 

No new additions are proposed by the Project. The proposed exterior alterations (e.g. new doors and windows required to accommodate the residential use) will be designed to complement the existing architecture, and will not destroy any historic materials that characterize the Property. The Project will maintain and enhance the historic integrity of the Existing Buildings and Sandy Spring Historic District.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As mentioned above, no new additions or new construction is proposed by the Project.

## **VI.** Conclusion

Given timing constraints and financing deadlines tied to issuance of permits, for this 100% affordable project, the Applicant is seeking to pull building permits by the end of September. As such, for the reasons discussed above, the Applicant is seeking approval of the HAWP to facilitate the adaptive re-use of the existing office buildings for an affordable, age-restricted residential development.

Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,

Rill Comments William Kominers Elizabeth C. Rogen Elizabeth C. Rogers

Attachment "A"

Meeting Date: 6/23/2021 HPC Case No.: Agenda Item III.B Master Plan Site/District/Atlas: Sandy Spring Historic District

## **Historic Preservation Commission Preliminary Consultation Report**

Address: 17810 Meeting House Rd. and 900 Olney-Sandy Spring Rd., Sandy Spring Applicant(s): Stacy Kaplowitz, Elizabeth Rogers (Agent), Bill Kominers, Matthew Karim, and Andrea Kim Proposal: Building Alterations, Site Improvements, and Hardscape Alterations Staff Contact: Dan Bruechert HPC Commissioners Providing Comments: Robert Sutton (Chair), Jeffrey Hains, Marsha Barnes, Sandra Heiler, James Doman, Julie Pelletier,

## **Recommendations:**

The HPC was very supportive of the proposal; both its purpose and the alterations proposed.

The one recommendation the HPC provided for alterations to the site was to relocate or eliminate the proposed patio in front of the Stabler Building.

• Two Commissioners recommended that the patios could be installed to the rear of the Stabler Building.

The Commissioners uniformly opposed installing a sidewalk along Meeting House Road, noting that it is a designated Exceptional Rustic Road. Further, several Commissioners mentioned that they noticed a sign at the entrance to Meeting House Road notifying people that the road is only one lane wide.

While it was not part of the site plans submitted prior to the Preliminary Consultation, the HPC also provided feedback on the appropriateness of installing a vegetive buffer and new sidewalk along Olney-Sandy Spring Road. Installing the buffer would remove pedestrians from the edge of the road, however, it would completely change the character of the historic Stabler Building and the HPC did not support the change.

A letter with these findings will be transmitted to the Planning Board at the Site Plan hearing.

## Findings:

- $\hfill\square$  Return for an additional preliminary consultation
- $\boxtimes$  Return for a HAWP in accordance with the Commission's recommendations




## Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuing all tree protection measures are performed in accordines with the approved final forsit conservation plan or tree was plan, and as modified in the field by a Planning Department Forest Conservation Impactor. The measures must mete or exceed the most recent standards published by the American National Standards Institute (ANSI action to most recent standards published by the American National Standards Institute (ANSI action to the American Standards Participants (Ansi action to the American Standards Institute (Ansi action to the America exceed A3001



An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.



A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including)

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### photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land distarbarn The Forest Conservation Inspection, in continuinous with the DPS Sediment Control Inspector, may make field adjustments to inscrease the survivability of trees and forest shown as survivability of the proproved plan.

1000 a and (c) the physics plane in the initial cost of the property over for the Torn posterior investment of the initial cost of the property over a for the Forest Conservation Improver. All construction existing with improvement in the rankes the binding with over the structure of the property of the torn of the property of the structure of the property of the structure of the property of the structure of

Forest and tree protection signs must be installed as required by the Forest Conserva Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

## Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.

8. The property owner russ immediately notify the Forest Conservation Inspector of any damage to trees, fortasts, understory, ground cover, and any other undistarbed areas shown on the approved plan. Remedial actions, and the relative functimerances to restore these areas, will be determined by the Forest Conservation Inspector.

ł,	After construction is completed, but before tree protection devices have been removed
	the property owner nust request a final inspection with the Forest Conservation
	Inspector. At the final inspection, the Forest Conservation Inspector may require
	additional corrective measures, which may include:
	<ul> <li>Removal, and possible replacement, of dead, dving, or hazardous trees</li> </ul>
	<ul> <li>Pruning of daid or declining limbs</li> </ul>
	c. Soil agration
	d Eartilization

Edwary 2017

e. Watering f. Wound repair

Page 2 of 3



Page 3 of 3

Construction

7		TREE PROTECTION FEMCE TO BE EXECTED IN LINE WITH ROC PRUNING TREMON FEMCE TRENCH, AND LOD ARE THE SAVE LUNE, SEE SEPARATE DETAIL FOR FEMCE SPEC FICATIONS
		ROOT PRILINE TREMCH 24" MIN DEPTH CR AS DETERMINED AT PRECONSTRUTION MEETING
-	TREE SAVE AREA	- # HAR WOTH

MEETING. 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PREDONSTRUCTION MEETING. AND FLAGGED PRIOR TO TRENCHING. 3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INFECTOR. 4. TRENCH SHOULD BE INVEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SO IL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR. 5. ROOTS SHALL BE CLEANLY OUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. 6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

g. Clean up of retention areas, including trash removal 10. After the final impedion and completion of all corrective measures the Forest Contextution impective will request all temporary true and first protection devices it removed from the site. Restrond of two protections devices that loop organs for even and addiment control must be coordinated with bodd DPS and he Forest Conservation impectors and accorded without premission of the Forest Conservation impectors. No addituding applications previous devices the rest Conservation impectories. No study streasory with device and the true to the true protection for instrum streasorts.

Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term grotection measures to be installed.

NTS



- 3.
- 2TES Practice may be combined with sediment control fencing. Location and limits of fencing should be coordinated in field with arborist. Boundarise of protection area should be staked prior to installing protective device. Root damage should be avoided. Fencing anality and throughout construction.

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INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows: Plans without Planting Roquirements

- 1. After the limits of disturbance have been staked and flagged, but before any clearing or 1. Arried in infinite destruction into even standard and naggedy, set entropy of the information of the information of the information of the information measures have been completed and protection measures have been completed and protection measures have been complete and the information of th

Additional Requirements for Plans with Planting Requirements

- 4. Before the start of any required referentation and afforestation planning.
  5. After the required referentation and afforestation planning has been completed to verify or 1 years after constraints and afforestation planning has been completed to verify and assess necessary maintenance activities for the remaining lumitotic of the maintenance and imagement particle.
  7. At the code of the maintenance period to determine the type references beam.



Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific Intractional international int Landscape Contractors Association of MD, DC, and VA. Should there be any ambiuguities or questions, please utilize the formal RFI/Submittal process

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be duo so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is Inter the original of the second seco cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfil in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfil soil or rootball with an approved balanced (Endo/Ecto) commercial mycomhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae innoculant product. Do not place any soil on too of root ball. Trees are to be mulched to full depth specified immediately after planting. A ½" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Whe is to be tensioned to allow for 1/2 nch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

hrigator: For permanent systems, infgation should be largely installed prior to plant installation to avoid having to disturb planting bods or move plants to accommodate the installation of the ringation system. For istes with no permanent inrigation system, Trees are to be infgated until established by the use of temporary wetro tages through no groups year our distallations. Similarity, and to be thoroughly hand-watered or by movable temporary irritation (sorinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research into effective planting. The ISA has also replaced their own details and now reference the UTF details. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications. For additional detailed planting notes, see sheet L-304

### DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. 81988060A , including financial bonding forest planting, maintenance, and all other applicable agreements. Developer's Name: KCG Development, LLC Stacy Kaplowitz, VP Developmen 9333 N. Meridian Street, Suite 230 Indianapolis, IN 4626 (202) 744-1479 stacy.kaplowitz@kcgcompanies.com Phone and Email Stacy Kaplavis Signature

FINAL FOREST

CONSERVATION

PLAN DETAILS

PROJECT No.: 20175.001.00

RAWING No : 110699 DATE: 06/29/2021 SCALE: AS SHOWN

ESIGN: CO RAWN: TR/CM

HECKED: CM/MK SHEET TITLE:

574

CONS CONS 4601 forbes to suite 140 Banham, md

Digitally signed by Colin McCan Date: 2021.07.21 14:58:27-04'00'

C SPRING VILLAGE ETING HOUSE ROAD & Y SANDY SPRING ROAD PARCEL A T, MONTGOMERY COUNTY, MARTU

SANDY S 17810 MEETI 900 ONLEY S

LAND

MARYI

DISTRICT,

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(interior)

### February 2017

J			ķ
H	A4.1.1 3	- 10" <b>1</b> 4" - 7"	RE 115 VE
G		× 20'-2"	
F		<u> </u>	
E			
D			
С			
В			
A			



