

Montgomery Planning

MHP NEBEL STREET

PRELIMINARY PLAN NO. 120220090

SITE PLAN NO. 820220150



Description

Residential project with up to 172,720 square feet of residential density for a maximum of 163 multi-family dwelling units, including a minimum of 25% Moderately Priced Dwelling Units; associated public benefits to support incentive density, open spaces, stream restoration, and enhancements to existing pedestrian and bicycle infrastructure.

Preliminary Plan No. 120220090

Site Plan No. 820220150

Completed: 7-11-2022

MCPB

Item No. 9

7-21-2022

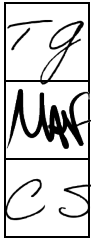
Montgomery County

Planning Board

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LOCATION/ADDRESS

Nebel Street at the intersection of Old Georgetown Road

MASTER PLAN

2010 White Flint Sector Plan

ZONING DISTRICT

CR-3.0 C-1.5 R-2.5 H-200

CR-4.0 C-2.0 R-3.5 H-250

PROPERTY SIZE

2.66 acres

APPLICANT

Montgomery Housing Partnership

ACCEPTANCE DATE

March 10, 2022

REVIEW BASIS

Subdivision – Chapter 50

Zoning – Chapter 59

Forest Conservation – Chapter 22A



Summary:

- Staff recommends **approval** of the Preliminary Plan and Site Plan with conditions.
- The Planning Board approved Sketch Plan No. 320210110 for this Site through MCPB Resolution No. 21-070 dated August 11, 2021.
- The Project proposes to transform a vacant and environmentally constrained parcel of land into a 163-dwelling unit affordable housing project with enhancements to pedestrian and vehicular circulation, public open space, and significant stream restoration.
- The Proposal includes up to 114,800 square feet of optional method incentive density, to achieve a total of up to 172,720 square feet of development and proposes public benefit points in four (4) categories.
- The Project proposes to provide a minimum of 25% Moderately Priced Dwelling Units (MPDUs) and will provide 80% of the units to residents earning 30% to 80% of the Area Median Income.
- The Property has 2.38 acres of forest, of which 1.52 acres will be cleared, 0.86 acres will be retained, and 0.02 acres planted. The Applicant will fulfill the remaining 0.07 acres of conservation requirements through off-site forest banking.
- Per Section 59.7.3.4.C of the Zoning Ordinance, the Planning Director extended the 120-day review period by 30-days, from June 28, 2022, through July 28, 2022.
- No correspondence has been received as of the date of this Staff Report.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN 120220090

Staff recommends approval with conditions of the Preliminary Plan to create one (1) buildable lot and one (1) open space parcel for the future construction of a multi-family residential building. 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:

GENERAL APPROVAL

1. This Preliminary Plan is limited to one (1) open space parcel on the South Parcel zoned CR-4.0, C-2.0, R-3.5, H-250' and one (1) buildable lot for up to 172,720 square feet of development for residential uses or up to 163 multi-family dwelling units on the North Parcel zoned CR-3.0, C-1.5, R-2.5, H-200'.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Preliminary Plan will remain valid for three (3) years 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 June 14, 2022, 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 MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
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 June 29, 2022, 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 Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated June 17, 2022, 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 June 1, 2022 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. Clearing and Grading
Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of any subsequent Site Plan(s) associated with this Preliminary Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks and bike paths is determined through site plan review and approval.
10. 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

11. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
 - a) All land necessary to accommodate ninety (90) feet from the opposite right-of-way line along the Subject Property frontage for Old Georgetown Road.
12. Prior to the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of streetscape improvements along the property frontage on Old Georgetown Road and Nebel Street.

RECORD PLATS

13. There shall be no clearing or grading of the site prior to recordation of plat(s).

Easements

14. The record plat must show necessary easements.

15. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
16. Prior to issuance of any right of way permit, a drainage covenant is required for the maintenance of the storm drain system within the southern driveway. The covenant must be in a form approved MCDPS ROW Section and the office of the County Attorney and recorded among the Montgomery County Land Records.

Notes and Labels

17. The record plat must reflect all areas under common ownership.
18. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Book 28045 Page 578 ("Covenant").

MPDUS

19. The final number of required MPDUs will be determined at the time of site plan approval.

CERTIFIED PRELIMINARY PLAN

20. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
21. The certified Preliminary Plan must contain the following notes:
 - a. *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 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.*
22. Prior to submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
 - a) Show Resolutions and approval letters on the certified set.
 - b) Include the approved Fire and Rescue Access plan in the certified set.
Revise the label for the public storm drain that overlaps the southern driveway to correspond with the private maintenance covenant.

SITE PLAN 820220150

Staff recommends approval of Site Plan No. 820220150. The development must comply with the binding elements and conditions of approval for the Sketch Plan No. 320210110 as listed in the MCPB Resolution No. 21-070 dated August 11, 2021 and Preliminary Plan No. 120220090.

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.¹

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 172,720 square feet of total development for residential uses or up to 163 multi-family dwelling units on the North Parcel of the Subject Property zoned CR-3.0, C-1.5, R-2.5, H-200'.

2. Height

The development is limited to a maximum height of 80 feet on the North Parcel, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 13,474 square feet of public open space (12% of net lot area) on-site, disbursed across four areas:
 - a) a 6,762-square foot urban pocket park located on the South Parcel,
 - b) a 1,934-square foot nature overlook,
 - c) a 528-square foot main building entrance plaza, and
 - d) 4,250 square feet of enhanced streetscape along the Nebel Street and Old Georgetown frontages.
- b) Prior to issuance of the use and occupancy certificate, the Applicant must construct the streetscape improvements, including the undergrounding of utilities, along the Property's frontage on Nebel Street and Old Georgetown Road, consistent with the Advancing the Pike District Streetscape Guidelines.
 - i. Within the first growing season after the issuance of the Use and Occupancy Certificate, all plant materials associated with the streetscape improvements along all frontages, as shown on the Certified Site Plan, must be provided.
- c) Before the issuance of the use and occupancy certificate for the residential development, all public open space areas on the Subject Property must be completed.

¹ 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. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines for each one.

- a) Transit Proximity—The Applicant’s requested points are achieved through the Property’s location within 1/4 and 1/2 mile of the WMATA White Flint Metrorail Station on Rockville Pike (Level 1).
- b) Diversity of Uses and Activities
 - i. Affordable Housing/MPDUs
 - a) The development must provide 25.1 percent MPDUs (41 units), or MCDHCA-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, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 - c) The Planning Board has reviewed and accepts the recommendations of DHCA in its letter dated June 1, 2022 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 may be amended by DHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.
- c) Quality Building and Site Design
 - i. Exceptional Design – The Applicant must implement the architectural elevations provided that satisfies the minimum requirement of four design criteria.
 - ii. Structured Parking –The Applicant must provide a minimum of 143 parking spaces within an above-grade and below-grade structure or as required for the total dwelling unit count per Section 59.6.2.4 of the County Code.
- d) Protection and Enhancement of the Natural Environment
 - i. The Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.

5. Common Open Space Covenant

The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).

6. Recreation Facilities

Prior to the issuance of the use and occupancy certificate, the Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

7. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to benches, trash receptacles, interpretive signage, bicycle racks and repair stations.

Environment & Noise

Forest Conservation

8. Prior to recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for this development Application, the Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
9. 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.
10. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
11. Prior to the start of any demolition, clearing, grading or construction for this development Application, whichever comes first, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Rock Creek watershed to satisfy the reforestation requirement for a total of 0.07 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 Rock Creek watershed or by making a fee-in-lieu payment if mitigation credits are not available at any bank.
12. Prior to the start of any demolition, clearing, grading or construction for this development Application, whichever comes first, 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 .01 acres of new forest planting, wetland plantings, and maintenance, including invasive species management controls, credited toward meeting the requirements of the FCP.
13. Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
14. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

Noise

15. Prior to Certification of the [Site or Preliminary] Plan, the location and details for noise mitigation techniques must be approved by Staff. Current noise levels must be attenuated to no more than 65 dBA Ldn for ground level areas of common and individual outdoor activity.
16. Prior to the issuance of the first building permit, the Applicant must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
 - a) The installation of the noise mitigation techniques to attenuate the current noise levels to no more than 65 dBA Ldn for the exterior ground level recreation spaces on are adequate.
 - b) The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
 - c) Before issuance of any Use and Occupancy Certificate or Final Inspection, whichever is relevant, for any of the noise impacted units, a Professional Engineer must certify to the Planning Department and Department of Permitting Services that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in acoustical treatments.

Transportation & Circulation/Adequate Public Facilities (APF)

17. Transportation
 - a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated May 18, 2022 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.
 - b) Prior to the issuance of any above grade building permit, the Applicant must obtain approval of a Project-based Transportation Demand Management Plan (TDM) from the Montgomery County Department of Transportation (MCDOT).
18. Pedestrian & Bicycle Circulation
 - a) The Applicant must provide 78 long-term and 4 short-term bicycle parking spaces, or as required for the total dwelling unit count per Section 59.6.2.4.C of the County Code.
 - b) The long-term spaces must be in a secured, well-lit bicycle room on the second level of the parking garage, and the short-term spaces must be inverted-U racks (or approved equal) installed at the front exterior of the main building entrance (weather protected preferred). The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Site Plan.
 - c) The Applicant must provide one (1) bicycle repair station within the bicycle room and one (1) within the pocket park on the South Parcel.
 - d) Prior to the issuance of the final Use and Occupancy Certificate, the Applicant must provide a fee-in-lieu to the Montgomery County Department of Transportation (MCDOT),

based on a cost estimate to be provided to MCDOT and subject to MCDOT review and approval, for the future construction of two-way separated bike lane along the Property's Old Georgetown Road frontage.

- e) The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, before right-of-way permit:
 - i. Nebel Street: eight-foot-wide (8 ft.) sidewalk with six-foot-wide (6 ft.) green buffer from traffic, and a two-foot (2 ft.) minimum maintenance buffer.
 - ii. Old Georgetown Road: one-foot-wide (1 ft.) maintenance buffer, a five-foot-wide (5 ft.) sidewalk, and a five-foot-wide (5 ft.) tree panel buffer.

19. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 17, 2022, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

Site Plan

20. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A1.0 through Sheet A5.0 of the submitted architectural drawings, as determined by M-NCPPC Staff.

21. 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.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

22. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, whichever comes first, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, trash enclosures, retaining walls, fences, railings, private utilities, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

23. 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.

24. 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 the following notes:
 - i. "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
 - ii. "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."
 - iii. "The Applicant must schedule a "preconstruction meeting" ("precon"), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan (CSP) conformance and compliance, upon approval of the Certified Site Plan. The precon must occur prior to any site work commencement and prior to any work that is covered by the site plan surety and maintenance agreement. The Applicant along with their representatives must attend the precon with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.
- c) Fire and Rescue Access plan should be included in the Certified Site Plan.

- d) Modify data table to:
 - i. Reflect development standards approved by the Planning Board.
 - ii. Clarify dedications as previous or proposed.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Revise public benefit point table including maximum points permitted for each requested category.
- g) Add the required bicycle repair station within the building's bicycle room.
- h) Update the Nebel Street cross-section to include dimensions.
- i) Revise architectural sheets (151) to match the vehicular parking counts provided in the data table (143).
- j) Add note for advance bicycle warning signage for driveways which will be finalized by DPS and in accordance with Section 59.6.1.3.A.2 to limit vehicle access across a primary pedestrian, bicycle, or transit route wherever feasible.
- k) Ensure the square foot details shown on the recreation Plan labeled as Sheet L600 on are consistent on all other sheets in the plan set.
- l) Revise the location of the required car-share designated parking spaces from the public right-of-way to be within the parking structure.
- m) Revise the label for the public storm drain that overlaps the southern driveway to correspond with the private maintenance.
- n) All stream restoration plantings and details must be shown on the FFCP.
- o) The FFCP worksheet must be revised to reflect areas of forest planting and areas of forest clearing in the stream restoration area.
- p) Revise the data table to remove credit for 0.02 acres of landscaping credited towards the reforestation requirements.
- q) All areas cleared for the stream restoration must be replanted.
- r) Detailed and specific tree protection measures must be shown on the FFCP for all trees located within the stream restoration area.

