ATTACHMENT A

WHEATON GATEWAY DEVELOPMENT STANDARDS

PARKING CALCULATION WORKSHEET							
	SECTION 1		SECTION 2		SECTION 3		
Vehicle Parking		TBD		TBD		TBD	
Residential	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR	TBD	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR; 1 SP/3BR	TBD	Min. 1 SP/STUDIO; 1 SP/1BR; 1 SP/2BR; 1 SP/3BR	TBD	
Retail	Min. 3.5 SP/1000 SF GLA; Max. 6 SP/1000 SF GLA	TBD	Min. 3.5 SP/1000 SF GLA; Max. 6 SP/1000 SF GLA	TBD	Min. 3.5 SP/1000 SF GLA; Max. 6 SP/1000 SF GLA	TBD	
Restaurant	Min. 4 SP/1000 SF of Patron Use; Max. 12 SP/1000 SF of Patron Use	TBD	Min. 4 SP/1000 SF of Patron Use; Max. 12 SP/1000 SF of Patron Use	TBD	Min. 4 SP/1000 SF of Patron Use; Max. 12 SP/1000 SF of Patron Use	TBD	
Bicycle Parking	Within Parking Lot District ***			TBD	Within Parking Lot District ***		
Residential	Min. 0.5 SP/ Unit; Max 100 SP	TBD	Min. 0.5 SP/ Unit; Max 100 SP	TBD	Min. 0.5 SP/ Unit; Max 100 SP	TBD	
Retail	Min. .75 SP/10,000 SF of GFA; Max 50 SP	TBD	Min. .75 SP/10,000 SF of GFA; Max 50 SP	TBD	Min. .75 SP/10,000 SF of GFA; Max 50 SP	TBD	
Restaurant	Min. 1 SP/10,000 SF of GFA; Max 10 SP	TBD	Min. 1 SP/10,000 SF of GFA; Max 10 SP	TBD	Min. 1 SP/10,000 SF of GFA; Max 10 SP	TBD	
Loading Space	Minimum= 1 Space	TBD	Minimum= 1 Space	TBD	Minimum= 1 Space	TBD	
Minimum Building Setbacks	0'	TBD	0'	TBD	0'	TBD	

*** The Project Site is located within the Wheaton Area Parking lot District and parking has been adjusted accordingly.

WHEATON GATEWAY

	Tax ID	GROSS TRACT AREA	Allowable CR	C	R	Allowable C FAR Max C	FAR Max R	Base CR FAR	Allowable C @ Max R
Mattress	13-01188512	13,746	5	4.5	4.5	61,857.00	61,857	68,730	6,873
Ambassador & Mattress	C000151	47,140	5	4.5	4.5	212,130.00	212,130	235,700	23,570
			0	0	0			-	-
CR-3.0 C-2.5 R-2.5 H-100			0	0	0			-	-
Lindsay West	13-00966988	98,407	3	2.5	2.5	246,017.50	246,018	295,221	49,204
			0	0	0			-	-
CR ZONE AVERAGING(CR 3.76 C-.5 R-3.27)*		159,293				520,005	520,005	599,651	79,647
FARs							3.26	3.76	0.50
CRN-1.5 C-.25 R-1.5 H-45			0	0	0			-	-
Lindsay West	13-01027106	12,320	1.5	0.3	1.5	3,080.00	18,480.00	18,480	-
Lindsay West	13-01027378	7,250	1.5	0.3	1.5	1,812.50	10,875.00	10,875	-
Lindsay West	13-01026977	7,250	1.5	0.3	1.5	1,812.50	10,875.00	10,875	-
Lindsay West	13-01027015	7,250	1.5	0.3	1.5	1,812.50	10,875.00	10,875	-
Lindsay West	13-01027026	7,250	1.5	0.3	1.5	1,812.50	10,875.00	10,875	-
Lindsay West	13-01027004	14,500	1.5	0.3	1.5	3,625.00	21,750.00	21,750	-
			0	0	0			-	-
CRN ZONE*		55,820				13,955	83,730	83,730	-
FARs							1.50	1.50	
R-60 - .35% Max Lot Coverage			0	0	0			-	-
			0	0	0			-	-
Lindsay West	13-1027458	9,606	0	0	0	-	3,362.10	3,362	-
TOTAL		**224,719**				**533,960**	**607,097**	**688,743**	**79,647**
							2.70	**3.06**	**0.35**

* FAR does not reflect Bonus Density

Bonus R Density %	Bonus R Density Amt	Max R FAR w/ Bonus	CR FAR w/ Bonus @ Max R
			-
40%	24,743	86,600	93,473
40%	84,852	296,982	320,552
	-	-	-
	-	-	-
40%	98,407	344,425	393,628
	-	-	-
	208,002	728,006	807,653
	1.31	4.57	5.07
			-
	-	-	-
40%	7,392	25,872	25,872
40%	4,350	15,225	15,225
40%	4,350	15,225	15,225
40%	4,350	15,225	15,225
40%	4,350	15,225	15,225
40%	8,700	30,450	30,450
	-	-	-
	33,492	117,222	117,222
	0.60	2.10	2.10
	-	-	-
	-	-	-
	-	3,362	3,362
	241,494	**848,590**	**928,237**
	1.07	**3.78**	**4.13**

* MPDU Bonus Density allowance is being used to increase GFA and FAR. GFA and FAR shown demonstrate a project which maximizes the residential component with 30% affordable housing in CR zones (PER SECTION 59-4.7.3.D.6.C of the zoning ordinance.)