	A4.1.1 3
	1
	A4.1.1 3 5

			ARCH	ITECTURAL ABBREVIA	TIONS	
	A-PT	ACCENT PAINT	H HB	HIGH HOSE BIBB (A4.1.1)	1 T A5.1.0 T	
	ABS ABV ACP	ABOVE ACOUSTICAL CEILING PANEL	HBD HDC	HARDBOARD HOLD DOWN CLIPS 2	т.О. тв	TOP OF TACKBOARD
	ACT ACW ADJ	ACOUSTICAL CEILING TILE ALUMINUM CLAD WINDOW ADJUSTABLE	HDNR HDWD HDWR	HARDENER HARDWOOD HARDWARE	TEL TERR-C TERR-E	TELEPHONE TERRAZZO CEMENTITIOUS TERRAZZO EPOXY
	AFF 19' - AHJ	ABOVE FINISHED FLOOR 20' - 10" AUTHORITY HAVING JURISDICTION	HORIZ	3' HOLLOW METAL HORIZONTAL	- 2" TRR-R THHD	TERRAZZO RUBBERIZED
	AHU ALT ALUM	ALTERNATE	HPC HPFP HT	HIGH PERFORMANCE COATINGS HIGH PERFORMANCE FLOOR PAINT HEIGHT	төs төw	TOP OF STEEL
	AP APC	ACCESS PANEL ARCHITECTURAL PRECAST CONCRETE	HVAC ID	HEATING, VENTILATING, AIR CONDITIONING INSIDE DIAMETER	5 T\$ TV	TACK STRIP TELEVISION
			INCL INFO			
	AVG AW <u>AWC</u>	AVERAGE	INSTF - INSUL INT []			UNLESS NOTED (INDICATED) VINYL ASBESTOS TILE
	AWP BD	ACOUSTICAL WALL PANEL	IRWC 300 IWB 419 SF			
	BF BLDG BLKG					
Ĩ	BOT 11 <sup>BR</sup> 615/32"				547 SF	VINYL FREE COMPOSITION T
	605 SF					
Ĭ	C-TILE					
	CCTV CEM			LAMINATE PANEL SUSTEM	W/O W/O	TE WITHOUT WATER CLOSET
-	CFSF-NS CFSF-S CG	COLD FORMED STEEL FRAMING, NON-STRUCTURAL COLD FORMED STEEL FRAMING, STRUCTURAL		LOUVER ROOF ACCESS		
		<b>1050</b> <b>30265</b> IN PLACE CONCRETE	MACH MAS	MACHINE 308 CO MASONRY 79 SF	RRIDOR WP 300 WPT	WATERPROOFING WORKING POINT
						WOOD SPORTS FLOORING
Ĭ	CLR				1P REF. O O WWE	
	CMU CMU-A			MECHANICAL 4 56 MEDIUM		
	CMU-GF CMU-GLZ CMU-SPLF	CONCRETE MASONRY UNIT - GROUND FACE 1G CONCRETE MASONRY UNIT - GLAZED 301 CONCRETE MASONRY UNIT - SPLIT FACE 301	MEMB MFR MIF	MEMBRANE MANUFACTURER MULTICOLOR INTERIOR FINISHING		
		CIEANOUT				8
	CONC-P CONC-SLR	CONCRETE WITH PIGMENT CONCRETE WITH SEALER / HARDENER	MLDG MO	MOLDING MASONRY OPENING		
Z	CONC-ST CONST CONT	CONSTRUCTION CONTINUOUS	MR MT	MANUAL PROJECTION SCREEN MAP RAIL MOUNT		
	CONTR CORR CSMU	CONTRACTOR CORRIDOR 40' - 1" CAST STONE MASONRY UNIT	MTD MTL NA	MOUNTED           METAL         37' - 0"           NOT APPLICABLE		39
	CT CTSK	CERAMIC TILE COUNTERSINK, COUNTERSUNK	NIC NO.	NOT IN CONTRACT 118' - 0" NUMBER 1		
	CUST CW	CUSTODIAN / CUSTODIAL ALUMINUM CURTAIN WALL	NRC NTS	NOISE REDUCTION COEFFICIENT NOT TO SCALE		
(2)		CEMENTITIOUS WOOD FIBER DECK		ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTAL	LED	
	1/8" = 1' <u>0</u> " DEMO DETE	DEMOLITION DETENTION DRINKING FOUNTAIN	OPNG OPP HD	OPENING OPPOSITE HAND OVERHEAD		
	DG DHM	DOOR GRILLE DETENTION HOLLOW METAL	P-TILE PC	PORCELAIN TILE PRECAST		
	DIA DIAG DIM	DIAGONAL DIMENSION	PERF PERIM PIP	PERFORATED, PERFORATION(S) PERIMETER POURED IN PLACE		
	DIV DL DN	DIVISION DOOR LOUVER DOWN	PLAM PLAS PLWD	PLASTIC LAMINATE PLASTER PLASTIC LAMINATE WOOD	VA5.1.0	
	DP DR DS	DAMPPROOFING DISPLAY RAIL DOWNSPOLIT	PLYWD PNL POLX	PLYWOOD PANEL, PANELING POLYETHYLENE A4.1.1		
	DTL DWG	DETAIL DRAWING	PPS PPT	POWER PROJECTION SCREEN PRESSURE- OR PRESERVATIVE-TREATED		
<u> </u>	EA 22'-7" EF	EACH 20' - 10" EXHAUST FAN	PREFAB 1 PREFIN	3'PREFABRICATED 23' PREFINISHED	- 2"	19' - 11"
_	EFS EIFS	EXTERIOR FINISH SYSTEM EXTERIOR INSULATION & FINISH SYSTEM EXPANSION JOINT	PREP PS PSB	PREPARE / PREPARATION PROJECTION SCREEN PENCIL SHARPENER BLOCK		
	EL ELAS ELEC	ELEVATION ELASTOMERIC	PSF PSI PT	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT		
	ELEV EMER	ELEVATOR EMERGENCY	PTN PTS			
		EQUAL 550 SE	PVQ PVMT PVWC			STUDIO D
					614 SF	
	A EX D2 EXH		R/W			
/6	EXPC					
<u>,, , , , , , , , , , , , , , , , , , ,</u>	FE FAAF					
	FEB FEC			EINFORCING, REINFORGED) ECCESSEDENTRY MAT SF	VATOR	
REF.			RES RFT	RESINCUS FLOORING 208 RUBBER HOODR TILE		
ELEC/M		FIRE HOSE CABINET FIRE HOSE VALVE CABINET FINISHED	RL RM	RIGHT HAND CORRIDO RAIN LEADER 200 ROOM 251 SE	R	
	9" R 55 SF R 2 F ND		RO RSF RSR	ROUGH OPENING 001 01 RUBBER SHEET FLOORING		
	FRP			RESERVIT STAR TREAD		
				SOUND ATTENUATION BLANKE 205 <u>SECURITY</u> CEILING PLANKE 457 SF		
Ì	FURN FVC		SCH SF	SCHEDULE C		
		GAUGE	SF <u>RM</u> SHM SHTG	SPRAYED FIRE RESISTANT MATERIAL		07 9 SF ₹ ₹
	GB-AR	GALVANIZED GYPSHM BOARD GYPSUM BOARD - ABUSE RESISTANT	SIM SPEC	SPECIFICATION		ڭ گ
	GB-IR GB-S	GYPSUM BOARD - IMPACT RESISTANT GYPSUM BOARD - SECURITY GLASS FIBER REINFORCED CONCRETE	SPR SQ			
		GLASS FIBER REINFORCED GYPSUM GLASS, GLAZING	SRD SS	SECONDARY ROOF DRAIN STAINLESS STEEL		o"
	GL-BLK 28 - GPM GRT	GALLONS PER MINUTE 54' - 3" GROUT	ST ST STC	SULIUSUKFACE MATERIALS STREET 19'- 6" SOUND TRANSMISSION COEFFICIENT	25-1	~ <del>/</del> 54' - 8'
	GSFT GT GWT	GLAZED STRUCTURAL FACING TILE GLASS TILE GLAZED WALL TILE	STD STL STRUCT	STANDARD STEEL STRUCTURAL		
	GYP	GYPSUM ORK SECOND FLOOR PLAN - BF		SUSPENDED (A4.1.1) SHEET VINYL SECURITY WOVEN MESH / WOVEN ROD		
	1/8" = 1'-0"		SYM	SYMMETRICAL		





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# **ARCHITECTURAL ABBREVIATIONS**