SECTION 2: SITE DESCRIPTION

VICINITY

The 2.66-acre Subject Property (“Subject Property” or “Property”), outlined in red in Figure 1, is located at the intersection of Old Georgetown Road and Nebel Street. The Property is located 0.3 miles east from Rockville Pike in an area that is transitioning from industrial uses to commercial and residential uses. Abutting the Site to the north and south on Nebel Street are industrial uses. To the east are the CSX railroad tracks. To the west are a mix of low- and high-rise multi-family residential structures and commercial developments.



Figure 1: Vicinity Map (Property outlined in red)

PROPERTY DESCRIPTION

The Property is located within the 2010 *White Flint Sector Plan* and within the Nebel Street District which is a 23-acre sub-area that lies along the CSX tracks and includes the Washington Gas Facility and the County’s Pre-Release Center. Implementing the Plan’s recommendations, the Property was rezoned in 2010 (Sectional Map Amendment No. G-889) from I-4 to Commercial Residential (CR) to encourage as much residential development as possible.

The Property (also known as the Montouri Property) is comprised of approximately 2.66 acres of tract area and is made up of two parcels – P362 (North Parcel) and P394 (South Parcel). The South Parcel is a 0.17-acre parcel at the southeastern corner of the intersection of Old Georgetown Road and Nebel Street, zoned CR-4.0, C-2.0, R-3.5, H-250'. The South Parcel is directly adjacent to a surface parking lot associated with a Harris Teeter Grocery Store and has numerous mature trees.

The North Parcel is a 2.49-acre parcel on the north side of Nebel Street, zoned CR-3.0, C-1.5, R-2.5, H-200'. It is a forested parcel with a stream running east-west across the Property, with an associated stream valley buffer, floodplain, and wetland. Along with the existing forest, there are steep (>25%) grades on-site which fall from west to east approximately 25 feet from Nebel Street to the rear of the Property. The development area is limited due to the environmental features. The Subject Property is subject to the White Flint Special Taxing District.



Figure 2: Subject Property (outlined in red)



Figure 3: South Parcel at the southwest corner of Nebel Street and Old Georgetown Road



Figure 4: Existing conditions on the North Parcel



Figure 5: Existing stream conditions on the North Parcel



Figure 6: Existing road conditions along Nebel Street

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NO. 420201430

Staff approved the Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) No. 420201430 on August 11, 2020. The 2.66-acre Site contains 2.38 acres of forest and 1.898 acres of stream valley buffer, which includes 1.06 acres of floodplains and 0.004 acres of wetlands.

SKETCH PLAN NO. 320210110

Sketch Plan No. 320210110 proposed a multi-family building of up to 188,500 square feet (including 25% MPDUs), an internal structured parking garage, new open spaces, and associated public benefit categories. The Planning Board held a public hearing on July 29, 2021, for Sketch Plan No. 320210110 and granted approval to that application through MCPB Resolution No. 21-070 dated August 11, 2021.



Figure 7: Approved Sketch Plan No. 320210110

PROPOSAL

The Subject Preliminary Plan and Site Plan Applications seek to implement the Sketch Plan approval by constructing a six-story multi-family building, measuring up to 80 feet in height, with up to 172,720 square feet of residential density (up to 163 units) and a minimum of 25% MPDUs. In response to the Site's environmental constraints, including a 100-year floodplain to the rear of the North Parcel, the proposed building footprint is compact and includes a below-grade parking structure (Figure 8).

The new multi-family building will be accompanied by a series of public open spaces and streetscape enhancements along the Nebel Street frontage. Stream and wetland enhancements are also proposed. Additional details of each element are expounded upon in the subsections below.



Figure 8: Proposed Rendered Site Plan with Annotations

SUBDIVISION

The Preliminary Plan proposes one buildable lot, described as the North Parcel (P362) within this Staff Report, that will allow for a maximum residential density of 172,720 square feet (up to 163 multi-family dwelling units). The South Parcel (P394) will be improved as privately owned public open space that will be available to both residents and the general public.

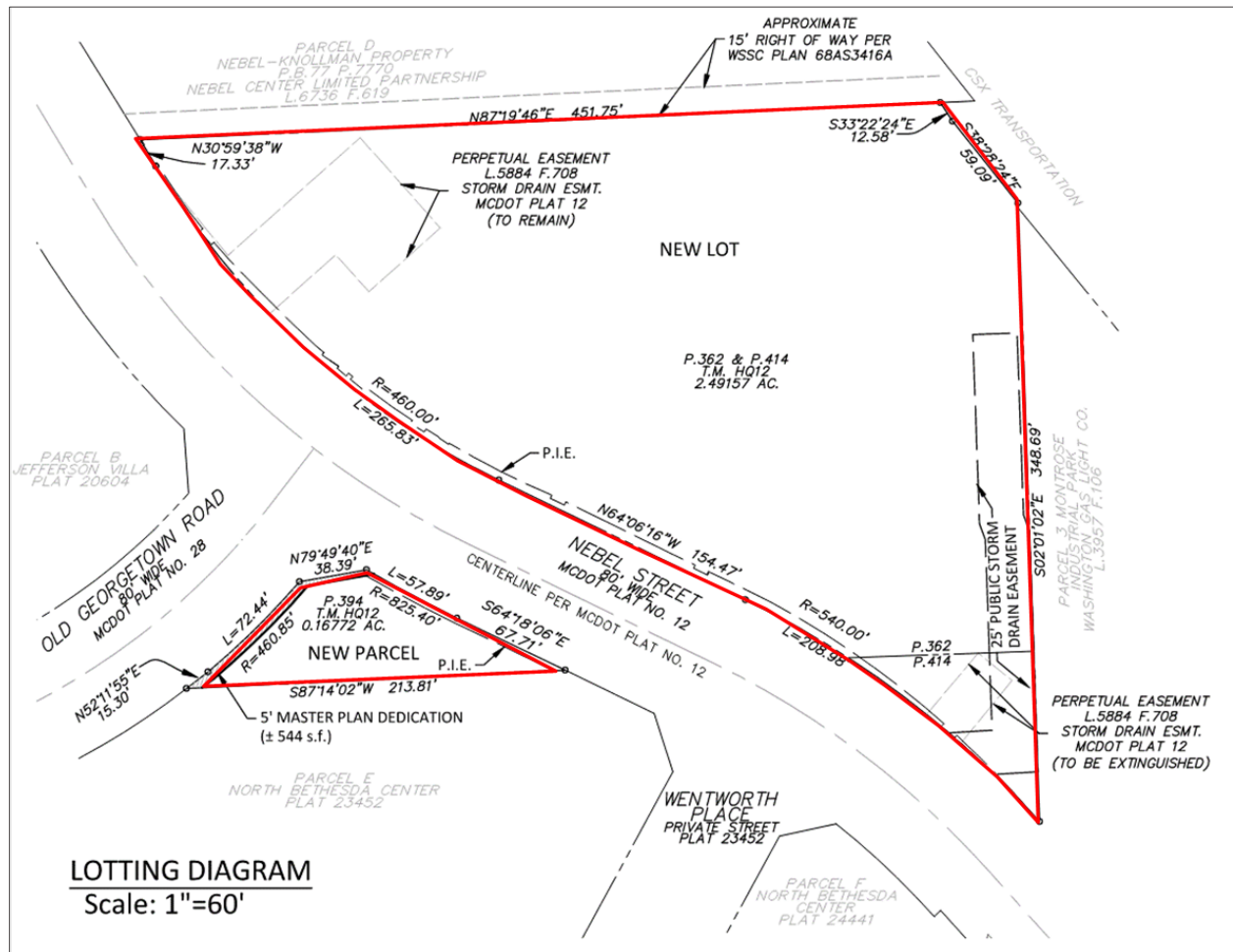


Figure 9: Proposed Subdivision Plan

ARCHITECTURE

Shown in Figure 10, the building architecture reflects a high-quality design that enhances the visual and functional character of the Site's setting through building placement, height, massing, facade treatments, and ornamentation. The proposed maximum building height of 80 feet, or six (6) stories, is in keeping with the existing surrounding context. The proposed building's massing is also tempered by both material changes and vertical and horizontal breaks to reduce the perceived building scale.

As prescribed by the *White Flint Sector Plan* and conditioned by Sketch Plan No. 320210110, the proposed residential building provides a focal point at the terminus of Old Georgetown Road at Nebel Street. The placement of the proposed multi-family building at the Property's front and side lot line creates a strong urban edge along Nebel Street to define the space and support pedestrian activity. The Project proposes front stoops along the northernmost ground level for three (3) units along Nebel Street, providing direct unit access to and from the street. The stoops add visual interest to help break-down the building's elongated front façade and activate the adjacent street frontage.

The building is designed to create an inviting gateway between the interior and exterior through the creation of a main entrance plaza, proposed at the south end of the building, and through the provision of both a common terrace and individual unit balconies on the rear façade. Together, these elements present a welcoming front door along Nebel Street and overlook the forested area, stream, and 100-year floodplain, respectively (Figures 10-12).



Figure 10: Proposed Perspective View of the Building Entrance from Nebel Street



Figure 11: Proposed Perspective View from Old Georgetown Road looking onto Nebel Street

The proposed architecture also purposefully addresses the structured parking garage. The portion of the parking that will not be concealed below grade (as shown in Figure 12 below), will have metal mesh screening to obscure views of the garage from the street. This treatment further supports pedestrian activity as a priority while minimizing the presence of motor vehicles. The building will have a limited amount of green roof on the courtyard above the garage.

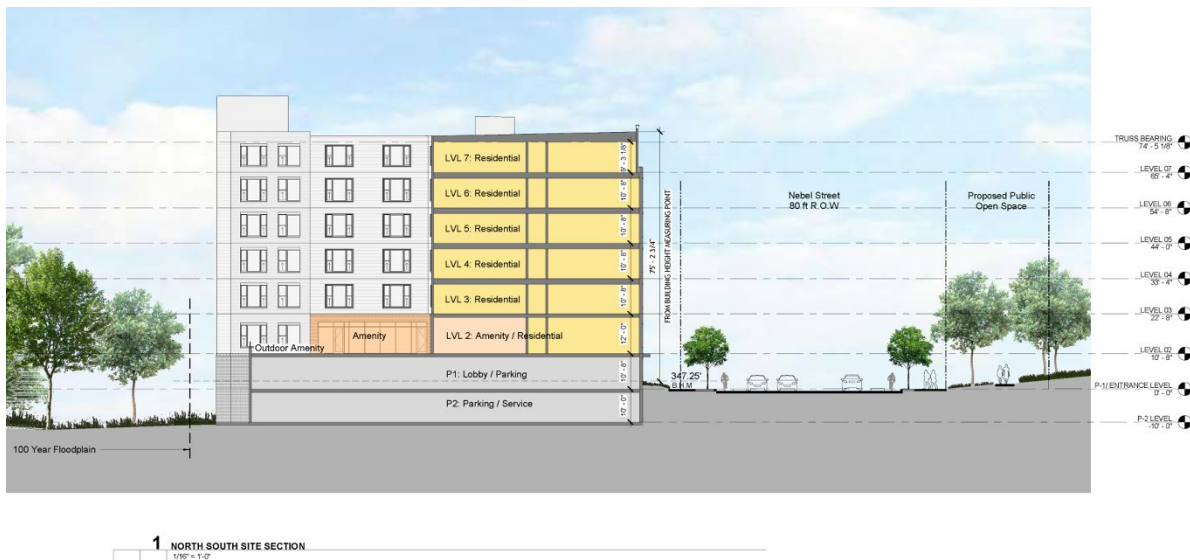


Figure 12: Proposed North South Site Section

AFFORDABLE HOUSING

The Project will provide a minimum of 25.1% MPDUs (41 units) in accordance with the MCDHCA letter dated June 1, 2022. Additionally, the Project will provide 80% of the available units to residents earning 30% to 80% of the Area Median Income, with a significant majority of those units for rent to those earning less than 60% of the Area Median Income.