Category	Sub-Category	Points Possible	Phase 1 Total	Phase 2 Total	Site Total	Footnote
Transit Proximity – Section 4.7.3.B	**Level 1 Transit Proximity**	**50**	15	15	30	1, 5
Diversity of Uses and Activities – Section 4.7.3.D.6	**Moderately Priced Dwelling Units**	**No Limit**	105	105	210	2, 5
Quality Building and Site Design – Section 4.7.3.E	**Structured Parking**	**20**	10	10	20	4, 5
Protection and enhancement of the natural environment	**Building Lot Termination (BLT)**	**30**	11.14		11.14	
Total Points			**141.14**	**130**	**271.14**	

1. Level 1 Proximity = The Project is between ¼ and ½ mile of the Wheaton Metro Station. Level 2 Proximity = The Project adjoins the Veirs Mill Road BRT Station.

2. Pursuant to the approved October 2016 Commercial/Residential and Employment Zones Incentive Density Implementation Guidelines, the number of public benefits points available for providing more than 12.5% of residential units as MPDUs as required under Chapter 25 of the Montgomery County Code is not limited. 12 points are to be granted for every 1% of MPDUs greater than 12.5%, and any fraction of a 1 percent increase in MPDUs entities the Applicant to an equal fraction of 12 points.

3. The Project is providing a minimum of 30% MPDUs and, therefore, qualifies for 30 points based on the following formula: (30% - 12.5%) * 12 = 210 points.

4. The Project is providing all of its parking in either above or below grade structures and is therefore eligible for all 20 possible points.

5. Public benefits points have been divided by phase. 50% in Phase 1, 50% in Phase 2.

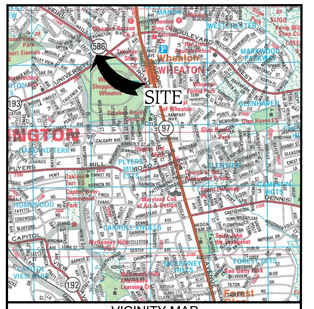
PROJECT SITE AREA	
Site Area	224,717
Prior Dedications	-
Proposed Dedications	17,082
Net Tract Area	207,635
Public Open Space	24,655

PROPOSED DEVELOPMENT ANALYSIS							
	CR ZONE DENSITY			CRN ZONE DENSITY			HEIGHT (in Feet)
	R	C	Total	R	C	Total	Base / **Allowed/ Proposed**
ALLOWED	728,006	79,647	807,653	117,222	-	117,222	
PROPOSED							
Building 1	353,182	40,000	393,182				100 / 125
Building 2				117,222	0	117,222	45 / 70
Building 3	374,819	25,000	399,819				130 / 155
TOTAL PROPOSED	**728,001**	**65,000**	**793,001**	**117,222**	**0**	**117,222**	

** Proposed building height based on the MPDU bonus density allowance. Projects that exceed 12.5% MPDU's, additional building height over mapped zone height limit is permitted to provide the MPDU's pursuant to the formula contained in Section 59-4.7.3.D.6.C of the zoning ordinance.

	TOTAL
TOTAL ALLLOWED	**924,875**
PROPOSED	
Phase 1	
Building/Section 1	393,182
Building/Section 2	117,222
Phase 2	
Building/Section 3	399,819
TOTAL PROPOSED	**910,223**

DATA TABLE	
Zoning	CR-5.0, CR-3.0, CRN 1.5, R-60
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed	Lower Rock Creek
Topographical Information from	Charles P. Johnson & Associates
Contour Interval	2 Foot
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	HQ51 and HQ61
WSSC Base Map	214NW03
Areas	
Area of CR-5.0	60,885 SF (1.40 Acres)
Area of CR-3.0	98,407 SF (2.26 Acres)
Area of CRN-1.5	55,820 SF (1.28 Acres)
Area of R-60	9,605 SF (0.22 Acres)
Gross Tract Area	224,717 SF (5.16 Acres)
Street Dedication (Veirs Mill & University)	11,578 SF (0.27 Acres)
Street Dedication (Kennsington Blvd)	5,504 SF (0.13 Acres)
Net Tract Area	207,635 SF (4.77 Acres)
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None



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APPLICANT/OWNER

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The Duffie Companies
Phone: (301) 434-3040
Willco
Phone: (301)279-7000

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Torti Gallas + Partners
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LEGEND

- EX UTILITY POLE
- CRITICAL ROOT ZONE EXISTING TREE TO REMAIN SURVIVABILITY NOT GUARANTEED
- PROP. UTILITY POLE
- PROP. RIGHT OF WAY
- PROP. 2-WAY BIKEWAY
- PROP. CONCRETE PAVING
- PROP. CONCRETE SIDEWALK
- PROP. STORM WATER FACILITY
- PROP. DECIDUOUS TREE

UPDATES/REVISIONS:
REV 1 – 01/25/2021 – SUBMISSION FOR SKETCH PLAN
REV 2 – 02/23/2021 – REVISIONS PER MNCPPC COMMENTS
REV 3 – 12/13/2021 – REVISIONS PER DRC COMMENTS
REV 4 – 02/15/2022 – REVISIONS PER MNCPPC COMMENTS
REV 5 – 03/14/2022 – REVISIONS PER MNCPPC COMMENTS

SKETCH PLAN
No. 320210060

WHEATON GATEWAY
4th DISTRICT
MONTGOMERY COUNTY, MD

GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER : 3822
EXPIRATION DATE : 03/16/2023
Not valid without signature

NOT FOR CONSTRUCTION

CPJ Associates
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CLIENT: Owner:
Wheaton Venture, Inc.
57 Randolph Road, Suite 200
Silver Spring, MD 20904

WSSC GRID: 214NW03
TAX MAP: 0-00000
DESIGN: MJL
DRAFT: MJL
DATE: January 2021
SCALE: 1" = 30'-0"
SHEET: 2 OF 2
FILE NO.: 2018-1012

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