A-PT ABS ABV	ACCENT PAINT AIR BARRIER SYSTEM ABOVE	H HB HBD	HIGH HOSE BIBB HARDBOARD	T T&G T.O.	TREAD TONGUE & GROOVE TOP OF
ACP ACT ACW	ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING TILE ALLIMINUM CLAD WINDOW	HDC HDNR HDWD	HOLD DOWN CLIPS HARDENER HARDWOOD	TB TEL TERR-C	TACKBOARD TELEPHONE TERRAZZO CEMENTITIOUS
ADJ AFF	ADJUSTABLE ABOVE FINISHED FLOOR	HDWR HM	HARDWARE HOLLOW METAL	TERR-E TERR-R	TERRAZZO EPOXY TERRAZZO RUBBERIZED
ahj Ahu	AUTHORITY HAVING JURISDICTION AIR HANDLING UNIT	HORIZ HPC	HORIZONTAL HIGH PERFORMANCE COATINGS	THHD THK	THRESHOLD THICKNESS, THICK
ALT ALUM	ALTERNATE ALUMINUM	HPFP HT	HIGH PERFORMANCE FLOOR PAINT HEIGHT	TOS TOW	TOP OF STEEL TOP OF WALL
AP APC ARC	ACCESS PANEL ARCHITECTURAL PRECAST CONCRETE ABUSE RESISTANT COATING	ID IN	INSIDE DIAMETER INCH. INCHES	TV TYP	TELEVISION TYPICAL
AS AUTO	ALUMINUM STOREFRONT AUTOMATIC	INCL	INCLUDE, INCLUDING INFORMATION	UC UG	UNDERCUT UNDERGROUND
AVG AW	AVERAGE ALUMINUM WINDOW	INST INSUL	INSTALLATION INSULATION	UH UNO	UNIT HEATER UNLESS NOTED (INDICATED) O
AWC AWP	ACOUSTICAL WALL COVERING ACOUSTICAL WALL PANEL		INTERIOR IMPACT RESISTANT WALL COVERING	VAT VB	VINYL ASBESTOS TILE VAPOR BARRIER
BF BLDG	BARRIER FREE (ADA or A117.1) BUILDING	JAN JCT	JANITOR JUNCTION	VDB VERT	VISUAL DISPLAY BOARD VERTICAL
BLKG BOT	BLOCKING BOTTOM	JT L	JOINT LENGTH/LONG	VEST VFCT	VESTIBULE VINYL FREE COMPOSITION TIL
BRG BTWN	BEARING BETWEEN	LAB LAHJ	LABORATORY LOCAL AUTHORITY HAVING JURISDICTION	VFWC VR	VINYL FREE WALLCOVERING VAPOR RETARDER
C C-TILE	CARPET CARPET TILE	LAV LH	LAVATORY LEFT HAND	VTR VWC	VENT THROUGH ROOF VINYL WALL COVERING
CAB CB	CABINET CHALKBOARD	LIN LKR	LINOLEUM LOCKER	W W/	WIDE, WIDTH WITH
CCTV CEM	CLOSED CIRCUIT TELEVISION CEMENT	LMC LPS	LINEAR METAL CEILING LAMINATE PANEL SYSTEM	W/O WC	WITHOUT WATER CLOSET
CFSF-NS CFSF-S CG	COLD FORMED STEEL FRAMING, NON-STRUCTURAL COLD FORMED STEEL FRAMING, STRUCTURAL CORNER GUARD	LT LVR M	LIGHT LOUVER METER	WD WDW	WOOD CEILING PANEL WOOD WINDOW
CI CIPC	CONTINUOUS INSULATION CAST IN PLACE CONCRETE	MACH MAS	MACHINE MASONRY	WP WPT	WATERPROOFING WORKING POINT
CJ CL	CONTROL JOINT CLOSET	MATL MAX	MATERIAL MAXIMUM	WSCT WSF	WAINSCOT WOOD SPORTS FLOORING
CLG CLR CM		MB MCM MCB	MARKERBOARD METAL COMPOSITE MATERIAL METAL CEILING DANIEL	WT WWF	WEIGHT WELDED WIRE FABRIC
CMBD CMU	CENTIMETER CEMENT BOARD CONCRETE MASONRY UNIT	MDO MECH	METAL CEILING PANEL MEDIUM DENSITY OVERLAY MECHANICAL	XP3	EXTRODED POLISTIRENE
CMU-A CMU-GF	CONCRETE MASONRY UNIT - ACOUSTICAL CONCRETE MASONRY UNIT - GROUND FACE	MED MEMB	MEDIUM MEMBRANE		
CMU-GLZ CMU-SPLF	CONCRETE MASONRY UNIT - GLAZED CONCRETE MASONRY UNIT - SPLIT FACE	MFR MIF	MANUFACTURER MULTICOLOR INTERIOR FINISHING		
CO COL CONC	CLEANOUT COLUMN CONCRETE	MIN MIR MISC	MINIMUM MIRROR MISCELLANEOLIS		
CONC-P CONC-SLR	CONCRETE WITH PIGMENT CONCRETE WITH SEALER / HARDENER	MLDG MO	MISOLULANEOUS MOLDING MASONRY OPENING		
CONC-ST CONST	CONCRETE WITH STAIN CONSTRUCTION	MPS MR	MANUAL PROJECTION SCREEN MAP RAIL		
CONT CONTR	CONTINUOUS CONTRACTOR	MT MTD	MOUNT MOUNTED		
CORR CSMU CT	CORRIDOR CAST STONE MASONRY UNIT CERAMIC TH E	MTL NA NIC	METAL NOT APPLICABLE NOT IN CONTRACT		
CTSK CU FT	COUNTERSINK, COUNTERSUNK CUBIC FEET / FOOT	NO. NOM	NUMBER NOMINAL		
CUST CW	CUSTODIAN / CUSTODIAL ALUMINUM CURTAIN WALL	NRC NTS	NOISE REDUCTION COEFFICIENT NOT TO SCALE		
CWFD D	CEMENTITIOUS WOOD FIBER DECK DEPTH/DEEP	OC OD OECI	ON CENTER OUTSIDE DIAMETER OWNER EURNISHED CONTRACTOR INSTALLED		
DEMO DETE	DEMOLITION DETENTION	OPNG OPP HD	OPENING OPPOSITE HAND		
DF DG	DRINKING FOUNTAIN DOOR GRILLE	OVHD P-TILE	OVERHEAD PORCELAIN TILE		
DHM DIA	DETENTION HOLLOW METAL DIAMETER	PC PERF	PRECAST PERFORATED, PERFORATION(S)		
	DIAGONAL DIMENSION DIVISION	PERIM PIP PI AM	PERIMETER POURED IN PLACE PLASTIC LAMINATE		
DL DN	DOOR LOUVER DOWN	PLAS PLWD	PLASTER PLASTIC LAMINATE WOOD		
DP DR	DAMPPROOFING DISPLAY RAIL	PLYWD PNL	PLYWOOD PANEL, PANELING		
DS DTL DWC	DOWNSPOUT DETAIL DRAWING	POLY PPS	POLYETHYLENE POWER PROJECTION SCREEN DRESSURE OR DRESERVATIVE TREATED		
DWR EA	DRAWER EACH	PR PREFAB	PAIR PREFABRICATED		
EF EFS	EXHAUST FAN EXTERIOR FINISH SYSTEM	PREFIN PREP	PREFINISHED PREPARE / PREPARATION		
EIFS EJ	EXTERIOR INSULATION & FINISH SYSTEM EXPANSION JOINT	PS PSB	PROJECTION SCREEN PENCIL SHARPENER BLOCK POLINICS DER SOUTHER FOOT		
EL ELAS ELEC		PSF PSI PT	POUNDS HER SQUARE FOOI POUNDS PER SQUARE INCH PAINT		
ELEV	ELEVATOR EMERGENCY	PTN PTS	PARTITION PNEUMATIC TUBE SYSTEM		
EPS EPX	EXPANDED POLYSTYRENE EPOXY	PVC PVMT	POLYVINYL CHLORIDE		
EQ EQUIP ETR	EQUAL EQUIPMENT EXISTING TO REMAIN		QUARTZ SURFACING MATERIAL		
EWC		QTY R	QUANTITY RISER, RADIUS		
EXH EXP	EXHAUST EXPANSION BENOVE EXISTING FLAT ROOF	R/W RAD	RIGHT OF WAX		
	EXTERIOR WHITE TPO MEMBRANE IS NO LONGER	RB RCP	RESILIENT ATHLETIC FLOORING, AND PROVIDE WOOD RESILIENT BASE GUARDRAIL TO MATCH EXISTING REFLECTED CEILING PLAN DESIGN NO SHOP TER THAN 40		
FD FE	FLOOR DRAIN COVERED BY FIRE EXTINGUISHER MANUFACTURER'S WARRANTY	RD REFG	ROOF DRAIN HIGH. REFRIGERATOR ALTERNATE: REMOVE EXISTING		
FEB FEC				 	
FF <u>FG</u> L	FINISHED FLOOR	REQ'D RES BET			
FHC FHVC	FIRE HOSE CABINET	RH			
FIN FLR	FINISHED FLOOR	RM RO			
FLRG FND FO	FLOORING FOUNDATION	RSF RSR PST	RUBBER SHEET FLOORING COPOLA; CLEAN, RESILIENT STAIR RISER RECONDITION AND PAINT PAINT		
FO FRM —FRP	FRAME FIBERGLASS REINFORCED PLASTIC	RT RTU	RIGHT ROOFTOP UNIT		
FRT FT	FIRE RETARDANT TREATED	SAB SC-PLK	SOUND ATTENUATION BLANKET SECURITY CEILING BLANK		
<u>FT</u> Ø FURN		SC-PNL SCH			~
FVC FWC GA	FABRIC WALL COVERING GAUGE	SFRM			
GAL GALV	GALLON GALVANIZED	SHTG SIM	SHEATHING SIMILAR		
GB GB-AR	GYPSUM BOARD GYPSUM BOARD - ABUSE RESISTANT	SPEC SPF	SPECIFICATION SPRAYED POLYURETHANE FOAM		
GB-IR GB-S			SOLIADE EEET / FOOT		
GFRC GFRG GL	GLASS FIBER REINFORCED GYPSUM GLASS, GLAZING	SQ FI SRD SS	SECONDARY ROOF DRAIN STAINLESS STEEL	ROVIDE "X36" INSLILA	TED
GL-BLK GPM	GLASS BLOCK GALLONS PER MINUTE	SSM ST	SOLID SURFACE MATERIAL SK STREET	YLIGHT	
GRT GSFT	GROUT GLAZED STRUCTURAL FACING TILE	STC STD	SOUND TRANSMISSION COEFFICIENT STANDARD		
GI GWT GYP	GLASS TILE GLAZED WALL TILE GYPSUM	STL STRUCT SUSP	STEEL STRUCTURAL SUSPENDED		
ROOF I	PLAN - BENTLEY	SV SWM	SHEET VINYL SECURITY WOVEN ROD		
1/8" = 1'-0"		SYM	SYMMETRICAL		





A'AQ.:

FINISHED WOOD



/2021 4:40:47 PM

NEW WORK THIRD FLOOR - MOORE

			ARCH	TECTURAL ABBREVIATIONS	
	A-PT		Н		
	ABS ABV ACP	ABOVE ACOUSTICAL CEILING PANEL	HBD HDC	HOSE BIBB HARDBOARD HOLD DOWN CLIPS	T.O. TOP OF TB TACKBOARD
	ACT ACW	ACOUSTICAL CEILING TILE ALUMINUM CLAD WINDOW	HDNR HDWD	HARDENER 44 HARDWOOD 101 of	+'-4" TEL TELEPHONE TERR-C TERRAZZO CEMENTITIOUS
	ADJ AFF	ADJUSTABLE ABOVE FINISHED FLOOR	HDWR HM	HARDWARE 19'-8" HOLLOW METAL	TERR-E <sup>16" - 5"</sup> TERRAZZO EPOKY           TERR-R         TERRAZZO RUBBERIZED
	AHJ AHU ALT	AUTHORITY HAVING JURISDICTION AIR HANDLING UNIT	HORIZ HPC HDED	HORIZONTAL HIGH PERFORMANCE COATINGS	
		ALTERNATE ALUMINUM ACCESS PANEL	HT HVAC	HIGH PERFORMANCE FLOOR FAINT	TOW TOP OF WALL
	APC ARC	ARCHITECTURAL PRECAST CONCRETE ABUSE RESISTANT COATING	ID IN	INSIDE DIAMETER	TV TELEVISION TYP TYPICAL
	AS AUTO		INCL INFO		
	AVG AW		INST INSUL		UNO UNLESS NOTED (INDICATED
	AWP BD	ACOUSTICAL WALL COVERING ACOUSTICAL WALL PANEL BOARD	IRWC	IMPACT RESISTANT WALL COVERING	U VAT VINTE ASBESTIGS THE W VB VAPOR BARRIER W VB VAPOR BARRIER W VB VAPOR BARRIER
/	BF BLDG	BARRIER FREE (ADA or A117.1) BUILDING	JAN JOT 10		VDB VERT F. VERTICAL
	BLKG BOT	BLOCKING BOTTOM	JTA7.3.1	JOINT LENGTH/LONG	VEST K VFCT VEST BULE
	BTWN	BEARING BETWEEN	LAB LAHJ	LOCAL AUTHORITY HAVING JURISDICTION	
	C C C-TILE		LAM LAV LH		
	CAB CB	CABINET CHALKBOARD	LIN LKR		
	CCTV CEM	CLOSED CIRCUIT TELEVISION CEMENT	CAMBD — REGOAD	LINEAR METAL CEILLINGS	
	CFSF-NS CFSF-S	COLD FORMED STEEL FRAMING, NON-STRUCTURAL COLD FORMED STEEL FRAMING, STRUCTURAL			
	CIPC	CONTINUOUS INSULATION CAST IN PLACE CONCRETE			
	CJ CL	CONTROL JOINT CLOSET	MAJL2.1 5 MAX	MATERIAL MAXIMUM	WSF WOOD SPORTS FLOORING
	CLG CLR	CEILING CLEAR	MB MCM	MABRERBOARD METAL COMPOSITE MATEC/MECH	WT WEIGHT UNITE FABRIC
DØF —	CM CMBD		MCP MDO	METAL CEILING PANEL 2001 MEDIUM DENSITY OVER202 SF	
	CMU-A CMU-GF	CONCRETE MASONRY UNIT - ACOUSTICAL CONCRETE MASONRY UNIT - GROUND FACE	MED		
O	CMU-GLZ CMU-SPLF	CONCRETE MASONRY UNIT - GLAZED CONCRETE MASONRY UNIT - SPLIT FACE	MFR MIF	MANUFACTURER 200/ MULTICOLOR INTERIOR FINISHING 341 S	A SF 16 859 SF 00 00
	CO COL	CLEANOUT COLUMN	MIN MIR		
	CONC-P CONC-SLR	CONCRETE CONCRETE WITH PIGMENT CONCRETE WITH SEALER MARDENER	MISC MLDG MO		
	CONC-ST	CONCRETE WITH STAIN CONSTRUCTION	MPS MR	MARVAL PROJECTION SCREEN	
	CONT CONTR	CONTINUOUS CONTRACTOR	MT MTD	MOUNT	
	CORR CSMU	CORRIDOR CAST STONE MASONRY UNIT	MTL NA		
_			NIC NO. NOM		
	CUST CW	CUSTODIAN / CUSTODIAL ALUMINUM CURTAIN WALL	NRC	NOISE REDUCTION COEFFICIENT NOT TO SCALE	<u> </u>
	CWFD D	CEMENTITIOUS WOOD FIBER DECK DEPTH/DEEP	OC OD	ON CENTER OUTSIDE DIAMETER	
	DBL DEMO DETE	DOUBLE DEMOLITION DETENTION	OFCI OPNG OPP HD	OPENING NEW WORK SECOND	FLOOR PLAN - MOORE
	DF DG	DRINKING FOUNTAIN DOOR GRILLE	OVHD P-TILE	OVERHEAD PORCELAIN TILE	
	DHM DIA	DETENTION HOLLOW METAL DIAMETER	PC PERF	PRECAST PERFORATED, PERFORATION(S)	
	DIAG DIM DIV	DIAGONAL DIMENSION DIVISION	PERIM PIP PLAM	POURED IN PLACE 44 PLASTIC LAWINATE	ť - 4"
	DL DN	DOOR LOUVER DOWN	PLAS PLWD	PLASTER 19' - 8" PLASTIC LAMINATE WOOD	, 16'-5"
	DP DR DS	DAMPPROOFING DISPLAY RAIL DOWNSPOLT 21' - 1"	PLYWD PNL POLY		
_	DTL DWG	DETAIL DRAWING	PPS PPT	POWER PROJECTION SCREEN PRESSURE- OR PRESERVATIVE-TREATED	
	DWR EA		PR PREFAB	PAIR PREFABRICATED	
ť.	EFS EIFS	EXTERIOR FINISH SYSTEM EXTERIOR INSULATION & FINISH SYSTEM	PREP PS	PREPARE / PREPARATION	
) )	EJ -EL	EXPANSION JOINT ELEVATION	PSB PSF	PENCIL SHARPENER BLOCK UTIL STAIR 1 POUNDS PER SQUARE FOOT ST-1 S-1-1	0 0 107 0 0 554 SF
S			PSI PT	POUNDS PER SQUAREINCH 56 SF 222 SF PAINT ST-1 222 SF	
	ELEV EMER EPS		PTN PTS PVC	PARTHON PNEUMATIC TUBE SYSTEM POLINYL CHLORIDE	
	EPX EQ	EPOXY	PVMT PVWC	PAVEMENT PERFORATED VINYL WALL COVERING	
			QSM 2 QT A7.3.2		
			R R/W		
		EXPANSED CONSTRUCTION 306	RAD RAF		
			RB RCP		
	FE FEB		REFG REINF a		
	FEC	FIRE EXTINGUISHER CABINET	.1 REM REQ'D	REQUIRED 14' - 4" 5' - 4"	20' - 5" CORRI
			RES RFT	RESINOUS FLOORING RUBBER FLOOR TILE	
			RL RL RM	RATN LEADER ELEC/MECH	ELEVATOR
=C	FLRG		RO RSF	ROUGH OPENING 202 SF RUBBER SHEET FLOORING	
			RSR RST PT	RESILIENT STAIR RISER RESILIENT STAIR TREAD	
	FR	FIBERGLASS REINFORCED PLASTIC FIRE RETARDANT TREATED	RTU SAB		
	FT FTG	FOOT FEET FOOT G	SC-PLK SC-PNL	SECURITY CEILING 38 SR K	
	FURN FVC		SCH SF SEDM		
_ <b>_</b>	- GA	GAUGE STAIR GALLON	SHM SHTG	SEGURITY HOLLOW METAL	
-	GALV GB	GALVANIZED GYPSUM BOARD	SIM SPEC	SIMILAR SPECIFICATION	
	GB-AR GB-IR	GYPSUM BOARD - ABUSE RESISTANT GYPSUM BOARD - IMPACT RESISTANT GYPSUM BOARD - SECURITY	SPF SPR SO	SPRAYED POLYURETHANE FOAM 332 SF	102 443 SF
	GFRC GFRG	GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM	SQ FT SRD	SQUARE FEET / FOOT SECONDARY ROOF DRAIN	
	GL GL-BLK	GLASS, GLAZING GLASS BLOCK	SS SSM	STAINLESS STEEL 20' - 2"	19' - 0"
_	GPM <sup>*</sup> GRT		ST STC STD	STREET STREET STREET SOUND TRANSMISSION COEFFICIENT	
	GSFT				
	GSFT GT GWT	GLASS TILE GLAZED WALL TILE	STL STRUCT	STEEL STRUCTURAL	
	GSFT GT GWT GYP	GLASS TILE GLAZED WALL TILE GYPSUM	STL STRUCT SUSP SV	STEEL STRUCTURAL SUSPENDED SHEET VINYL	