STREETSCAPE

The new streetscape will elevate the existing streetscape conditions and the overall pedestrian experience via the installation of benches, decorative pavers, decorative screening panels for transformers, pedestrian-scale lighting, infill street trees, and a green buffer. The proposed streetscape improvements implement a small segment of the White Flint master-planned Recreation Loop, which is designated and to be signed as a continuous recreational pathway that connects the public use spaces to the civic green envisioned for the Metro West District and Wall Local Park located west of the intersection of Marinelli Road and Executive Boulevard. This Loop is intended to link new and existing neighborhoods within the plan area (Figure 13).

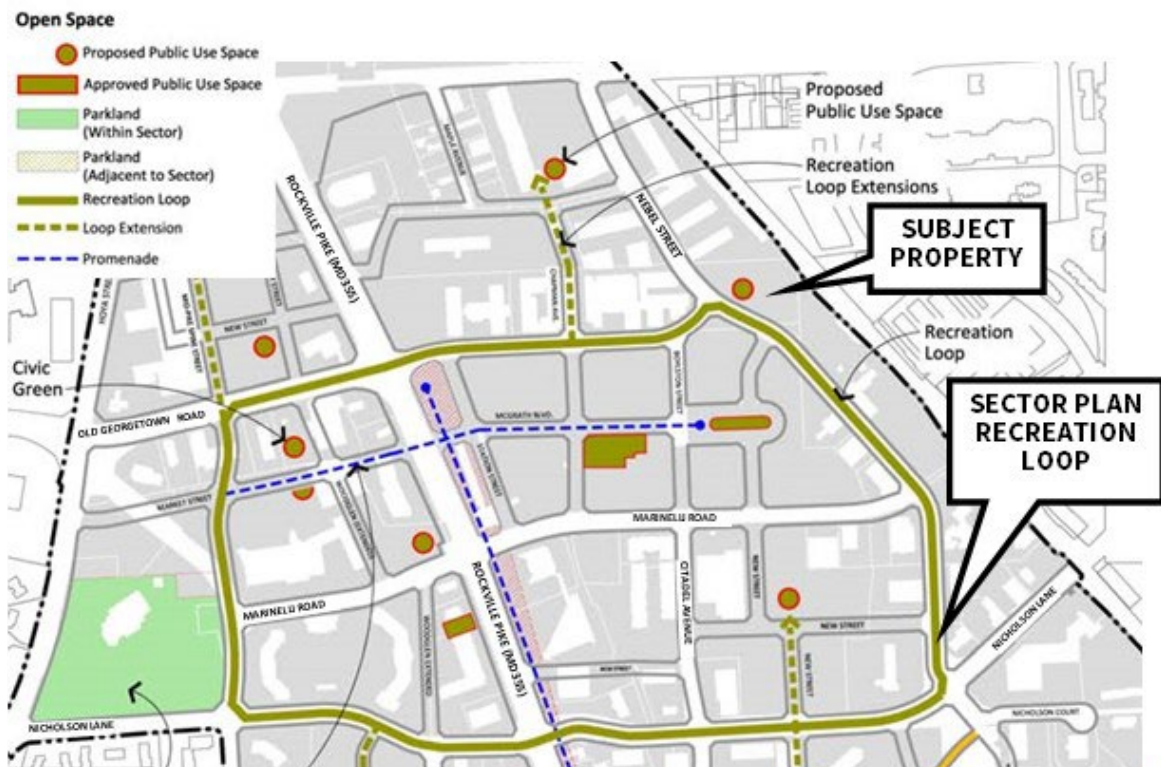


Figure 13: White Flint Sector Plan Recreation Loop

The streetscape implemented through the Subject Applications will include an enhanced, tree-lined streetscape with an eight-foot-wide-brick sidewalk separated from the street by a green buffer will be provided along the Property's frontage that connects the nature overlook and the main building

entrance plaza on the opposite end of the Site. The streetscape enhancements will complete the missing portion of the streetscape and will promote pedestrian connectivity, as envisioned by the Sector Plan. The Applicant's street tree plan consists of a large deciduous tree species - the American Hornbeam - with cobblestones in tree pits.

The Applicant anticipates relocating one existing utility pole to accommodate access for the northern driveway and keep a total of six (6) existing utility poles and associated overhead wires along the Site's Nebel Street frontage to remain. The Applicant is conditioned to accommodate a 2-foot minimum maintenance buffer, an 8-foot-wide sidewalk, and a 6-foot-tree panel buffer; however, undergrounding of the existing utilities along Nebel Street is not included in the streetscape's upgrades. Despite conformance with the national building code for fire safety, the Applicant's submittal only allows two stories of the six-story building to be reached from the ground and prohibits aerial access to several floors due to the location of the utility poles and wires. The Applicant's statement of justification primarily cites financial costs and proportionality as the prohibitable factors to underground the existing overhead utilities. Maintaining the status quo with the utilities in their current state does not achieve substantial conformance with the 2010 *White Flint Sector Plan*, the 2019 *Fire Department Access Performance Based Design Guide*, and the 2021 *Advancing the Pike District Streetscape Guidelines*, which collectively recommend that utility lines should be undergrounded in new developments where aerial operations are anticipated. Additional details are expounded upon in the Site Plan Findings and Analysis section of the Report.

OPEN SPACE

The Preliminary and Site Plan Applications exceed the 10% open space requirement set forth in the Zoning Ordinance by providing 12% (13,474 square feet) of the Site Area as public open space. As shown in Figure 14 below, the public open space will be disbursed across four areas: 1) an urban pocket park (6,762 square feet), 2) a nature overlook (1,934 square feet), 3) a main building entrance plaza (528 square feet), and 4) an enhanced streetscape (4,250-square feet) along all frontages. These spaces have high-visibility, direct access from Nebel Street, and are aimed to provide passive recreation and opportunities for social gatherings and connections with nature within an urban setting.

The urban pocket park is located on the west side of Nebel Street, at the intersection with Old Georgetown Road (Southern Parcel). This space will have a low deck nestled within a small grove of trees with seating and a bike repair station.

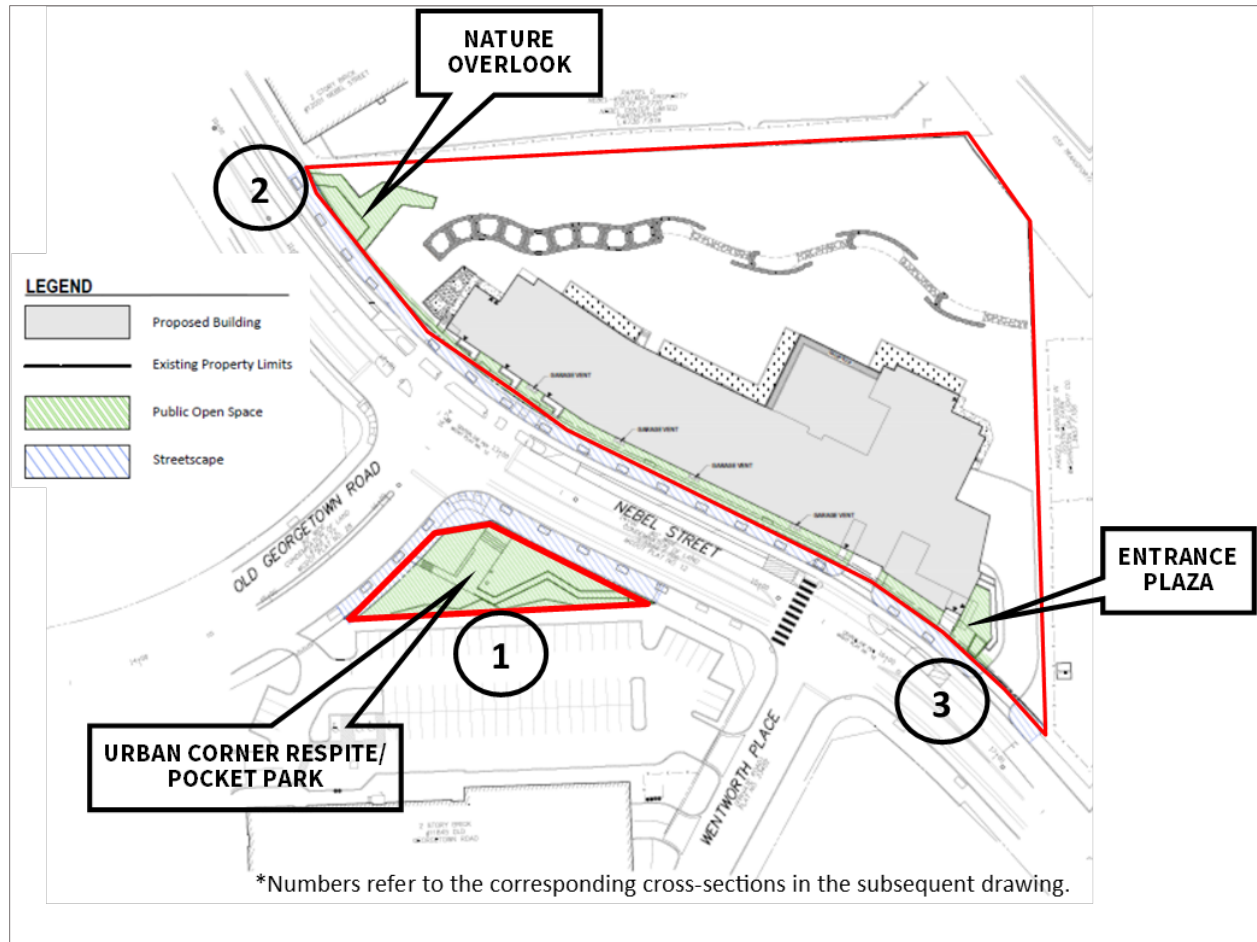


Figure 14: Proposed Open Space

The proposed nature overlook (Figures 14 & 15), designed for sitting and contemplation, is proposed along Nebel Street, in the western portion of the Northern Parcel. The deck will cantilever over the hillside and into the retained tree canopy of the rear of the building and will include interpretive signage. The Applicant will install similar materials to the decking applied for both the nature overlook and the urban pocket park in order to provide a unified design.