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# **ARCHITECTURAL ABBREVIATIONS**

A-PT	ACCENT PAINT	H	HIGH
ABS	AIR BARRIER SYSTEM	HB	HOSE BIBB
ABV	ABOVE	HBD	HARDBOARD
ACP ACT	ABOVE ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING THE	HDC HDNR	HARDBOARD HOLD DOWN CLIPS HARDENER
ACW	ALUMINUM CLAD WINDOW		HARDWOOD
AFF		HM	HOLLOW METAL
AHJ AHU	AUTHORITY HAVING JURISDICTION AIR HANDLING UNIT	HPC	HIGH PERFORMANCE COATINGS
ALT	ALTERNATE	HPFP	HIGH PERFORMANCE FLOOR PAINT
ALUM	ALUMINUM		HEIGHT
AP APC	ACCESS PANEL ARCHITECTURAL PRECAST CONCRETE	ID	INSIDE DIAMETER
ARC	ABUSE RESISTANT COATING		INCH, INCHES
AS	ALUMINUM STOREFRONT		INCLUDE, INCLUDING
AUTO	AUTOMATIC	INFO	INFORMATION
AVG	AVERAGE	INST	INSTALLATION
AW	ALUMINUM WINDOW	INSUL	INSULATION
AWC	ACOUSTICAL WALL COVERING	INT	INTERIOR
AWP	ACOUSTICAL WALL PANEL	IRWC	IMPACT RESISTANT WALL COVERING
BD	BOARD	IWB	INTERACTIVE WHITE BOARD
BF	BARRIER FREE (ADA or A117.1)	JAN	JANITOR
BLDG	BUILDING	JCT	JUNCTION
BLKG	BLOCKING	JT	JOINT
BOT	BOTTOM	L	LENGTH/LONG
BRG	BEARING	LAB	LABORATORY
BTWN	BETWEEN	LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
BUR	BUILT-UP ROOF	lam	LAMINATE
C	CARPET	Lav	LAVATORY
C-TILE	CARPET TILE	LH	LEFT HAND
CAB	CABINET	LIN	LINOLEUM
CB	CHALKBOARD	LKR	LOCKER
CCTV	CLOSED CIRCUIT TELEVISION	LMC	LINEAR METAL CEILING
CEM	CEMENT	LPS	LAMINATE PANEL SYSTEM
CFSF-NS	COLD FORMED STEEL FRAMING, NON-STRUCTURAL	LT	LIGHT
CFSF-S	COLD FORMED STEEL FRAMING, STRUCTURAL	LVR	LOUVER
CG	CORNER GUARD	M	METER
CI	CONTINUOUS INSULATION	MACH	MACHINE
CIPC	CAST IN PLACE CONCRETE	MAS	MASONRY
CJ	CONTROL JOINT	MATL	MATERIAL
CL	CLOSET	MAX	MAXIMUM
CLG	CEILING	MB	MARKERBOARD
CLR	CLEAR	MCM	METAL COMPOSITE MATERIAL
CM	CENTIMETER	MCP	METAL CEILING PANEL
CMBD	CEMENT BOARD	MDO	MEDIUM DENSITY OVERLAY
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
CMU-A	CONCRETE MASONRY UNIT - ACOUSTICAL	MED	MEDIUM
CMU-GF	CONCRETE MASONRY UNIT - GROUND FACE	MEMB	MEMBRANE
CMU-GLZ	CONCRETE MASONRY UNIT - GLAZED	MFR	MANUFACTURER
CMU-SPLF	CONCRETE MASONRY UNIT - SPLIT FACE	MIF	MULTICOLOR INTERIOR FINISHING
CO	CLEANOUT	MIN	MINIMUM
COL	COLUMN	MIR	MIRROR
CONC	CONCRETE	MISC	MISCELLANEOUS
CONC-P	CONCRETE WITH PIGMENT	MLDG	MOLDING
CONC-SLR	CONCRETE WITH SEALER / HARDENER	MO	MASONRY OPENING
CONC-ST	CONCRETE WITH STAIN	MPS	MANUAL PROJECTION SCREEN
CONST	CONSTRUCTION	MR	MAP RAIL
CONT	CONTINUOUS	MT	MOUNT
CONTR	CONTRACTOR	MTD	MOUNTED
CORR	CORRIDOR	MTL	METAL
CSMU	CAST STONE MASONRY UNIT	NA	NOT APPLICABLE
CT	CERAMIC TILE	NIC	NOT IN CONTRACT
CTSK	COUNTERSINK, COUNTERSUNK	NO.	NUMBER
CU FT	CUBIC FEET / FOOT	NOM	NOMINAL
CUST	CUSTODIAN / CUSTODIAL	NRC	NOISE REDUCTION COEFFICIENT
CW	ALUMINUM CURTAIN WALL	NTS	NOT TO SCALE
CWFD	CEMENTITIOUS WOOD FIBER DECK	OC	ON CENTER
D	DEPTH/DEEP	OD	OUTSIDE DIAMETER
DBL	DOUBLE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DEMO	DEMOLITION	OPNG	OPENING
DETE	DETENTION	OPP HD	OPPOSITE HAND
DF	DRINKING FOUNTAIN	OVHD	OVERHEAD
DG	DOOR GRILLE	P-TILE	PORCELAIN TILE
DHM	DETENTION HOLLOW METAL	PC	PRECAST
DIA	DIAMETER	PERF	PERFORATED. PERFORATION(S)
DIAG	DIAGONAL DIMENSION	PERIM	PERIMETER POURED IN PLACE
DIV	DIVISION	PLAM	PLASTIC LAMINATE
	DOOR LOUVER	PLAS	PLASTER
DN	DOWN	PLWD	PLASTIC LAMINATE WOOD
DP	DAMPPROOFING		PLYWOOD
DR	DISPLAY RAIL	PNL	PANEL, PANELING
DS	DOWNSPOUT	POLY	POLYETHYLENE
DTL	DETAIL	PPS	POWER PROJECTION SCREEN
DWG	DRAWING	PPT	PRESSURE- OR PRESERVATIVE-TREATED
DWR	DRAWER	PR	PAIR
EA		PREFAB	PREFABRICATED
EF	EXHAUST FAN	PREFIN	PREFINISHED
EFS	EXTERIOR FINISH SYSTEM	PREP	PREPARE / PREPARATION
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PS	PROJECTION SCREEN
EJ	EXPANSION JOINT	PSB	PENCIL SHARPENER BLOCK
EL	ELEVATION	PSF	POUNDS PER SQUARE FOOT
ELAS		PSI	POUNDS PER SQUARE INCH
ELEC	ELECTRICAL	PT	PAINT
ELEV	ELEVATOR	PTN	PARTITION
EMER	EMERGENCY	PTS	PNEUMATIC TUBE SYSTEM
EPS	EXPANDED POLYSTYRENE	PVC	
EPX	EPOXY o o o	PVMT	PAVEMENT
EQ		PVWC	PERFORATED VINYL WALL COVERING
EQUIP	EQUIPMENT	QSM	QUARTZ SURFACING MATERIAL
ETR	EXISTING TO REMAIN	QT	
EWC	ELECTRIC WATER COOLER	QTY	QUANTITY
EX	EXISTING	R	RISER, RADIUS
EXH EXP	EXHAUST	R/W RAD	RIGHT OF WAY RADIUS
EXPC	EXPOSED CONSTRUCTION	RAF	RESILIENT ATHLETIC FLOORING
EXT	EXTERIOR	RB	RESILIENT BASE
FAAF	FLUID APPLIED ATHLETIC FLOORING	RCP	REFLECTED CEILING PLAN
FD	FLOOR DRAIN	RD	ROOF DRAIN
FE	FIRE EXTINGUISHER	REFG	REFRIGERATOR
FEB	FIRE EXTINGUISHER BRACKET	REINF	REINFORCING, REINFORCE(D)
FEC	FIRE EXTINGUISHER CABINET	REM	RECESSED ENTRY MAT
FF	FINISHED FLOOR	REQ'D	
FGL FH	FIBERGLASS		RESINOUS FLOORING -RI <b>DERI DIGE</b> IILE
FHC	FIRE HOSE CABINETO"	RH	RIGHT HAND
FHVC		RL	RAIN LEADER
FIN	FINISHED	RM	ROOM
FLR	FLOOR	RO	ROUGH OPENING
FLRG	FLOORING	RSF	RUBBER SHEET FLOORING
FND	FOUNDATION	RSR	RESILIENT STAIR RISER
FO	FACE OF	RST	RESILIENT STAIR TREAD
FRM	FRAME	RT	RIGHT
FRP	FIBERGLASS REINFORCED PLASTIC	RTU	ROOFTOP UNIT
FRT	FIRE RETARDANT TREATED	SAB	SOUND ATTENUATION BLANKET
FT	FOOT, FEET	SC-PLK	SECURITY CEILING PLANK
FTG	FOOTING	SC-PNL	SECURITY CEILING PANEL
FURN FVC		SCH	SCHEDULE
FWC	FABRIC WALL COVERING	SFRM	SPRAYED FIRE RESISTANT MATERIAL
GA	GAUGE	SHM	SECURITY HOLLOW METAL
GAL	GALLON	SHTG	SHEATHING
GALV	GALVANIZED	SIM	
GB	GYPSUM BOARD	SPEC	SPECIFICATION
GB-AR	GYPSUM BOARD - ABUSE RESISTANT	SPF	SPRAYED POLYURETHANF FOAM
GB-IR	GYPSUM BOARD - MPACT RESISTANT 421 SF	SPR	SPRINKLER
GB-S	GYPSUM BOARD - SECURITY	SO	SQUARE
GFRC	GLASS FIBER REINFORCED CONCRETE	SQ FT	SQUARE FEET / FOOT
GFRG	GLASS FIBER REINFORCED GYPSUM	SRD	SECONDARY ROOF DRAIN
GL	GLASS, GLAZING	SS	STAINLESS STEEL
GL-BLK	GLASS BLOCK	SSM	SOLID SURFACE MATERIAL
GPM	GALLONS PER MINUTE	ST	STREET
GRT	GROUT	STC	SOUND TRANSMISSION COFFFICIENT
GSFT	GLAZED STRUCTURAL FACING TILE	STD	STANDARD
GT	GLASS TILE	STL	
GWT GYP		STRUCT	