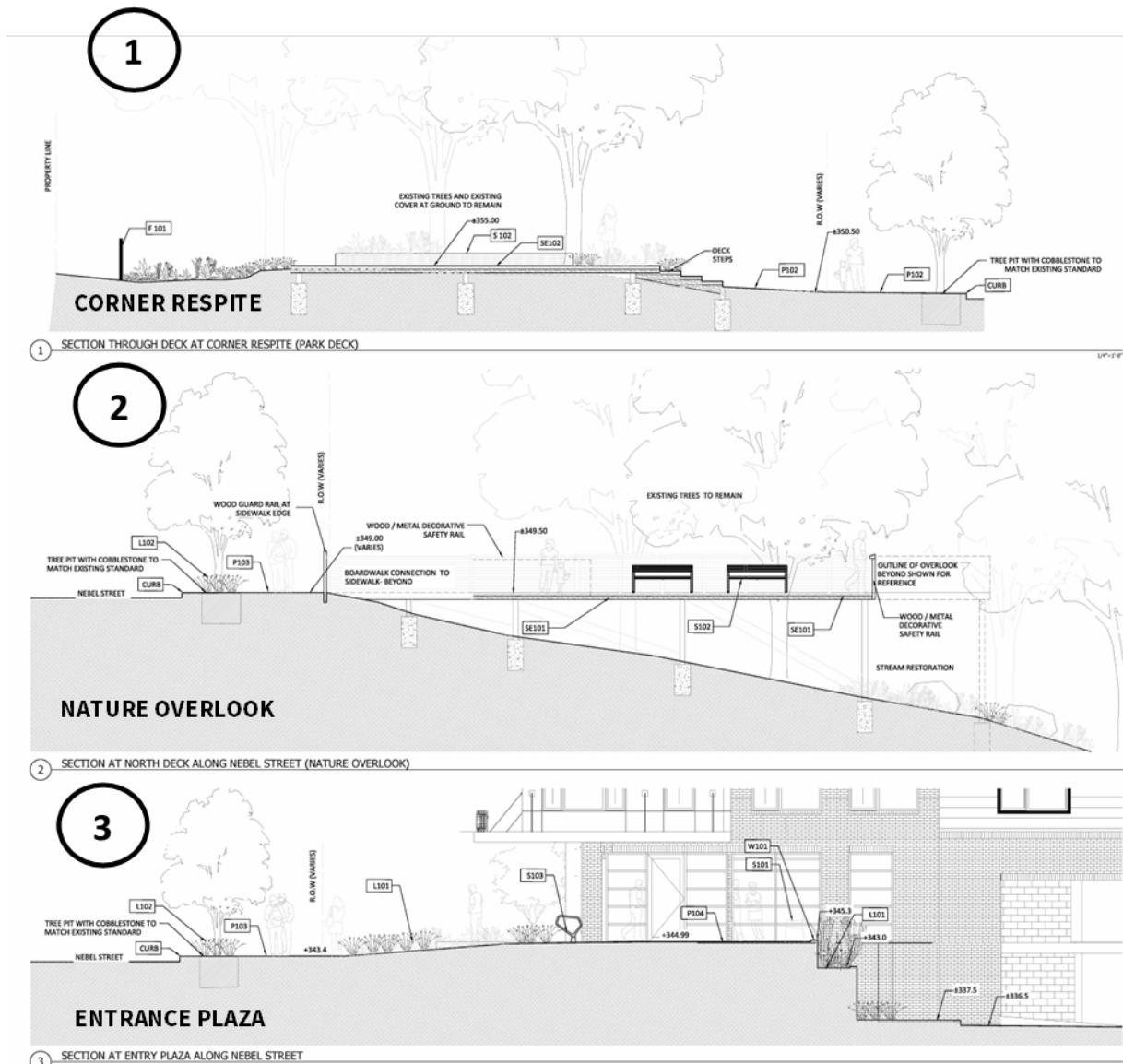


Figure 15: Section Details for the Proposed Open Spaces

Adjacent to the southernmost garage access driveway, the entrance plaza is the primary point of access to the building and will provide exterior seating opportunities and a more urban feel compared to the nature overlook. The plaza will have concrete pavers, wood benches, a bicycle rack, and plantings.

TRANSPORTATION

Vehicular Access and Circulation

Vehicular access onto the Subject Property is proposed directly from Nebel Street via two (2) new driveways that will meet the minimum length required for frontage and design standards. Loading and service needs will be accommodated via the southern driveway and associated loading dock. The loading area is internal to the building and will be concealed by a door when not in use.

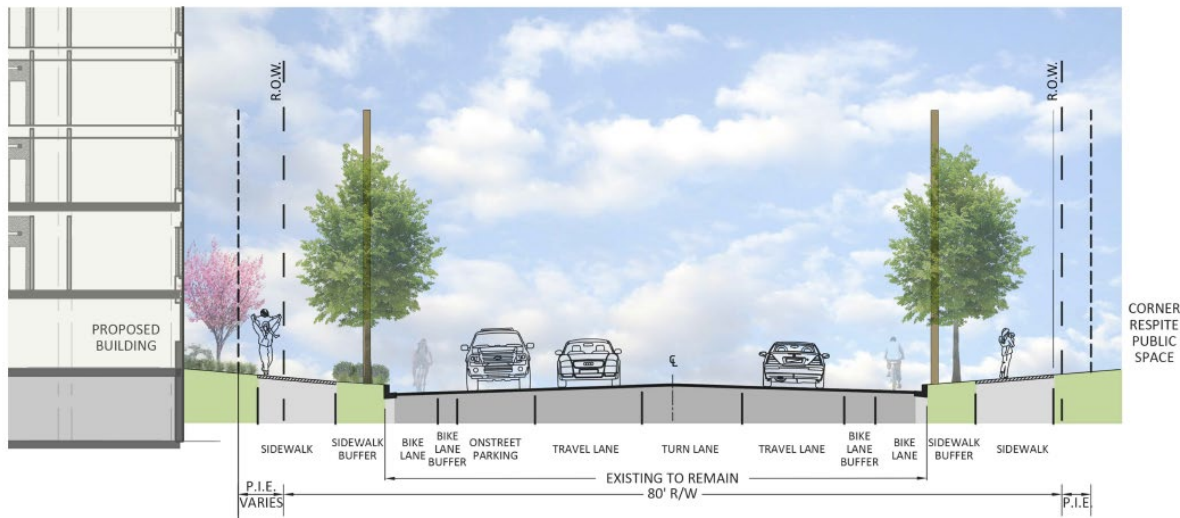


Figure 16: Proposed Nebel Street Cross Section Rendering

The Applicant is proposing a public storm drain easement within the southernmost driveway; however, permanent private occupation of County right-of-way or easements is prohibited. The accommodation of the storm drain is being proposed within the driveway based on Site constraints. In coordination with DPS and as conditioned by the MCDOT approval letter dated June 14, 2022, the Applicant is required to execute a drainage covenant to be approved by the County, to include the private maintenance of the storm drain system. The details of that covenant would include maintenance requirements and responsibilities. At the time of certification, the revised plan must reflect the anticipated private maintenance of the storm drain system.

Vehicle and Bicycle Parking

The Project proposes 143 vehicle parking spaces within the Site's two-level structured parking garage. The combined total of vehicle spaces does not include existing on-street parking spaces along Nebel Street. Two on-street spaces along Nebel Street are proposed to be dedicated towards the Applicant's carshare designation requirement. As conditioned, the Applicant must revise the location of the required car-share designated parking spaces from the public right-of-way to be within the parking garage.

The Project will provide 83 bicycle parking spaces, of which 79 spaces will be located in a secure long-term bicycle parking area on the second floor of the garage and four (4) spaces will be provided as short-term spaces along the building's Nebel Street facade.

Non-Motorized Facilities

The Project will enhance the Property's frontage by dedicating an additional five-feet of right-of-way and by making a fee in-lieu contribution for the future two-way separated bike lane along the Property's Old Georgetown Road frontage. The Project will provide an 8-foot-wide sidewalk and a 2-foot minimum maintenance buffer that will be separated from vehicular traffic by a 6-foot tree panel. The sidewalk proposed for reconstruction along Nebel Street will provide activation and access to the public open spaces and other community amenities beyond the boundaries of the Subject Property.

In order to improve safety and reduce conflicts between multimodal travel, the Applicant proposes to improve the delineation of the existing buffered bicycle lanes with new permanent precast concrete raised barriers, which will replace plastic bollards that are currently missing or have been vandalized. In addition, if determined necessary during the signing and marking stage, the Project will include additional signage and pavement markings to alert bicyclists of the upcoming driveways. All pedestrian and bicycle facilities will be designed in accordance with MCDOT standards and the *2021 Advancing the Pike District Streetscape Guidelines* and the *2018 Bicycle Master Plan*, as applicable.

Transit Service

The Site is within 1/3 mile of the White Flint Metro Station and is served by Metrorail's Red Line. Ride On Routes 5, 26, 38, 42, 46, and 81 as well as Metrobus Route C8 service the Property from the White Flint Metro Station bus loop:

- Ride On route 5 provides service between the Silver Spring Central Business District, Rockville, the Pike District, Wheaton, Potomac, and the Twinbrook, White Flint, Grosvenor-Strathmore, and Silver Spring Metrorail stations.
- Ride On route 26 provides service between the Montgomery Mall Transit Center, Rockville, the Pike District, Aspen Hill, Glenmont, and the Twinbrook, White Flint, and Glenmont Metrorail stations.
- Ride On route 38 provides service to the Pike District, Wheaton, Connecticut Estates, and the White Flint and Wheaton Metrorail stations.
- Ride On route 42 provides service between the Westfield Montgomery Mall Transit Center, the Pike District, the Washington Science Center and the White Flint Metrorail Station.
- Ride On route 46 provides service from Montgomery College to Medical Center, with a stop at Grosvenor-Strathmore. On weekdays, route 46 operates service from 4:59 a.m. to 1:41 a.m. On Saturday, route 46 operates service from 5:15 a.m. to 1:08 a.m. On Sunday, Route 46 operates services from 5:11 a.m. to 12:42 a.m.
- Ride On route 81 provides service between Rockville, the Pike District, Tower Oaks Boulevard, and the Rockville and White Flint Metrorail stations.
- Metrobus route C8 provides service to Aspen Hill, Veirs Mill Road, Colesville, White Oak, and the Glenmont and White Flint Metrorail stations.

The 2013 *Countywide Transit Corridors Functional Master Plan* identifies the White Flint Metrorail Station, located within 1/3 of a mile from the Subject Property, as a future station location for the MD 355 South Corridor Bus Rapid Transit line.

Transportation Demand Management

As a project within the North Bethesda Transportation Management District (TMD) that is greater than 40,000 square feet of gross floor area, the Applicant is required to develop a Level 3 Results Transportation Demand Management (TDM) Plan with the Planning Board and MCDOT to participate in the North Bethesda TMD. The Level 3 TDM Results Plan will be submitted and approved by MCDOT prior to issuance of any building permit by DPS.

ENVIRONMENT

The Subject Property is an extremely challenging infill site and is one of the last undeveloped parcels in the 2010 *White Flint Sector Plan* area. The North Parcel has 2.38 acres of forest on it and two stormdrain outfalls. The West Stormdrain outfall includes a stream, with a constant flow and defined channel, and associated wetlands. The East Stormdrain outfall has flowing water into an existing channel, creating a six-foot-deep head cut in the channel. It is not clear what the source of this water is, as the channel had been documented as dry for more than seven years, therefore the channel does not have a stream valley buffer. The stream and East Stormdrain channel intersect at the northeast corner of the Property and enter a stormdrain pipe that continues under the CSX tracks and eventually outfalls into a tributary of Rock Creek. The North Parcel also has an extensive engineered floodplain, caused by issues with the downstream stormdrain pipe maintenance issues. A stream valley buffer covers 1.89 acres of the site, due to the stream and floodplain.



Figure 17: Existing Environmental Features

Environmental Guidelines

Staff approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) No. 420214300 on August 11, 2020. The 2.66-acre site contains 2.38 acres of forest and 1.898 acres of stream valley buffer, which includes 1.06 acres of floodplains and 0.004 acres of wetlands. The proposed development includes significant encroachments into the stream valley buffer. The Applicant has submitted an environmental enhancement plan (Figure 18) that includes the removal of existing refuse and management of non-native invasive plants to improve the health and function of the forest and restoration of the stream and adjacent wetlands to mitigate for the buffer encroachment.



As previously noted, the stream that bisects the Site is unstable and exhibits active streambank erosion, head cuts, undercut and fallen trees, and is contributing significant sediment and nutrient pollution downstream and into the Rock Creek watershed. Without swift intervention, the existing erosion will cause the loss of streambank trees. Along the steeper areas, the restoration will involve grading of flood-prone benches and installation of timber and boulder step-pools that will dissipate energy and stabilize the streambed during larger storm events. The slopes and riparian buffer will be stabilized with large boulder outcrops and native trees, shrubs, and groundcover. Along the lower gradient, the restoration will involve grading of a floodplain and installation of constructed riffles, boulder runs and pools. The streambanks will be stabilized with large boulders along the outside of meander bends and riparian buffer will be planted with native trees, shrubs, and groundcover throughout. These improvements are expected to eliminate what is recognized as an imminent public safety hazard.

Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) was submitted with the Preliminary and Site Plans. The FFCP shows 1.52 acres of forest clearing to construct the proposed development. While there is disturbance shown in the forest for the stream restoration, it will be minimized and replanted. The Applicant is retaining 0.86 acres of forest and planting 0.02 acres of forest. A Category I Conservation Easement will be recorded over 0.89 acres of forest and stream valley buffer. The remaining 0.07 acres of forest conservation requirements will be met through off-site forest banking or payment of fee-in-lieu if banks are not available.

Noise Guidelines

The Applicant submitted a Noise Analysis with the Site Plan submission, as required by the Sketch Plan approval. The Project proposes residential units to be built adjacent to the CSX railroad tracks. A noise analysis was submitted in conjunction with the Preliminary and Site Plans, showing noise levels of approximately 73 dB at the rear courtyard of the proposed development. This is the only exterior public space impacted by noise. The noise analysis looked at noise mitigation measures to reduce the exterior noise levels to 65 dB. A noise wall is not practical because the courtyard is elevated, and the wall would have to be built in the floodplain to accomplish this. However, there are a number of noise barriers that can be integrated into the courtyard design including a seven-foot tall barrier. All noise mitigation methods must be shown on the Certified Site Plan. Indoor spaces must be reduced to 45 dBA but architectural materials will be used to achieve this requirement. Certification of design and construction is required during the permitting process.

Stormwater Management

The Subject Property must comply with Chapter 19 of the Montgomery County Code for Erosion, Sediment Control, and Stormwater Management. The Preliminary and Site Plan Applications include environmental site design (“ESD”) techniques that will filter and retain stormwater on-site primarily through several micro-bioretention areas, a limited green roof on the courtyard above the garage, and extensive stream restoration. Plantings approved by DPS will also be used in ESD’s to the greatest extent practicable. The Stormwater Management Concept Plan No. 287914 has been reviewed and approved with conditions on June 29, 2022, by the Montgomery County Department of Permitting Services (MCDPS).

SECTION 4: PRELIMINARY PLAN 120220090 FINDINGS AND ANALYSIS

- 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.***

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

The Preliminary Plan would create one (1) buildable lot for residential uses and one (1) open space parcel. The Preliminary Plan meets the dimensional requirements for the CR zone as specified in the Zoning Ordinance and as shown in Table 1 below, in relation to maximum density, height, and minimum open space. Additionally, the Application must provide the minimum required amount of parking spaces for residents and visitors. The final number, configuration, and location of parking spaces will be approved with the concurrent Site Plan based on the number of multi-family residential dwelling units.

Table 1: Development Standards in the CR Zone, Optional Method

| Development Standard | Permitted/ Required | Approved by Sketch Plan | Proposed |
|---|--|---|---|
| Tract Area | n/a | | 115,839 sf. (2.659 ac.) |
| North Parcel | | | 108,533 sf. |
| <i>Dedications</i> | | | 0 sf. |
| South Parcel | | | 7,306 sf. |
| <i>Dedications</i> | | | 544 sf. |
| Site Area | | | 115,295 sf. (2.647 ac.) |
| Total Maximum Density | up to 354,823 sf. | | 172,720 sf. |
| North Parcel (building) | | | |
| <i>Commercial Density</i> | up to 162,799 sf. | | 0 sf. |
| <i>Residential Density</i> | up to 271,332 sf. | 188,500 sq. ft. | 172,720 sf. ² (153 units) |
| <i>Total Density</i> | up to 325,599 sf. (3.0 FAR) | | 172,720 sf. (1.49 FAR) |
| South Parcel (open space) | | | |
| <i>Commercial Density</i> | up to 14,612 sf. | | 0 sf. |
| <i>Residential Density</i> | up to 25,571 sf. | | 0 sf. |
| <i>Total Density</i> | up to 29,224 sf. (4.0 FAR) | | 0 sf. |
| Moderately Priced Dwelling Units | 15% | | 25.1% (41 units) |
| Principal Building Height (max.) | 200 ft. (North Parcel) 250 ft. (South Parcel) | 80 ft. (North Parcel) n/a (South Parcel) | 80 ft. (North Parcel) n/a (South Parcel) |
| Public Open Space (min)³ (Net Site Area) | 10% (11,584 sf.) | 10% (11,584 sf.) | 12% (13,474 sf.) |

2. The Preliminary Plan substantially conforms to the Master Plan.

The Preliminary Plan substantially conforms to the recommendations within the 2010 *White Flint Sector Plan* (“Sector Plan”), as outlined below for various areas of emphasis.

a) Land Use

The *White Flint Plan Sector Plan* (“Sector Plan”) lays out recommendations that are both general for the plan area and specific for the Subject Property. Generally, the Sector Plan provides a blueprint for the future that will transform the White Flint area into a vibrant place served by transit and enhanced by activating uses, open spaces, and amenities. The

² Up to 0.5 FAR is permitted under the standard method or a total of 57,920 square feet for the Property. Therefore, the Proposal includes 114,800 square feet of optional method incentive density, to achieve a total of up to 172,720 square feet of development.

³ Final approved by Site Plan.

Subject Property is within the Nebel Street District. Specifically, the land use recommendations of the Sector Plan states that the I-4 zoned Montouri property [Subject Property] north of the Washington Gas Company should be rezoned CR 3: C 1.5, R 2.5, and H 200 to encourage as much residential development as possible (page 41). The Property was rezoned in 2010 (Sectional Map Amendment No. G-889) from I-4 to Commercial Residential (CR) to permit residential FAR.

The Sector Plan recommends adding more residential capacity near existing transit facilities to balance land uses in the MD 355/I-270 Corridor (page 6). By utilizing the optional method for incentive density, the Proposal can deliver additional residential density to support a thriving community with a mix of uses along the Nebel Street corridor.

Further, the Subject Property is located within the CR Zoning District which allows for a variety of densities and heights, encourages different housing types, transportation infrastructure, and major public amenities, all of which the Project provides. Aiming towards the intent of the Sector Plan, the Project demonstrates high-density housing and a moderate building height to facilitate compatibility with surrounding uses.

Therefore, the Preliminary Plan substantially conforms to the vision of the 2010 Sector Plan and contemplates major elements of the plan vision, while also complying with the requirements of the zoning district.

Density & Height

As previously noted, the Sector Plan recommended a re-zoning of the Subject Property from the I-4 zone to the CR zone to effectuate the vision of additional residential uses within the Nebel Street District. The Project satisfies the increased density via the optional method with 1.49 FAR.

Additionally, the Plan calls for the highest density and tallest buildings at the Metro station. Therefore, based on its location, the Subject Property does not need to achieve the maximum permitted height.

The Sector Plan also addresses building height by stating that within each district, signature buildings near the maximum height are allowed and desirable to create gateways or focal points (pg. 19). The Plan also address the building height specifically for the Subject Properties, as noted: “Signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street or at the intersection of Randolph Road and Nebel Street, in conjunction with development in the Maple Avenue District” (page 40). The maximum building height proposed is 80 feet, which adheres to

the height limit of 200 feet per the mapped zone. While the Proposal will not achieve the upper limits of building height permitted, the proposed height is adequate to support the recommended signature gateway and is compatible with existing multi-family mid-rise and high-rise residential developments at the northwest intersection of Old Georgetown Road and Nebel Street and on the west side of Nebel Street, including the White Flint Station Condominium, Wentworth House Apartments, and Aurora at North Bethesda Center.

Affordable Housing

White Flint was envisioned as the place to accommodate a substantial portion of the region's projected growth, especially housing (page 6). Under the staging plan, the Sector Plan recommends that the Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals (page 69). The Plan places emphasis on residential development to provide more affordable housing and expand opportunities for economic diversity located near transit and services. To accommodate a variety of households, all new residential development should include different unit types and sizes, including options for the number of bedrooms per unit, and provide choices for all budgets. More specifically, the Plan recommends more than 9,000 new dwelling units to be delivered throughout the 30-year planning horizon to improve and stabilize the housing-to-jobs ratio in the area (page 7).

The Project proposes new affordable housing within walking distance of the White Flint Metrorail Station. The Proposal includes a mix of bedrooms that can accommodate various household needs within the market, including efficiencies and two- and three-bedroom units. Furthermore, the Project proposes to provide 80% of the units to residents earning 30% to 80% of the Area Median Income, plus a majority of the units will be for rent to those earning less than 60% of the Area Median Income. A minimum of 25.1% of the units will be designated as MPDUs. The accommodation of affordable units that far exceeds the minimum code requirements within a transit-centered urban center supports economic diversity and addresses the Sector Plan's goal of promoting social equity (page 23).

Urban Form

With the extension of Metrorail service, White Flint was envisioned as an urban, mixed-use community located at the center of North Bethesda. At the time when the Sector Plan was developed, the evaluation of existing conditions and intentional efforts to transform a suburban, car-oriented series of strip shopping centers into an urban, transit-oriented, mixed-use area was noted as occurring slowly and in scattered pockets (page 6).

Development projects occurring around 2010 were starting to create urban block patterns with buildings oriented toward the streets, but more change was recommended.

The Proposal focuses on a strong urban form by pulling the building up to the lot line, orienting the various entrances towards the street, improving the pedestrian experience by a continuity streetscape, and creating viable connections to open spaces on the Subject Property and to other nearby destinations and community amenities. The proposed concealed structured parking makes automobile traffic subordinate to the pedestrian and bicyclist experience along Nebel Street. Also, the proposed respite urban park creates a new pocket of civic space.

Considering the Site's surrounding area, the Proposal contributes to a mix of building types that combine to form a single cohesive urban environment. While heights vary between confronting residential and mixed-used buildings, there is height compatibility between the existing and proposed buildings as each is within the maximum height limit for the zoning district and establishes continuity in the urban realm.

The core of White Flint is located between Marinelli Road and Old Georgetown Road and within a ¼-mile of the Metro station, whereas the Subject Property lies outside of the core. To support the urban form, the White Flint Design Guidelines dictates that new development will decline in height and density from the core and Rockville Pike, providing compatible transitions as it approaches the surrounding neighborhoods (page 15).

Community Facilities & Open Space

The *White Flint Sector Plan* did not recognize the Subject Property as a location for a master-planned community facility or cultural resource such as a library or recreation center. However, the Subject Property is in close proximity to proposed community resources and cultural resources identified in the Sector Plan. A prominent recommendation in the Sector Plan is a new Civic Green that is located outside of the Nebel Street District and to the west of Rockville Pike (Figure 19 below). The proposed streetscape improvements will deliver safe and adequate infrastructure for pedestrians and bicyclists as they travel west towards the Civic Green. The proposed streetscape improvements would also support convenient access to the Sector Plan's Promenade that is envisioned to traverse Marinelli Road as a connector to unify the western and eastern halves of the plan area.