Т	TREAD
T&G	TONGUE & GROOVE
Т.О.	TOP OF
ТВ	TACKBOARD
TEL	TELEPHONE
TERR-C	TERRAZZO CEMENTITIOUS
TERR-E	TERRAZZO EPOXY
TERR-R	TERRAZZO RUBBERIZED
THHD	THRESHOLD
THK	THICKNESS, THICK
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TACK STRIP
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCUT
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED (INDICATED)
VAT	VINYL ASBESTOS TILE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VDB	VISUAL DISPLAY BOARD
VERT	VERTICAL
VEST	VESTIBULE
VFCT	VINYL FREE COMPOSITION TI
VFWC	VINYL FREE WALLCOVERING
VR	VAPOR RETARDER
VT	VINYL TILE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WCP	WOOD CEILING PANEL
WD	WOOD
WDW	WINDOW
WP	WATERPROOFING
WPT	WORKING POINT
WSCT	WAINSCOT
WSF	WOOD SPORTS FLOORING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE









SYMMETRICAL

SYM



N WORK FIRST FLOO	R RCP - BRIDGE	
1'-0"	ARCHITECTURAL GENERAL NOTES	ARCHITECTU
	A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.	EARTH
	B. ELEMENTS THAT ARE IDENTIFIED BY OTHER DISCIPLINES (e.g., CIVIL, STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL, ELECTRICAL) ELSEWHERE WITHIN THE ARCHITECTURAL SERIES OF DRAWINGS AND/OR SPECIFICATIONS, OR IDENTIFIED OR COVERED BY DEFAULTS (e.g., SIZES, THICKNESS, SPACING, MATERIALS) IN THE SPECIFICATIONS MAY NOT BE ANNOTATED (NOTE OR KEYNOTED) ON THESE DRAWINGS.	CONCRE
	C. ELEMENTS IDENTIFIED IN "LEGENDS" AND/OR "GENERAL NOTES" MAY NOT BE NOTED IN DETAILS, OR SECTIONS, AS THESE ELEMENTS ARE IDENTIFIED IN THE LEGENDS (e.g. FACE BRICK, CMU, WINDOWS)	SPLIT-FA
BRIDG B101 421 SI	D. REFER TO "ASSEMBLIES" FOR MATERIALS AND COMPONENTS THAT MAKE UP THAT PARTICULAR ASSEMBLY (e.g., EXTERIOR WALL ASSEMBLIES, ROOF ASSEMBLIES, AND FIRE-RATED ASSEMBLIES). ONCE A PARTICULAR ASSEMBLY HAS BEEN IDENTIFIED ON ONE DRAWING, THAT SAME ASSEMBLY GRAPHIC SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE. PROVIDE THAT	GROUTE
	E. VERIFY ALL DIMENSIONS, INCLUDING DIMENSIONS ON STRUCTURAL DRAWINGS AND OTHER ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF ANY RDISCREPANCIES IS WINDOWS AND PROVIDE DOOR AND F. PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL EQUIPMENT INDICATED TO BE FMOUNTED OR OTHERWISE REQUIRED TO BE MOUNTED TO THE FLOOR. WHERE	MASONR NOTE: PROVIDE 100% SOLI CAST UNITS WHERE CORE WOULD BE VISIBLE WITHIN SPACE (E.G., WINDOW SILL ARCHITE PRECAST
V WORK FIRST FLCO	PADS ARE NOT SHOWN, PROVIDE 6" THICK CONCRETE PADS W/ 3/4" CHAMFERED EDGES (ALL SIDES). REINFORCE WITH MESH EQUIVALENT TO FLOOR SLAB REINFORCING REQUIREMENTS. C. PROVIDE PASSIVE RADON SYSTEMS IN STABLER, MOORE AND BENTLEY.	EZEZZEZE CAST S HASONR



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WINDOW SCHEDULE											
TYPE MARK	DIMENSION	MATERIAL	GLAZING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	DESCRIPTION				
А	3' - 0'' x 5' - 0''	WOOD					DOUBLE HUNG				
В	2' - 0'' x 3' - 0''	WOOD					DOUBLE HUNG				
С	2' - 6'' x 4' - 0''	WOOD					FIXED				
D	2' - 0" x 3' - 0"	VINYL					SKYLIGHT - PROVIDE HUNTER DOUGLAS DUETTE REMOTE-CONTROL SHADES				
E	4' - 0'' x 2' - 0''	WOOD					FIXED				
F	5' - 0" x 1' - 6"	VINYL					FIXED - MOUNT AT 6' - 0" AFF				

DOOR SCHEDULE													
					DOOR		FRAME						
LEVEL	NUMBER	ROOM NAME	DOOR TYPE	DOOR SIZE	MATL	TYPE	HEAD DETAIL	JAMB DETAIL	JAMB DETAIL	SILL DETAIL	HDWR	RATING	
BENTLEY BASEMENT	002	LOUNGE	F	3'-0"X7'-0"X1 3/4"	НМ	F1					01	45 MIN	
BENTLEY BASEMENT	003	MECH	F	3'-0"X7'-0"X1 3/4"	НМ	F1					00A	45 MIN	
BENTLEY BASEMENT	004	EMR	F	EXIST	HM	F1					01A	90 MIN	
BENTLEY BASEMENT	005	TOILET	F	3'-0"X7'-0"X1 3/4"	HM	F1					02	45 MIN	
BENTLEY BASEMENT	006	COMMUNITY ROOM	FG	PR 3'-0"X7'-0"X1 3/4"	HM	F1					03	45 MIN	
BENTLEY BASEMENT	006A	COMMUNITY ROOM	F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 1ST FLOOR	105	VESTIBULE	HG2	EXIST	WD	F1					05A		
BENTLEY 1ST FLOOR	105A	VESTIBULE	HG2	EXIST	WD	F1					00A		
BENTLEY 1ST FLOOR	108	CORRIDOR	F	EXIST	HM	F1					00A	45 MIN	
BENTLEY 1ST FLOOR	115	VEST	HG2	PR 3'-0"X7'-0"X1 3/4"	WD	F1					00		
BENTLEY 1ST FLOOR	115A	VEST	F	FXIST	HM	F1					00A		
BENTLEY 1ST FLOOR	117		F	FXIST	WD	F1					00A		
BENTLEY 1ST FLOOR	117A	VEST	F	FXIST	НМ	F1					00		
BENTLEY 1ST FLOOR	B101	BRIDGE	HG1	PR 3'-0"X7'-0"X1 3/4"	WD	F5					05A		VERIE
BENTLEY 1ST FLOOR	B101	BRIDGE	HG1	PR 3'-0"X7'-0"X1 3/4"	WD	F5					00		VEINI
BENTLEY 2ND FLOOR	200		F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 2ND FLOOR	200	ELEC/MECH	F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 2ND FLOOR	200/1	CORRIDOR	F		нм	F1						45 MIN	
BENTLEY 3RD FLOOR	308	CORRIDOR	F	3'-0"X7'-0"X1 3/4"	HM	F1					01	90 MIN	
MOORE 1ST ELOOR	101		HG2			F1							
	101		F	EXIST								45 MIN	
	105	FITNESS	FG	3'_0"¥7'_0"¥1 3//"	HM	F2					014	45 MIN	
	103			A'_0"X7'_0"X1 3/4"		F1					04A	43 10111	
			FZ								000		
				EXIST									
	205					F 1 E2					044		
	205		FG	2' 0"V7' 0"V1 2/4"							008		
	200										006		
	203										014		
	202			5-0 X7-0 X1 3/4									
	303										00A		
	303A												
	306	BIRE STORAGE	F								046	45 MIIN	
	001		HG2	PR 3-0 X7-0 X1 3/4							00A		
	004			3-0 X7-0 X1 3/4	HIVI							45 MIN	07005
STABLER BASEMENT	S1-B		F		HIVI						00A	90 MIN	STORE
STABLER IST FLOOR	100		HGZ	3'-0"X7'-0"X1 3/4"							05		
STABLER 1ST FLOOR	101	LEASING OFFICE	FG	3'-0"X7'-0"X1 3/4"	HM						06		
STABLER 1ST FLOOR	101A	LEASING OFFICE	P2	3'-0"X7'-0"X1 3/4"	WD	F1					07		
STABLER 1ST FLOOR	1018	LEASING OFFICE	P2	3'-0"X/'-0"X1 3/4"	WD						02		
STABLER IST FLOOR	102		P2	3-0"X/"-0"X1 3/4"									
STABLER IST FLOOR	103			3-0"X/"-0"X1 3/4"									
STABLER IST FLOOR	106		HG	PR 3'-0"X7'-0"X1 3/4"									
STABLER 1ST FLOOR	107		FG	3'-0"X/'-0"X1 3/4"	HM						048		0.000
STABLER 2ND FLOOR	151 - 02	HALL	IHG	EXIST	IVVD	111				1	IUUA		ISALVA

	UNIT DOOR SCHEDULE													
	DOOR	_		C	OOR		1	FF	FRAME					
NUMBER	TYPE	LOCATION	PR	SIZE	MATL	LOUVER	GLAZING	TYPE	MATL	HEAD DETAIL	JAMB DETAIL	HDWR.	FIRE RATING	NOTES
D1	P2	UNIT ENTRY		3' - 0" x 7' - 0" x 1 3/4"	SCWD			F1	НМ			U01	20 MIN.	
D2	P2	MECH CLOSET		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U02		
D3	P2	CLOSET		2' - 10" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D4	P2	BATHROOM		2' - 10" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D5	P2	BEDROOM		2' - 10" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D6	P2	CLOSET	PR	2' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U05		
D7	P2	LINEN / PANTRY CLOSET		2' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D8	P2	UNIT MECH OFF CORR.		3' - 0" x 7' - 0" x 1 3/4"	SCWD			F1	WD			01	45 MIN.	
D9	P2	CLOSET		3' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D10	P2	BATHROOM		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D11	P2	BEDROOM		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		

# DOOR AND FRAME GENERAL NOTES

- A. UNLESS INDICATED OTHERWISE, ALL DETAIL NUMBERS IN THE DOOR AND FRAME SCHEDULE FOR HEAD, JAMB AND SILL CONDITIONS REFER TO DRAWINGS A3.2.1 - A3.2.n.
- B. DOOR AND FRAME DETAILS INDICATE GENERAL CHARACTERISTICS OF DOOR AND FRAME SIZES AND COMPONENTS AND MAY NOT INDICATE EXACT FIELD CONDITIONS OR REQUIREMENTS. COORDINATE DETAILS WITH OTHER DRAWINGS AND SPECS TO DETERMINE ALL COMPONENTS (E.G., SEALANTS, ANCHORS, HARDWARE, LINTELS, CLIPS) REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALLATION.
- C. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G., ELEVATIONS).
- D. PROVIDE CLEAR FILM ON EXISTING EXTERIOR DOOR LITES.



LEGEND

ALUM: ALUMINUM STOREFRONT

HM: PAINTED HOLLOW METAL

MANUF: BY MANUFACTURER SCWD: SOLID CORE WOOD

SCMDF: SOLID CORE MDF T: TEMPERED GLAZING

HCHB: HOLLOW CORE HARDBOARD

FBGL: FIBERGLASS















BASE BID: REMOVE EXISTING RAIL, AND PROVIDE WOOD GUARDRAIL TO MATCH EXISTING DESIGN, NO

ALTERNATE: REMOVE EXISTING RAIL AND PATCH

SHORTER THAN 42" HIGH.

2 - SOUTHWEST ELEVATION

GALLONS PER MINUTE GROUT GLAZED STRUCTURAL FACING TILE GLASS TILE GLAZED WALL TILE GYPSUM

GRT

GSFT

GWT

GYP

GT

HBD HDC HDNR HDWD HDWR HM HORIZ HPC HPFP HT HVAC ID IN INCL INFO INST INSUL INT IRWC IWB JAN JCT JT LAB LAHJ LAM LAV LH LIN LKR LMC LPS LT LVR М MACH MAS MATL MAX MB MCM MCP MDO MECH MED MEMB MFR MIF MIN MIR MISC MLDG MO MPS MR MTD NIC NO. NOM NRC NTS OC OD OFCI OPNG OPP HD OVHD P-TILE PC PERF PERIM PIP PLAM PLAS PLWD PLYWD PNL POLY PPS PPT PR PREFAB PREFIN PREP PS PSB PSF PSI PTN PTS PVC PVMT PVWC QSM R/W RAD RAF RB RCP RD REFG REINF REM REQ'D RES RFT RM RO RSF RSR RST RT RTU SAB SC-PLK SC-PNL SCH SFRM SHM SHTG SIM SPEC SPF SPR SQ SQ FT SRD SS SSM ST STC STD STL STRUCT SUSP SV SWM SYM



HB







BUILDING ELIERENIEGIAS ARCHITBENJRAY INFORMATION



**5 - WEST ELEVATION** 



2 - EAST ELEVATION

REMOVE WINDOW, EXTEND OPENING TO GRADE, PROVIDE TRANSOM AND DOOR TO MATCH

## **ARCHITECTURAL ABBREVIATIONS**

HBD HDC HDNR HDWD

TREAD TOP OF TACKBOARD

![](_page_118_Picture_9.jpeg)

P-TILE

PC

PERF PERIM

PLAS

PLWD

PNL

POLY

PPS

**PP** 

PR

PREFAB

PREFIN

PREP

PS

PSB PSF

PSI

PTN

PTS

PVC

PVMT

PVWC

QSM

QTY

R/W

RAD

RAF

RB RCP

RD

REFG REINF

REM

REQ'D

RES

RFT

RH

RM

RO

RSF

RSR

RST

RTU

SAB

SC-PLK

SC-PNL

SCH

SFRM

SHM

SHTG

SIM

SPEC

SPF

SPR

SQ FT

SRD

SSM

STC

STD

STL

SUSP

SWM SYM

SV

STRUCT

SS

ST

SQ

PLYWD

ACCENT PAINT AIR BARRIER SYSTEM ABOVE ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING TILE ALUMINUM CLAD WINDOW ADJUSTABLE ABOVE FINISHED FLOOR AUTHORITY HAVING JURISI AIR HANDLING UNIT ALTERNATE ALUMINUM ACCESS PANEL ARCHITECTURAL PRECAST ABUSE RESISTANT COATING ALUMINUM STOREFRONT AUTOMATIC AVERAGE ALUMINUM WINDOW ACOUSTICAL WALL COVERI ACOUSTICAL WALL PANEL BOARD BARRIER FREE (ADA or A11 BUILDING BLOCKING BOTTOM PROVIDE CAPS FOR DOR BEARING BETWEEN BUILT-UP ROOF CARPET CARPET TILE NOTED INSET AREAS AND AROVIDE CABINET CHALKBOARD CLOSED CIRCUIT TELEVISION CEMENT COLD FORMED STEEL FRAMI COLD FORMED STEEL FRAMING CORNER GUARD CONTINUOUS INSULATION CAST IN PLACE CONCRETE CONTROL JOINT CLOSET CEILING CLEAF CENTIMETER **CEMENT BOARD** CONCRETE MASONRY UNIT **CONCRETE MASONRY UNIT -**CONCRETE MASONRY UNIT -**CONCRETE MASONRY UNIT -**CONCRETE MASONRY UNIT **CLEANOUT** 

A-PT

ABS

AB\

ACP

ACT

ACW

ADJ

AFF

AHJ

AHU

ALUM

ALT

AP

APC

ARC

AUTO

AVG

AW

AWC

AWP

BLDG

BLKG

BOT

BTWN

BUR

CCTV CEM

CFSF-S

CG

CIPO

CLE

CM

CMBD

CMU

CMU-A

DETE

DG

DHM

DIAG

DIM

DI\

DL

DN

DP

DR

DS

DTL

DWG

DWR

ΕA

EFS

ELAS

ELEC

ELEV

EXPC

EIFS

DIA

CFSF-NS

REMOVE MASONFY INFILL FROM

BD

BF

AS

COLUMN CONCRETE CONCRETE WITH PIGMENT CRETE WITH SEALER / H RETE WITH STAIN RUCTION RSINK, COUNTERS EET / FOOT DIAN / CUSTODIAI M CURTAIN WALL

TIOUS WOOD FIBER DE

DETENTION DRINKING FOUNTAIN DOOR GRILLE DETENTION HOLLOW METAL DIAMETER DIAGONAL DIMENSION DIVISION DOOR LOUVER DOWN DAMPPROOFING **DISPLAY RAIL** DOWNSPOUT DETAIL DRAWING DRAWER EACH EXHAUST FA

EQUAL

EQUIPMENT

FOOT, FEET

FOOTING

GAUGE

GALLON

GALVANIZED

GYPSUM BOARD

FURNITURE

FIRE VALVE CA

EXTERIOR FINISH SYSTEM **EXTERIOR INSULATION & FINISH SYSTE EXPANSION JOINT** ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY EXPANDED POLYSTYREN EPOXY

![](_page_118_Picture_20.jpeg)

GFRG GL GL-BLK

FTG

FURN

GAL

GALV

GB

GB-IR

GB-AR

GPM GRT GSFT GT GWT GYP GYPSUM BOARD - ABUSE RESIST.

GYPSUM BOARD - SECURITY

GYPSUM BOARD - IMPACT RESISTANT

**GLASS FIBER REINFORCED CONCRETE** 

GLASS FIBER REINFORCED GYPSUM

![](_page_118_Picture_26.jpeg)

![](_page_119_Picture_0.jpeg)

4 - EAST ELEVATION

![](_page_119_Picture_2.jpeg)

2 - NORTH ELEVATION

## **ARCHITECTURAL ABBREVIATIONS**

A-PT ACCENT PAINT AIR BARRIER SYSTEM ABS ABV ABOVE ACP ACOUSTICAL CEILING PANEL ACT ACOUSTICAL CEILING TILE ACW ALUMINUM CLAD WINDOW ADJ ADJUSTABLE AFF ABOVE FINISHED FLOOR AHJ AUTHORITY HAVING JURISDICTION AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM AP ACCESS PANEL ARCHITECTURAL PRECAST CONCRETE APC ARC ABUSE RESISTANT COATING AS ALUMINUM STOREFRONT AUTO AUTOMATIC AVERAGE AVG AW ALUMINUM WINDOW AWC ACOUSTICAL WALL COVERING AWP ACOUSTICAL WALL PANEL BD BOARD

ALUMINUM CURTAIN WALL

DOUBLE

DEMOLITION DETENTION

DOOR GRILLE

DIAMETER

DIAGONAL

DIMENSION

DOOR LOUVER

DAMPPROOFING

**DISPLAY RAIL** 

DOWNSPOUT

DIVISION

DOWN

DETAIL

DRAWING

DRAWER

EACH

DRINKING FOUNTAIN

DETENTION HOLLOW METAL

CWFD

DG

DHM

DIA

DIAC

DIN

DN

DP

DR

FVC

GA

GAL

GALV

GB-AR

GB-IR

GB-S

GFRC

GL

GFRG

GL-BLK

GPM

GRT

GSFT

GWT

GYP

GT

GB

GAUGE

GYPSUM

GALLON

CEMENTITIOUS WOOD FIBER DECK

FIRE VALVE CABINET FABRIC WALL COVERING

> GALVANIZED GYPSUM BOARD **GYPSUM BOARD - ABUSE RESISTANT GYPSUM BOARD - IMPACT RESISTANT** GYPSUM BOARD - SECURITY GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GLASS, GLAZING GLASS BLOCK GALLONS PER MINUTE GROUT GLAZED STRUCTURAL FACING TILE GLASS TILE GLAZED WALL TILE