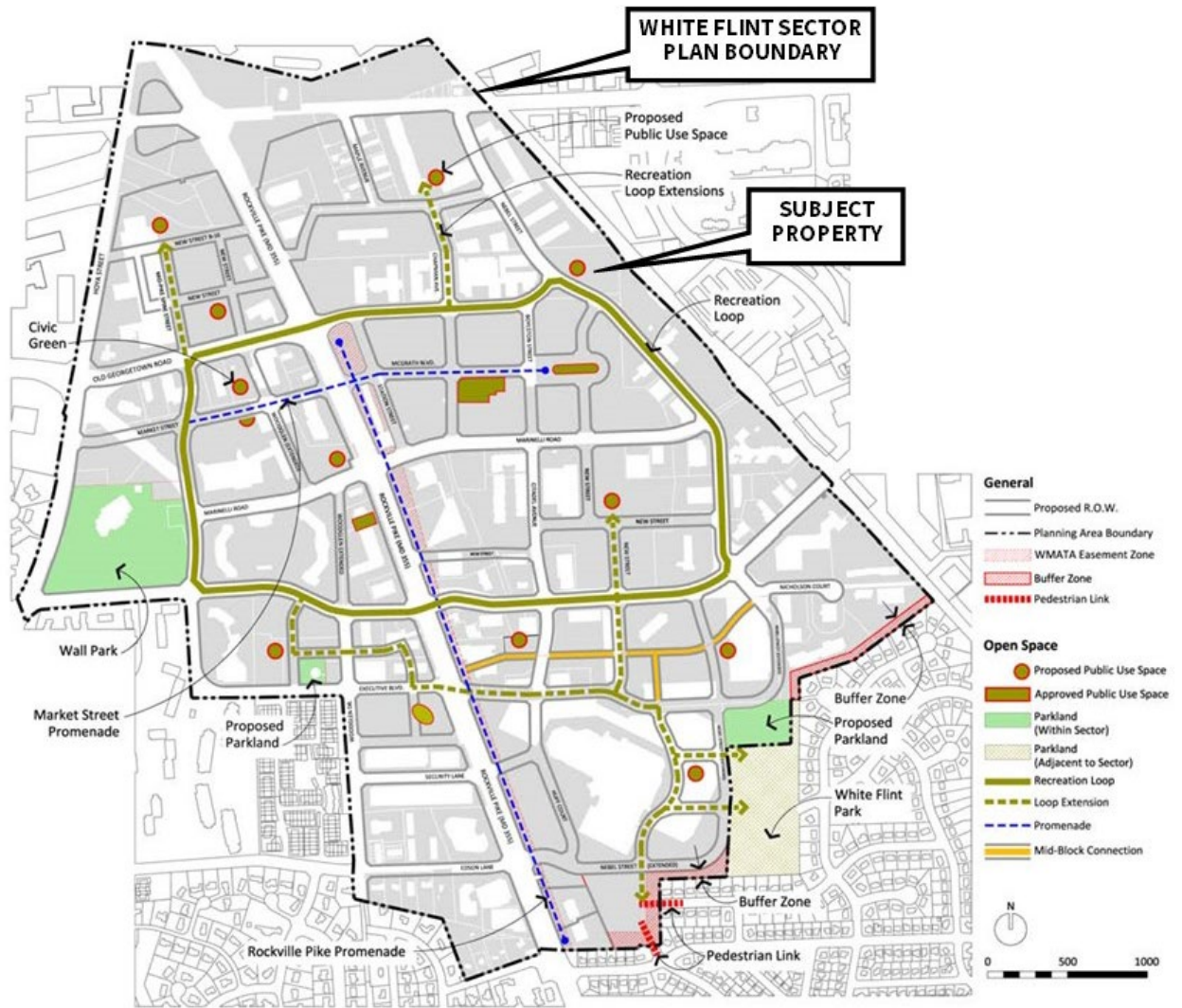


Figure 19: White Flint Sector Plan Area Public Use Space

Also shown in Figure 19, the Sector Plan proposes a recreation loop that connects all the public use spaces within the plan area and is envisioned as “a continuous signed recreational pathway” that “is intended to link new and existing neighborhoods” (page 18). The Subject Property directly fronts on the recreational loop and the Project will enhance and activate this recreational loop through the proposed public open spaces along Nebel Street and through the building’s architecture and design.

The Sector Plan identifies a hierarchy of public use spaces, which on one end of the spectrum includes parks with a regional draw and on the opposite end of the spectrum includes private recreation space. Regarding the latter, the Plan directs residential developments to include common indoor spaces as well as common outdoor recreational facilities. These private spaces can be decks, balconies, rooftops, terraces, or other

facilities. The Proposal complies with the Sector Plan by proposing two different types of decks that function as private amenities. For individual private use, the proposed façade incorporates balconies primarily on the rear or forested side of the building. For collective private use, the new building will have a raised outdoor deck overlooking the natural features at the rear of the Property, which serves as an outdoor amenity for all the residents and is envisioned to be “built-into the trees”.

Further, as shown on Figure 19, the Sector Plan identified the Subject Property as a location for public use space. The urban corner respite proposed on the South Parcel at the intersection of Nebel Street and Old Georgetown Road satisfies this recommendation and contributes to a network of existing pockets of urban green space that exist in the area.

Overall, the Project’s open space elements contribute to the vibrancy of the area and could possibly serve as a catalyst for additional development in the area, which is consistent with the Plan’s vision to transform the existing industrial character of this sub-area of the plan.

b) Environment

The 2010 Sector Plan and the accompanying 2010 Design Guidelines affirms that new development must incorporate environmentally sensitive design to conserve and generate energy and make maximum use of resources and minimize disruption of the natural environment.

The Sector Plan area spans a cluster of five headwater subwatersheds in the Lower Rock Creek basin and the Cabin John watershed. The Sector Plan documents that most of the development in the Plan area occurred at a time before stormwater management regulations were in place, so all streams in the subwatersheds are degraded. Most of the subwatersheds are in fair condition and a portion of the southern Sector Plan area is in poor condition. As development occurred, the smaller headwater streams were placed in pipes underground and covered. Very little of the current development is served by stormwater management. The Plan’s recommendations are aimed at maintaining the same amount of pervious land cover, increasing tree canopy, and incorporating stormwater management into all new and redeveloped properties.

One of the benefits of transforming the White Flint area from a suburban setting into a compact urban form is the opportunity to incorporate environmental improvements that support broad sustainability goals. Currently, the Site is constrained by its size and environmental conditions. There are significant grades on-site, an existing stream and associated stream valley buffer, 100-year floodplain, wetlands, and existing forest that

significantly constrain the developable area of the Property. There is also a collapsed storm drain which has led to an increased floodplain boundary. However, there are no public capital projects slated to improve the storm drain on this Site. Further, the proposed development includes significant encroachments into the stream valley buffer.

Over the past two decades, this Site has had various development interests, but none have proceeded successfully due to the many development constraints. Therefore, private investment through a development project is the only viable, near-term option to improve the Site's environmental conditions. This Project is seeking to meet a market-demand for affordable housing while also meeting the intent of the Sector Plan by improving the environmental conditions.

c) *Transportation*

Roads

The segment of Nebel Street along the Property frontage is classified as B-5, a Business District Street with a minimum right-of-way width of 80' (40' from center line), within the *Master Plan of Highways and Transitways*. The existing right-of-way on Nebel Street is 80-feet. Thus, additional dedication is not required. As illustrated in the proposed road cross-section, the Applicant intends to maintain the existing curb to curb street zone as it presently stands, in anticipation of MCDOT's reconstruction of Nebel Street for the separated bicycle lanes. The capital project will construct the planned configuration identified in the *Master Plan of Highways and Transitways*. While only a portion of the sidewalk will be within the public right-of-way, additional space for an eight-foot-wide clear pedestrian zone will be built consistently along the entire Nebel Street frontage.

Likewise, the associated Sector Plan and Master Plans also designate Old Georgetown Road, along the Property's frontage, a Business District Street (B-2) with a minimum right-of-way width of 90' (45' from center line). As aforementioned, the Applicant will dedicate five feet along the Property frontage to conform to the *Master Plan of Highways and Transitways*.

Lastly, the *White Flint Sector Plan* recommends "a transit-focused, multi-modal mobility system that supports the proposed urban center and local neighborhoods" (page 50). The Proposal provides infrastructure that facilitates safe and adequate access to existing bus and rail services.

Transit

The immediate area is well served by transit that includes the Red Line White Flint Metrorail Station (located within walking distance of the Site), Metrobus, Ride On, and

future MD 355 Bus Rapid Transit (BRT) station. The 2013 *Countywide Transit Corridors Functional Master Plan* identifies the White Flint Metrorail Station as a future station location for the MD 355 South Corridor. As noted in the report section above, the Site Plan proposes enhancements to existing sidewalks, bicycle facilities, and pedestrian lighting along both Old Georgetown Road and Nebel Street that will support increased access to nearby existing and future transit service.

Non-motorized

Per the Sector Plan vision, the Plan Area should 1) provide links to existing and proposed public transit facilities as well as to the outlying bicycle and trails network and 2) should be identified as a Bicycle/Pedestrian Priority Area to support funding allocations on state roads (Page 56). The Applications conform to this vision.

People riding bicycles will access the Property via separated bicycle lanes that are in design along Nebel Street, identified within the 2018 *Bicycle Master Plan*. Bicycle access and safety will be further enhanced with the implementation of the master-planned separated bicycle lanes by MCDOT along both sides of the Applicant's frontage with Nebel Street. As part of a recent restriping of Nebel Street, the width of travel lanes was reduced as a means to accommodate separated bicycle lanes featuring flexible delineators and on-street parking as interim facilities between the bicycle lanes and travel lanes. However, reconstruction of the roadway as part of a recent utility project necessitated in the removal of the temporary bikeway infrastructure. Reinstallation of the separated bicycle lanes, travel lanes, and on-street parking is forthcoming as part of an MCDOT capital project following completion of the neighboring Marinelli Road bikeway capital project (P507596).

Furthermore, per the *Bicycle Master Plan*, two-way separated bicycle lanes are planned along the south side of Old Georgetown Road. As such, the Applicant will provide a five-foot right-of-way dedication as well as an in-lieu contribution for the future two-way separated bike lane along the Property's frontage with Old Georgetown Road.

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

a) Roads and other Transportation Facilities

i. Master-Planned Roadways

As summarized in the preceding section, the Applications will adequately address master-planned improvements for Nebel Street and Old Georgetown Road.

ii. **Pedestrian and Bicycle Facilities**

As summarized in the preceding section, the Applications will safely and adequately accommodate pedestrian and bicycle facilities.

b) Local Area Transportation Review (LATR)

Pursuant to County Council Resolution No. 16-1324 adopted on April 27, 2010, the Site is exempt from Local Area Transportation Review (LATR) analysis. As a result of the Applicant opting to agree to participate in the White Flint Special Taxing District by reducing its trip generation and financially contributing for transportation infrastructure improvements, the Project will not be required to submit a Transportation Impact Study with the Site Plan to satisfy the LATR. Therefore, under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required.

c) Other Public Facilities and Services

The Subject Property is located within the W-1 and S-1 water and sewer categories. Therefore, there are adequate water and sewerage facilities to serve the Project. Additionally, the Project will be serviced by adequate police, fire, and health services.

i. Schools

The proposed Preliminary Plan is subject to the FY2023 Annual School Test that is effective July 1, 2022. The Project is served by Luxmanor Elementary, Tilden Middle School and Walter Johnson High School. Based on the FY23 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 2: Applicable FY2023 School Adequacy

| School | Projected School Totals, 2026 | | | | Adequacy Status | Adequacy Ceilings | | |
|--------------------------------|-------------------------------|------------|---------------|------------------|-----------------|-------------------|--------|--------|
| | Program Capacity | Enrollment | % Utilization | Surplus/ Deficit | | Tier 1 | Tier 2 | Tier 3 |
| Luxmanor ES | 764 | 695 | 91.0% | +69 | No UPP | 154 | 222 | 337 |
| Tilden MS | 1,216 | 973 | 80.0% | +243 | No UPP | 369 | 487 | 669 |
| Walter Johnson HS ⁴ | 2,321 | 2,121 | 91.4% | +200 | No UPP | 380 | 665 | 1,013 |

⁴ Projected enrollment reflects the estimated impact of CIP P651908, which will reassign students between the Downcounty Consortium, Walter Johnson High School and Woodward High School in 2026.

The school adequacy test determines the extent to which an Applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the FY23 Annual School Test, Luxmanor Elementary School, Tilden Middle School and Walter Johnson High School do not require any UPP as identified in Table 2. If the project is estimated to generate more students than the identified ceilings, then additional UPPs or partial payments at multiple tiers may still be required.

Calculation of Student Enrollment Impacts

To calculate the number of students generated by the proposed plan, the number of dwelling units is multiplied by the applicable School Impact Area student generation rate for each school level. With a net of 163 multi-family high-rise units that are not age-restricted, the proposed Project is estimated to generate the following number of students based on the Subject Property's location within an Infill Impact Area:

Table 3: Estimated Student Enrollment Impacts

| Type of Unit | Net Number of Units | ES Generation Rates | ES Students Generated | MS Generation Rates | MS Students Generated | HS Generation Rates | HS Students Generated |
|---------------|---------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|-----------------------|
| SF Detached | 0 | 0.195 | 0.000 | 0.096 | 0.000 | 0.139 | 0.000 |
| SF Attached | 0 | 0.166 | 0.000 | 0.091 | 0.000 | 0.116 | 0.000 |
| MF Low-rise | 0 | 0.059 | 0.000 | 0.023 | 0.000 | 0.032 | 0.000 |
| MF High-rise | 163 | 0.034 | 5.542 | 0.015 | 2.445 | 0.016 | 2.608 |
| TOTALS | 163 | | 5 | | 2 | | 2 |

As shown in Table 3, on average, this Project is estimated to generate 5 elementary school students, 2 middle school students and 2 high school students. The estimated number of students generated do not exceed the adequacy ceilings identified for each school. Therefore, no additional UPPs are required, and neither are partial payments across multiple UPP tiers.

ii. Utilities

Under the Proposal, there are a total of six (6) existing utility poles and associated overhead wires along the Site's Nebel Street frontage that will remain. During the time of Sketch Plan, Staff recommended that the Applicant include the undergrounding of existing utilities adjacent to the building to the Project, due to specific recommendations of the 2010 White Flint Sector Plan, the 2019 Fire Department Access Performance Based Design Guide, and the 2021 Advancing the Pike District Streetscape Guidelines. Together, these documents supplement the high-level, broad-brush national fire code requirements to respond more effectively and efficiently to local conditions and densifying urban environments.

The 2010 White Flint Sector Plan recommends the undergrounding of utilities and providing streetscape on all existing public streets, including, but not limited to Old Georgetown Road and Nebel Street.

The 2019 Fire Department Access Performance Based Design Guide acknowledges that "in urban areas overhead utility lines can limit and obstruct fire department access, especially to multi-family residential and commercial buildings with windowsills greater than 27 feet from grade. Overhead utility lines are especially vulnerable during high wind events such as severe thunderstorms, resulting in disrupted service and potentially hazardous situations for residents and emergency responders. For new development, utility lines should be undergrounded where aerial operations are anticipated, namely buildings with any windowsill greater than 27 feet from grade" (page 37).

Additionally, the 2021 Advancing the Pike District Streetscape Guidelines states that all new optional method development projects are generally expected to relocate underground all existing utilities within and along their property frontages. It further states that the feasibility of undergrounding existing above-ground utilities should be evaluated in coordination with the utility provider and on a case-by-case basis.

Nebel Street is not included in the list of approved projects to be completed from the White Flint Special Taxing District funds, of which a portion of the Project would apply. Additionally, there is no Capital Improvements Program (CIP) project planned to address these utilities. In response, the Applicant has cited financial costs and proportionality as the prohibitable factors. More importantly, the Pike District Streetscape Guidelines underscore that the final decision should not be limited to proportionality, cost, and the extent of the improvements funded by the White Flint Special Taxing District or through a Capital Improvements Program (CIP) project. The Guidelines highlight the exploration of context-specific factors.

As previously noted, the Applicant proposes to accommodate a 2-foot minimum maintenance buffer, an 8-foot-wide sidewalk, and a 6-foot-tree panel buffer without having to underground the existing utilities along Nebel Street. However, this requested major public improvement extends far beyond the accommodation of the streetscape and aesthetics of the public realm. The Applicant's submittal only allows two stories of the six-story building to be reached from the ground and prohibits aerial access to several floors. This forces emergency responders to reach the impacted units by traveling indirectly using alternative building entry points or via the roof in order to descend several floors. Because the rear of the building is environmentally constrained and used for stormwater management areas, points of access for rescue are further reduced.

Undergrounding the existing utility poles and associated overhead wires along the Subject Property's frontage on Nebel Street will substantially improve the efficiency of emergency operations for the affordable, multi-family building Project5. With the improvements, the Property will have an enhanced designated area on the ground for operational access, while also allowing aerial access to upper stories, and will substantially increase emergency response time.

The undergrounding of utilities in this major residential project is supported by Montgomery County's Fire and Rescue Service. Furthermore, this improvement will address compliance with the Fire Department Access Performance-Based Design Guide. These improvements are expected to eliminate what is recognized as a potentially imminent public safety hazard.

Maintaining the status quo with the utilities in their current state does not achieve substantial conformance with the Sector Plan, Fire Access Guide, or the Pike District Streetscape Guide.

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

Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) was submitted with the Preliminary and Site Plans. The FFCP shows 1.52 acres of forest clearing to construct the proposed development. While there is disturbance shown in the forest for the stream restoration, it will be minimized and replanted. The Applicant is retaining 0.86 acres of forest and planting 0.02 acres of forest. A Category I Conservation Easement will be recorded over 0.89 acres of forest and stream valley buffer. The remaining 0.07 acres of forest conservation requirements will be met through off-site forest banking or payment of fee-in-lieu if banks are not available.

⁵ The Building Code does not require the undergrounding of overhead utilities for fire access; however, the undergrounding of utilities at this Site will make fire rescue less complicated and more efficient.

Forest Conservation Variance

Section 22A-12(b)(3) of Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as 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. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ), requires a variance. An application 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 Applicant submitted a variance request to remove 14 trees and impact but not remove four (4) trees that are considered high priority for retention under Section 22A-12 (b)(3) of the County Forest Conservation Law (Attachment C). All trees proposed for impact or removal are located within the existing forest and will be compensated through the forest conservation worksheet.

Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the construction of the proposed development and required stream restoration.

Leaving the requested trees in an undisturbed state would result in an unwarranted hardship because the Applicant would not be able to construct any type of development consistent with the 2010 White Flint Sector Plan, which encompasses the Subject Property.

Table 4: Variance Tree Tables for Proposed Removals and Impacts

Removals

| ID | Species | Size | Condition | Notes |
|-----|--------------|-------|-----------|---|
| 101 | Tulip Poplar | 30" | Fair | Within the building footprint. |
| 103 | Tulip Poplar | 34" | Fair | Within the building footprint. |
| 104 | Red Maple | 30.5" | Fair | Within the building footprint. |
| 105 | Tulip Poplar | 31" | Good | Impacts due to construction. |
| 106 | Tulip Poplar | 32" | Good | Impacts due to construction and stormwater management outfalls. |

| ID | Species | Size | Condition | Notes |
|-----|--------------|------|-----------|---|
| 107 | Tulip Poplar | 40" | Fair | Impacts due to construction and stormwater management outfalls. |
| 117 | Tulip Poplar | 30" | Fair | Within the building footprint. |
| 119 | Tulip Poplar | 33" | Fair | Within the building footprint. |
| 121 | Tulip Poplar | 33" | Good | Within the building footprint. |
| 123 | Tulip Poplar | 34" | Fair | Within the building footprint. |
| 128 | Tulip Poplar | 37" | Fair | Within the building footprint. |
| 134 | Tulip Poplar | 34" | Good | Within the building footprint. |
| 136 | Tulip Poplar | 41" | Fair | Within the building footprint. |
| 139 | Tulip Poplar | 37" | Fair | Within the building footprint. |

Impacts

| ID | Species | Size | Condition | Notes |
|-----|--------------|-------|-----------|------------------------------------|
| 109 | Tulip Poplar | 30" | Good | Impacts due to stream restoration. |
| 113 | Tulip Poplar | 36.5" | Poor | Impacts due to stream restoration. |
| 114 | Tulip Poplar | 33" | Fair | Impacts due to stream restoration. |
| 141 | Sycamore | 34" | Poor | Impacts due to stream restoration. |

Variance Findings - Based on the review of the variance request and the proposed Preliminary/Final Forest Conservation Plan, Staff makes the following findings:

1. *Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.*

Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified trees is a result of the development envelope. The site is highly constrained by environmental features. The Property is almost completely forested and covered by stream valley buffer and floodplain. It is not possible to develop the Property without impacting variance trees, therefore, this is not a special privilege.

2. *The need for the variance 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 that are the result of actions by the Applicant. The Applicant has located the proposed development and designed the footprint to minimize impacts on the forest and stream valley buffer.

3. *The need for the variance 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 location of trees located adjacent to the existing development, not a condition related to either a land or building use on a neighboring property.

4. *Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Applicant is restoring the deeply compromised stream on the Property, which will improve water quality and is protecting natural resources to the maximum extent practicable. The proposed development is also providing stormwater management for the proposed development, using Environmental Site Design to the maximum extent practicable.

Mitigation for Trees Subject to the Variance Provisions

All of the variance trees proposed for impact and removal are located within forest on the property therefore mitigation is not required beyond the planting requirements determined through the forest conservation worksheet.

Variance Recommendation - Staff recommends that the variance be granted.

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 June 29, 2022. The Application will meet stormwater management goals through a variety of techniques including micro-bioretenion areas, planter boxes, and a green roof.

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

Not applicable to this Property.

7. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.*

No other provisions apply to the Subdivision.

SECTION 5: SITE PLAN 820220150 FINDINGS AND ANALYSIS

Section 59.4.5.4.A.1 requires that Optional Method projects in the CR zone receive an approved Site Plan under Section 59.7.3.4 for any development on a property with an approved Sketch Plan.

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

The findings herein apply only to the Subject Property.

- 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;***

The Site Plan demonstrates compliance with the approved Sketch Plan No. 320210110.

- 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 section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

- 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 section is not applicable as the Subject Property's zoning classification on October 29, 2014, was not the result of a Local Map Amendment.

- d) satisfies applicable use standards, development standards, and general requirements under this Chapter;***

The previous Preliminary Plan section outlined use and development standards for the CR zone that are applicable to the Project. The development standards in Table 1 also address the open space requirements for Site Plan approval.

iii. *Division 4.7 Optional Method Public Benefits*

In accordance with the Zoning Ordinance, Section 59.4.7.1, the Site Plan must provide a minimum of 100 public benefit points across a minimum of four (4) public benefit categories. The Site Plan proposes 260.5 public benefit points in four (4) categories to satisfy the requirements: 1) Transit Proximity, 2) Affordable Housing, 3) Exceptional Design, and 4) Structured Parking. Alongside the provision of 25% MPDUs pursuant to Section 4.7.3.D.6 of the Zoning Ordinance, the Project puts forth additional public benefit points from other categories and provides more benefits

than are required. Specifically, it is anticipated that the Project will provide the following public benefits listed in Table 5 per the Incentive Density Guidelines.

Table 5: Proposed Public Benefit Calculations

| Public Benefits | Incentive Density | |
|--|-------------------|------------------------|
| | Max Allowed | Requested by Applicant |
| Connectivity and Mobility | | |
| Transit Proximity | 70 | 30 |
| Diversity of Uses and Activities | | |
| Affordable Housing | No limit | 188.2 |
| Quality of Building and Site Design | | |
| Exceptional Design | 10 | 10 |
| Structured Parking | 20 | 15.1 |
| Protection and Enhancement of the Natural Environment | | |
| Cool Roof | 15 | 10 |
| TOTAL | ----- | 253.3 |

Transit Proximity

The Property is located within a half-mile of the White Flint Metro Station, a level 1 transit facility. Therefore, the Project is seeking 30 points for Transit Proximity. Staff concurs with the point assessment.

Moderately Priced Dwelling Units

The Project will provide a minimum of 25.1% MPDUs. Per the Zoning Ordinance, 12 public benefit points are available for every 1% of MPDUs greater than 12.5%. Also, the Zoning Ordinance provides that an additional 2 points are granted for every 1% of 2-bedroom MPDUs not otherwise required, and an additional 5 points are granted for every 1% of 3-bedroom MPDUs not otherwise required. Therefore, the Project is seeking 188.2 total points from this category, in excess of the amount required as stated in Section 4.7.3.D.6(e) of the Zoning Ordinance. Staff concurs with the point assessment and supports the exceedance of MPDUs.