HBD HDC HDNR HDWD HDWR HM HORIZ HPC HPFP HT HVAC ID INCL INFO INST INSUL INT IRWC IWB JAN JCT LAB LAHJ LAM LAV LH LIN LKR LMC LPS LT LVR MACH MAS MATL MAX MB MCM MCP MDO MECH MED MEMB MFR MIF MIN MIR MISC MLDG MO MPS MR MTD NIC NOM NRC NTS OC OD OFCI OPNG OPP HD OVHD P-TILE PC PERF PERIM PIP PI AM PLAS PLWD PLYWD PNL POLY PPS PREFAB PREFIN PREP PS PSB PSF PSI PT PTN PTS PVC **PVMT** PVWC QSM R/W RAD RAF RB RCP RD REFG REINF REM REQ'D RES RFT RM RO RSF RSR RST RT RTU SAB SC-PLK SC-PNL SCH SFRM SHM SHTG SIM SPEC SPF SPR SQ SQ FT SRD SS SSM ST STC STD STL STRUCT SUSP SV

![](_page_119_Picture_10.jpeg)

SWM SYM

![](_page_119_Picture_20.jpeg)

![](_page_119_Picture_21.jpeg)

![](_page_119_Picture_22.jpeg)

BUILDING ELEVENERIAS ARCHITECTABRER INFORMATION

![](_page_120_Picture_0.jpeg)

PHOTO 1: TYPICAL CONDITION OF EXISTING BRICK AND WINDOWS (EXAMPLE AT BENTLEY)

![](_page_120_Picture_2.jpeg)

PHOTO 3: TYPICAL OF SMALL AREAS OF BRICK NEEDING REPOINTING (EXAMPLE AT BENTLEY)

![](_page_120_Picture_4.jpeg)

NEEDING REPAIR (EXAMPLE AT BENTLEY)

![](_page_120_Picture_6.jpeg)

PHOTO 4: MINOR REPAIR AND REPAINTING NEEDED AT BALCONIES (EXAMPLE AT BENTLEY)

![](_page_120_Picture_8.jpeg)

SANDY SPRING VILLAGE

08/11/2021

# PHOTO 2: TYPICAL CONDITION OF SOFFITS, WITH SOME MINOR AREAS

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Architectural building designs, unit layouts, unit mix and exterior electrons renderings shown hereon are for illustic purposes only and subject to change with final design and permit ocuments

![](_page_121_Picture_0.jpeg)

PHOTO 5: FLAT ROOF AREA AT BENTLEY

![](_page_121_Picture_2.jpeg)

PHOTO 7: REPLACEMENT RAIN LEADER ATTACHED TO OLDER BOOT (EXAMPLE AT MOORE)

![](_page_121_Picture_4.jpeg)

PHOTO 6: CUPOLA AT BENTLEY

![](_page_121_Picture_6.jpeg)

PHOTO 8: NEW WOOD WINDOWS A AREAS AT BENTLEY

![](_page_121_Picture_8.jpeg)

SANDY SPRING VILLAGE

08/11/2021

## PHOTO 8: NEW WOOD WINDOWS ARE PROPOSED AT RECESSED BRICK

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![](_page_122_Picture_0.jpeg)

PHOTO 9: DETAIL OF ENTRY AT STABLER

![](_page_122_Picture_2.jpeg)

PHOTO 10: FLAT ROOF AREA AT STABLER

**MOSELEY**ARCHITECTS

![](_page_122_Picture_4.jpeg)

PHOTO 11: REAR ENTRY AT STABLER

SANDY SPRING VILLAGE

08/11/2021

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Architectural building designs, unit layouts, unit mix and exterior elegations renderings shown hereon are for illustrue purposes only and subject to change with final design and permit documents.

![](_page_123_Picture_0.jpeg)

![](_page_123_Figure_1.jpeg)

![](_page_124_Picture_1.jpeg)

## Department of Permitting Services Fire Department Access and Water Supply Comments

DATE:	29-Mar-21
TO:	David Sharon Christopher Consultants
FROM:	Marie LaBaw
RE:	Sandy Spring Village - change of use for existing buildings 17810 Meeting House Road & 900 Olney Sandy Spring Road

### PLAN APPROVED

- 1. Review based only upon information contained on the plan submitted **29-Mar-21**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- 2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

\*\*\* See statement of performance based design: improving existing conditions to existing buildings as part of change of use alterations \*\*\*

\*\*\* 6/1/2021 Amendment - mountable curb detailed \*\*\*

![](_page_125_Picture_0.jpeg)

May 28, 2021

Montgomery County Fire Department Access and Water Supply Department of Permitting Services 2425 Reedie Drive, 7th Floor Wheaton, MD 20902

RE: Sandy Spring Village Site Fire Access Plan Statement of Performance Based Design christopher #20175.001.00

## FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from ommisions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SMC FM: 43 \_ DATE: 6/1/2021 original 3/29/2021

To Whom It May Concern:

The Sandy Spring Village project is a 2.67 acre site that is located at 900 Olney Sandy Spring Road and 17810 Meeting House Road, in Sandy Spring, Maryland. The site is currently an existing office building described as "Montgomery Mutual and Montgomery Mutual Computer Center" in the M-NCP&PC systems. The existing plan numbers are 819880600 & 119870660.

The site has been rezoned from O-M (Office Building, Moderate) to CRN (Commercial Residential Neighborhood). The proposed development of the site is to convert the two (2) buildings from an office to 56 units of well-appointed, highly quality affordable, age-restricted housing. The 56-units will have a mix of studios, one bedroom, and two bedrooms. Amenities includes accessible features, in-units energy efficient appliances, central air conditioning, community room, fitness center, pavilion, outdoor landscape/hardscape, etc.

Per the Amended NFPA 1, performance-based design is permitted and allows for alternatives that meet the intent of prescriptive fire department access requirements. The attached Plan will improve existing non-conforming conditions for fire, safety, and pedestrian access and protect natural resources through the following enhancements:

The Plan includes **improved fire apparatus access to the rear of the building** by ensuring a twenty-five (25) foot turning radius at the northwest corner of the site, whereas current conditions do not accommodate fire truck access to the rear of the building. The proposed condition exceeds the Code's 20-foot requirement for vehicular access.

The Plan also provides for direct **fire apparatus access to the existing fire hydrant** by building a paved fire lane which will extend 150 ft to the hydrant in order to meet the 7-foot requirement. The new access is designed with 26.5' radii's, removable bollards with padlock, and the applicable signs.

The Plan has been amended to show the **mountable concrete curb and gutter (type F)** proposed at the entrance to the concrete (fire lane as requested by Marie LaBaw in a March 29,2021 email. This amendment also references the standard mountable detail MC104.01.

**Overall, the Plan provides significantly greater Operational Access than the existing condition.** Please do not hesitate to contact me with any additional questions at mathewkarim@ccl-eng.com.

Respectfully,

Mathew Karim, LEED GA, ENV SP David Sharon, PE, LEED AP Group Leader

MK/II

### christopher consultants

9900 main street, suite 400, fairfax, va 22031

(p) 703.273.6820 www.christopherconsultants.com

![](_page_126_Figure_0.jpeg)

![](_page_127_Picture_1.jpeg)

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich County Executive Mitra Pedoeem Director

July 1, 2021

Mr. Mathew Karim Christopher Consultants 9900 Main Street, Suite 400 Fairfax, Virginia 22031

Re: COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for Sandy Spring Village Preliminary Plan #: TBD SM File #: 286905 Tract Size/Zone: 2.67 acres/CRN 0.75 Total Concept Area: 0.43 acres Lots/Block: N/A Parcel(s): A Watershed: Northwest Branch

Dear Mr. Karim:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via a reduction in impervious area and existing structural stormwater management facilities.

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

- 1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- 2. An engineered sediment control plan must be submitted for this development.
- 3. Provide an analysis to show that the proposed grading/filling in the stormwater management pond will not have an impact on the original design storms.

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

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

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

![](_page_127_Picture_17.jpeg)

2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311 www.montgomerycountymd.gov/permittingservices Mr. Mathew Karim July 1, 2021 Page 2 of 2

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

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

Mark Cheridge Mark C. Etheridge, Manager

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

MCE: Img

cc: N. Braunstein SM File # 286905

ESD: Required/Provided 81 cf / 0 cf PE: Target/Achieved: 1.0"/1.0" STRUCTURAL: 81 cf WAIVED: 0 ac.

![](_page_129_Figure_0.jpeg)

![](_page_130_Picture_1.jpeg)

July 6, 2021

Mr. Doug Johnsen Senior Planner, Upcounty Planning Division M-NCPPC 2425 Reedie Drive, Floor 13 Wheaton, MD 20902

> Re: Sandy Spring Village Redevelopment 17810 Meeting House Rd. & 900 Olney Sandy Spring Rd. Tree Variance Request

Dear Mr. Johnsen,

On behalf of KCG Development, the applicant of the above-referenced Forest Conservation Plan, we hereby request a variance from Sec. 22A-12(b)(3)(B) and (C) of Montgomery County Code pertaining to:

- the removal of six trees on-site, two of which are dead,
- the CRZ impact of seventeen trees on-site, and
- the CRZ impact of ten trees off-site,

as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5 1611, and in accordance with Chapter 22A 21(b) of Montgomery County Code. The project site is located within a proposed historic area, therefore all trees impacted or removed are included in this variance request, regardless of size, and all trees removed will be mitigated for. The reasons for the requested variance on the proposed removal/impact of twenty-three trees are as follows;

Please reference sheet L-102 Forest Conservation Plan while reading this document, as all trees and their impacts are clearly shown on that sheet. The tree inventory charts are also shown on pages 5 and 6 of this document.

1. Describe the special conditions peculiar to the property or other circumstances which would cause the unwarranted hardship

The subject property has a total tract area of 2.67 acres, structures on the property consist of an old meeting center and an office building that are being adapted and reused to become affordable senior housing. No champion or specimen trees exist on the site, however, since the property is in a historic area all trees require a variance for removals and/or impacts. A unique quality of this site is that there is an adjacent forest with large, old growth trees that have CRZs that extend well onto this property and will be impacted by the construction, these trees are shown on the Forest Conservation Plan.

The scope includes necessary improvements for the repurposing of the existing building to a residential use, including the removal of a parking lot, and construction of a fire/rescue access road, construction of additional ADA compliant walkways and patios for residents to

**christopher consultants** 9900 main street, suite 400, fairfax, va 22031 (p) 703.273.6820 www.christopherconsultants.com

spend time outdoors, and the repurposing of a small courtyard on the west side of the main building. Existing paved areas and other infrastructure are being preserved and re-used to the extent possible, but many additional improvements are needed to meet a normal and safe quality of living for future residents. In total, only 15% of the site is affected. However, since there are so many trees scattered throughout the property and its relatively small amount of land around the main building where construction needs to happen, it is not possible to put in the needed elements without disturbing existing trees.

A new walking path for the elderly residents to safely get exercise and fresh air is being constructed around an existing retention pond, and the path is placed as close to the edge of the pond as possible for minimal impact to the trees. With the current plan, only one tree is slated to be removed in this area (#26), several nearby trees on and off site will have disturbed CRZs, but none above 25% CRZ disturbance.

Another area requiring some tree removal and impact is the removal of the front parking lot, to be replaced with a wide walkway that will also serve as an approved fire access lane. In this area, one tree is scheduled for removal (#17). The proximity of this tree to the demolition makes its removal unavoidable. Eight others nearby are being disturbed but are anticipated to recover. As the landscape architect on the job, I feel that the three trees (#10,14,15) that have more than 25% CRZ disturbance will most likely be able to survive because enough of their overall structural root zone will remain intact. The demolition of the existing parking lot is something that will, overall, add green space and make a positive impact on the usability of the site; there will be less overall paving in this area and several new trees planted to make up for the loss of a few mature trees.

Directly to the east of this area, there is a current hardscaped area with two small magnolias (#20,23) which are scheduled to be removed. The spaces where they reside will be filled in with pavers to make an open space for the future residents to sit and gather. The removal of these two magnolias will allow better use of the existing paver area and alleviate the need for another large patio to be constructed elsewhere on site, which could possibly impact trees even more so.

On the back (west) side of the main building, there is a courtyard that is being renovated to serve the future residents of the site which will result in the disturbance of one tree (#40). This disturbance is under 25% of the CRZ and is a needed change to turn this area from a children's playground into a usable courtyard space. Just northwest of this, a parking lot island is being expanded to accommodate the planting of a new tree which impacts the root zone of another tree (#45) to a minor degree (under 25% of the CRZ) which should have minimal impact on the health of the tree.

Finally, trees #5 and #41 are dead and therefore a hazard and will be removed, not requiring mitigation.

2. Describe how enforcement of these rules will deprive the landowner of right commonly enjoyed by others in similar areas

The forest conservation plan has been created in good faith, preserving as many existing trees as possible, while still allowing for necessary improvements. This property resides within a

historic district and is subject to more scrutiny, but prevention of any part of this development would deprive the owner of the rights enjoyed by the other property owners not subject to this additional approval process.

It is the opinion of myself, as a Maryland licensed landscape architect, that none of the trees on this site that are being removed are of any particular value or interest, or have any special or unique qualities that would warrant special care or preservation measures under normal circumstances. Therefore, preventing these trees from being removed or impacted would not allow the owner to exercise their right to develop the property in the manor they see necessary to adapt the current office structures and surrounding landscape to the new residential use.

3. Verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of granting the variance

A stormwater management concept has been submitted and approved for the proposed improvements. With this approval it is confirmed that the goals and objectives of the current state water quality standards are being met. In addition to this, 5 new 3" caliper oaks (Scarlet oak and Swamp White oak) will be planted to replace the removed trees, which will aid in capturing and filtering runoff.

## 4. *Provide any other information appropriate to support the request.* Pursuant to Section 22A 21(d) Minimum Criteria for Approval.

- The variance request is not based on conditions or circumstances which result from the actions of the applicant. The requested variance is not based upon site conditions and development constraints which are the result of specific actions by the Applicant outside the norm of a development application allowed under the applicable zoning and associated regulations. The variance is based on the proposed site layout that is constrained by access road requirements, design needs for the proposed use, and needed access to the water line.
- 2. The variance is not based on a condition relating to the land or building use, either permitted or nonconforming, on a neighboring property. The requested variance is a result of the proposed site design and layout on the subject property and not a result of land or building on a neighboring property.
- 3. The variance will not violate State water standards or cause measurable degradation in water quality. Full ESD stormwater management will be provided as part of the proposed development. The trees being removed are not within a stream valley buffer, wetland, or special protection area. The Montgomery County Department of Permitting Services has approved the storm water management concept for the proposed project, confirming that the goals and objectives of the current state water quality standards are being met.

As required under the law, mitigation will be undertaken for the four living trees to be removed and stress reduction measures provided for all the twenty-seven impacted trees. Mitigation will be in the form of 5 new 3" caliper oaks (Scarlet oak and Swamp White oak), planted outside of any rights-of-way, SWM easements, or other easements on the property. The two dead trees that are Sandy Spring Village 07/06/2021 Page 4

> being removed will not be mitigated for. A copy of the forest conservation plan has been provided as part of this variance request. Please let us know if any other information is necessary to support this request.

Please contact me via email, at <u>colinmccann@ccl-eng.com</u> or by phone, at 443.235.9600 should you have any additional comments or concerns.

Thank you,

![](_page_133_Picture_4.jpeg)

Colin C. McCann Landscape Architect Christopher Consultants, ltd. Sandy Spring Village 07/06/2021 Page 5

## **On-Site Tree Inventory:**

	CRZ							
TREE	Radius -	DBH -	Common	Botanical		% CRZ	Plan	Tree Protection
#	feet	inches	Name	Name	Condition	Affected	Action	Measures
								Root pruning and tree
								protection fence, limit
				Quercus			Remain	disturbance in
1	31	21	Red Oak	rubra	Fair	39%	in Place	structural root zone
			Scarlet	Quercus			Remain	Root pruning and tree
2	21	14	Oak	coccinea	Fair	14%	in Place	protection fence
			Scarlet	Quercus			Remain	Root pruning and tree
3	33	22	Oak	coccinea	Good	2%	in Place	protection fence
_							То	
5	X	X	Cherry	Prunus sp.	DEAD	DEAD	Remove	
								Root pruning and tree
10	19	13	Cherry	Prunus sp.	Good	54%	Remain	protection fence, limit
							In Place	disturbance in
							Domoin	Structural root zone
11	19	13	Cherry	Prunus sp.	Good	24%		Root pruning and tree
							In Place	Protection tence
12	25	17	Cherry	Prunus sp.	Good	10%	Remain	Root pruning and tree
				Ouereus			Domoin	Protection tence
13	39	26	Red Oak	Quercus	Good	20%		not pruning and tree
				TUDIa			III Place	Protection fence
			Crane	Lagerstromeia			Romain	notection fence limit
14	42	28	Myrtle	sn	Good	43%	in Place	disturbance in
			wiyitic	sp.			minace	structural root zone
			Crape	Lagerstromeia			Remain	Root pruning and tree
15	37	25	Myrtle	sp.	Good	35%	in Place	protection fence
			Crape	Lagerstromeia			Remain	Root pruning and tree
16	18	12	Myrtle	sp.	Good	23%	in Place	protection fence
			River				То	
17	24	16	Birch	Betula nigra	Fair	57%	Remove	
			Sweetbay	Magnolia			То	
20	15	10	Magnolia	virginiana	Good	28%	Remove	
			American				Remain	Root pruning and tree
21	21	14	Holly	llex opaca	Good	27%	in Place	protection fence
			American				Remain	Root pruning and tree
22	22	15	Holly	llex opaca	Good	21%	in Place	protection fence
			Sweetbay	Magnolia			То	
23	18	12	Magnolia	virginiana	Good	27%	Remove	
			Kousa				Remain	Root pruning and tree
24	30	20	Dogwood	Cornus kousa	Good	10%	in Place	protection fence
			Kousa				Remain	Root pruning and tree
25	13	9	Dogwood	Cornus kousa	Good	22%	in Place	protection fence

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							\ /	
			Saucer	Magnolia			То	
26	33	22	Magnolia	xsoulangeana	Good	69%	Remove	
			Crape	Lagerstromeia			Remain	Root pruning and tree
27	7	5	Myrtle	sp.	Good	13%	in Place	protection fence
			Chinese	Castanea			Remain	Root pruning and tree
40	18	12	Chestnut	molissima	Good	22%	in Place	protection fence
			Leyland	Cupressus			То	
41	Х	Х	Cypress	xleylandii	DEAD	DEAD	Remove	
			Crape	Lagerstromeia			Remain	Root pruning and tree
45	24	16	Myrtle	sp.	Good	13%	in Place	protection fence

## **Off-Site Tree Inventory:**

TREE #	CRZ Radius - feet	DBH - inches	Common Name	Latin Name	Condition	CRZ Disturbance	Tree Protection Measures
				Fraxinus			Root pruning and tree
46	75	50	White ash	americana	Fair	7%	protection fence
							Root pruning and tree
47	140	93	White oak	Quercus alba	Fair	22%	protection fence
							Root pruning and tree
48	54	36	White oak	Quercus alba	Fair	8%	protection fence
							Root pruning and tree
49	85	57	White oak	Quercus alba	Fair	16%	protection fence
				Acer			Root pruning and tree
50	36	24	Boxelder	negundo	Fair	3%	protection fence
							Root pruning and tree
51	72	48	Red maple	Acer rubrum	Bad	18%	protection fence
				Acer			Root pruning and tree
52	61	41	Boxelder	negundo	Fair	11%	protection fence
				Acer			Root pruning and tree
53	61	41	Boxelder	negundo	Fair	4%	protection fence
				Acer			Root pruning and tree
54	21	14	Boxelder	negundo	Fair	1%	protection fence
				Acer			Root pruning and tree
55	24	16	Boxelder	negundo	Fair	1%	protection fence

![](_page_136_Picture_1.jpeg)

## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich County Executive Aseem K. Nigam Director

August 25, 2021

Jonathan Casey, Senior Planner Upcounty Planning Montgomery County Planning Department 2425 Reedie Drive Wheaton, Maryland 20902

Re: Sandy Spring Village Preliminary Plan No. 11987066A & Site Plan No. 81988060A

Dear Mr. Casey:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. The final MPDU locations will be determined at the Agreement to Build stage.

DHCA considers this an important mixed income affordable housing project for Sandy Spring. Sandy Spring Village includes 56 senior-rental apartments of which all will be affordable at 60% or less of the Area Median Income (AMI). The affordable apartments will remain affordable for a minimum of 30 to 40 years as a condition of the financing structure. DHCA is investing funds in the project and is supporting a low-income housing tax credit (LIHTC) application for construction.

The developer will enter into an Agreement to Build to designate 12.5% of the units as MPDUs. When the LIHTC affordability expires, the 7 units will remain as MPDUs for the duration of the required period under Chapter 25A, which is 99 years. The other units could revert to market-rate rents after the LIHTC affordability expires.

Sincerely,

T. Coss

Somer Cross, Program Manager Affordable Housing Programs Section

cc: Stacy Kaplowitz Roderick Simpson Bill Kominers / Elizabeth Rogers

Affordable Housing

**Division of Housing** 

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Common Ownership Communities

Landlord-Tenant Affairs

## **DPS-ROW CONDITIONS OF APPROVAL**

## ATTACHMENT N June 11, 2021

## 81988060A Sandy Spring Village

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

## "07-BSITE-81988060A-004.pdf V2" uploaded on/ dated "6/9/2021".

The following needs to be addressed prior to the certification of site plan:

- 1. Please clarify the status of:
  - a. existing/ proposed lead-walks connecting to Meeting House Road pavement: They need to connect to receiving facilities for ADA compliance or relocated.
  - b. Private/ non-standard features within public right of way and whether they can be considered as a site element of public streetscaping.