- 12 points for each % provided > 12.5% = 12 points x 12.6% = 151.2
 - 2 points for each 2-bedroom not required = 2 points x 11% = 22
 - 5 points for each % of 3-bedroom MPDUs = 5 points x 3% = 15
- = 188.2 points

Structured Parking

All of the parking provided on-site will be located in a structured parking garage. The Applicant is requesting 15.1 points from this category.

$$[(A/T)*10] + [(B/T)*20]$$

$$A \text{ (above-grade spaces)} = 70$$

$$B \text{ (below-grade spaces)} = 73$$

$$T \text{ (total spaces)} = 143$$

$$[(70/143 * 10) + [(73/143) * 20] = 15.1 \text{ points}$$

Exceptional Design

The Applicant is seeking 10 Public Benefit points for exceptional design. The Project satisfies a minimum of four (4) of the Exceptional Design criteria:

- *Providing innovative solutions in response to the immediate context;*
- *Creating a sense of place, that serves as a landmark;*
- *Enhancing the public realm in a distinct and original manner;*
- *Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;*
- *Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and*
- *Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.*

Staff concurs with the point assessment and supports the architectural elevations provided with the Application.

Cool Roof

The Applicant is seeking 10 Public Benefit points for the provision of a cool roof area that is not covered by vegetation and will meet the minimum solar reflectance index (SRI) requirements based on roof slope. Staff concurs with the point assessment.

iv. ***Division 6 - General Development Standards***

(1) Division 6.1 Site Access

The Applicant proposes two new curb cuts along the Nebel Street frontage of the Property, each providing access to separate first and second ingress/egress points as a means of accommodating stacked floorplates for potential future conversion of parking to additional residential units. Below grade, vehicular access including loading, trash service, and access to the parking areas will be accommodated in a proposed 30-foot driveway along the eastern boundary of the Site. Meanwhile, a separate 22-foot ingress and egress access point is proposed to access the at-grade parking area. Staff supports the introduction of the two separate curb cuts given the unique constraints of the Property as existing stream buffers and stormwater infrastructure to the rear prevents the consolidation of access into the two floors of parking.

Pedestrian access to the Property is proposed directly from the existing sidewalks along Nebel Street and Old Georgetown Road, which are each proposed to be improved to meet the Complete Street Design Guide standards for Downtown Streets. Specifically, the proposed streetscape includes a five and a half-foot wide planting zone and eight-foot sidewalk, which meet the intent of the recommendations for a Downtown Street (i.e., 6- to 8-foot planting zone and 8- to 10-foot pedestrian through zone). Staff supports the narrowed street buffer given the challenges with accommodating the affordable housing development adjacent to an existing wetland and stream along the rear of the Property. Pedestrian crossings across the driveway entrances from Nebel Street will have level movement, with vehicle access points being built at-grade with sidewalks, ramping down to street level.

(2) Division 6.2 Parking, Queuing and Loading

Based on the proposed multi-family unit count, a minimum of 143 parking spaces are required pursuant to Section 6.2.4.B of the Zoning Ordinance. The Applicant proposes an at- and above-grade parking garage under the residential floor plates that includes a total of 143 parking spaces. Staff supports the limited amount of vehicular parking given the abundance of existing and planned transit as well as prevalence of bicycling infrastructure. Furthermore, the White Flint Metrorail Station and future MD 355 Bus Rapid Transit stations are located within a walkable distance from the site. Additionally, 78 long-term and 4 short-term bicycle parking spaces are required, which will be met by the Applicant's proposal to construct bicycle parking spaces within a bike room in

the below-grade vehicle parking area and as bicycle racks adjacent to the entrance plaza and lobby area. The proposed loading dock meets the location and design requirements set forth in Section 59.6.2.8.B of the 2014 Zoning Ordinance.

Table 6: Parking Requirements for Multi-Family Apartments

| Standard | Permitted/ Required | Proposed |
|--|--|------------|
| Vehicular Parking⁶ | | |
| (8) Efficiency Market – 1 space per unit | <u>Market Rate</u> | 143 spaces |
| (42) 1-Bedroom Market– 1 space min./1.25 max. spaces per unit | 122 (min.) 178 (max.) | |
| (54) 2-Bedroom Market– 1 space min./1.5 spaces max. per unit | <u>MPDU</u> 21 (min.) 60 (max.) | |
| (18) 3-Bedroom Market–1 space min./ 2 spaces max. per unit | <u>Multi-Family</u> | |
| (2) Efficiency MPDU – 0.5 space min./1 space max. per unit | <u>Apartments Subtotal</u> 143 (min.) 238 (max.) | |
| (15) 1-Bedroom MPDU – 0.5 space min./ 1.25 spaces max. per unit | | |
| (18) 2-Bedroom MPDU – 0.5 space min./ 1.5 spaces max. per unit | | |
| (6) 3-Bedroom MPDU – 0.5 space min./ 2 spaces max. per unit | | |
| Bicycle Parking 0.50 spaces per unit x 163 | 82 spaces | 82 spaces |

(3) Division 6.3 Open Space and Recreation

Per Section 59.6.3.1 of the Zoning Code, open space must provide adequate light, air, circulation, and recreation and encourages preservation and enhancement of natural resources, including improvement of water and air quality. The Applicant is providing public open space associated with the multi-family building based on requirements for building types within CR zones. The Application also satisfies the Sector Plan vision for public use space specifically located on the Site.

⁶ The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced for MPDUs by multiplying the adjustment factor (0.50) times the baseline minimum.

Section 59.6.3.9 of the Zoning Ordinance requires that any building containing 20 or more dwelling units offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. The Site Plan will provide a renovated stream area, resident lounge/community room, interior courtyard, picnic/seating areas, and a bicycle support station located within the urban pocket park. The Site Plan Application proposes to provide an interior courtyard that is an outdoor room contained within the building for social engagement and group activities for residents. Via the nature overlook, the interior courtyard will provide access to natural light, views of the newly planted trees along the stream bank and buffer, and connections to the adjacent indoor community room. The Applicant will strive to include inclusionary play features to be a part of the Applicant's Community Life Program for pre-school and after care. This program is provided within the building (multi-purpose rooms) and utilizes the outdoor courtyard space for activities. The South Parcel pocket park will provide immediate benefits to the new multi-family building, patrons of the adjacent grocery store, and residents of the surrounding community.

Under optional method development, the design criteria for public open space must: a) abut a public sidewalk or other public pedestrian route; b) include space for pedestrian circulation, landscaping, seating, shade, water features, artwork, or recreation; and c) be in a contiguous space or spaces that abut other public open space or sidewalks or pedestrian routes and are not so fragmented and disconnected that they do not satisfy the intent of Division 6.3. As indicated by the analysis, the Project will satisfy the residential recreational/amenity space requirements. The Plan meets the necessary design criteria of the Recreation Facility Guidelines.

Therefore, the proposed recreation facilities meet the requirements of the Recreation Guidelines according to the Recreation Facilities Table 7.

Table 7: Proposed Onsite Recreation Facilities & Adequacy Results

Proposed Onsite Recreation Facilities and their Supply Points

| Recreation Facility | Quantity | % Bonus Points | Tots | Children | Teens | Young Adults | Adults | Seniors |
|--------------------------------------|----------|----------------|-------------|--------------|--------------|--------------|--------------|--------------|
| Indoor Community Space | 1 | 0% | 1.65 | 1.73 | 1.49 | 36.14 | 27.72 | 16.50 |
| Renovated Stream or Naturalized Area | 1 | 10.00% | 1.82 | 1.27 | 1.09 | 26.50 | 20.33 | 4.54 |
| Interior Courtyard, Garden or Lawn | 1 | 0% | 2 | 3 | 4 | 7 | 7 | 5 |
| Picnic/Seating | 4 | 0% | 4 | 4 | 6 | 12 | 12 | 12 |
| Bicycle Support Station | 1 | 10.00% | 0 | 0 | 3.30 | 3.30 | 3.30 | 3.30 |
| Total Onsite Supply Points= | | | 9.47 | 10.00 | 15.88 | 84.94 | 70.35 | 41.34 |

Results: Demand, Supply & Adequacy

| Age Group | Total Demand Points | Offsite Supply Points | Onsite Supply Points | Total Supply Points | Adequacy |
|--------------|---------------------|-----------------------|----------------------|---------------------|----------|
| Tots | 16.50 | 5.78 | 9.47 | 15.25 | Adequate |
| Children | 11.55 | 4.04 | 10 | 14.04 | Adequate |
| Teens | 4.95 | 1.73 | 15.88 | 17.61 | Adequate |
| Young Adults | 120.45 | 28.05 | 84.94 | 112.99 | Adequate |
| Adults | 92.40 | 27.77 | 70.35 | 98.12 | Adequate |
| Seniors | 41.25 | 14.44 | 41.34 | 55.78 | Adequate |

(4) Division 6.4 General Landscaping and Outdoor lighting

Division 6.4 of Chapter 59 of the Zoning Code provides minimum standards for quantity, size, location, and installation of general landscaping and outdoor lighting on private property. These standards intend to preserve property values, strengthen the character of communities, and improve water and air quality. The proposed landscaping and lighting satisfy all applicable elements of the White Flint Urban Design Guidelines.

All proposed trees and plant materials meet the minimum required caliper and height at the time of planting, and some of the site landscaping elements contribute to stormwater management measures (where approved by MCDPS).

The Site illumination levels, energy efficiency, and pedestrian scale lighting height meets the minimum standards to ensure visibility and public safety and enhance the building's architecture and pedestrian and bicycle usage. As previously noted, the periphery of the Site and the streetscape will utilize the existing cobra-head light poles located along Nebel Street and continue the row of pedestrian scale lighting that exists on Old Georgetown Road.

The 2010 *White Flint Urban Design Guidelines* recommends site buildings to maximize natural lighting and ventilation and minimize thermal loss (page 49). The proposed nature overlook and entrance plaza are oriented within the Site to maximize natural daylight.

e) Satisfies the applicable requirements of:

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

The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated June 29, 2022. The Application includes environmental site design (“ESD”) techniques that will filter and retain stormwater on-site such as micro-bioretenment areas, planters, and a green roof. Plantings approved by MCDPS will also be used in ESD’s to the greatest extent practicable.

ii. Chapter 22A, Forest Conservation.

The previous Preliminary Plan section outlined the applicability of the Forest Conservation Law to the Project. The Project conforms to the Environmental Guidelines and meets all the necessary requirements for forest mitigation through various conditions of approval.

f) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

Parking and Circulation

The Project will provide two levels of structured parking on the ground level and one level underground within the footprint of the building. The grade change on-site will allow the garage to be substantially buried while providing access from Nebel Street and a gradually sloped ramp on the southern end of the building. Metal mesh screens will conceal the exposed portions of the garage along Nebel Street to obscure views of the garage from the street. The loading and service areas for the Project will be accessed from the eastern-most curb cutoff Nebel Street and will be primarily concealed from view from Nebel Street.

Open Spaces and Site Amenities

The development will create affordable housing opportunities in a highly amenitized area within the Sector Plan, while also contributing to additional amenities.

The Subject Property is constrained by numerous environmental features on-site, which will result in a somewhat small developable area, and a compact building footprint. Yet,

the natural features on-site will provide a unique opportunity to engage with nature. This development will provide diverse public open space offerings that provide opportunities for social gatherings and connections with nature. Open spaces such as "Urban Pocket Park" and "Nature Overlook" will be provided as part of this development for the greater community.

An urban pocket park on the west side of Nebel Street will be a restful space defined by a low deck nestled within a grove of trees. This park will have seating elements as well as a bike repair station.

In the western portion of the site along Nebel Street, a nature overlook will be an elevated boardwalk. The public open space will serve as a more contemplative space, defined by the experience of being within the mid-section of a mature stand of trees. This deck will cantilever over a hillside and into the existing tree canopy.

The building also will provide ample transparency overlooking the natural features at the rear of the residential building. The raised rear outdoor deck will serve as a private outdoor amenity for the residents and provide a uniquely calming connection to nature and a true respite for the residents.

This Project will provide various streetscape improvements along Nebel Street. A wide, tree-lined sidewalk will connect the public entrance plaza on the south side to the natural overlook on the north side of the property along Nebel Street.

The placement of the proposed building will form a strong edge along Nebel Street. This urban frame and the proposed streetscape improvements will enhance the public realm for pedestrians at the street level along Nebel Street.

Building Massing

The building height, massing, and materials will create an architectural composition that responds to the neighborhood context and activates the street. The building will have six stories, with a maximum proposed height of 80 feet along Nebel Street. The building massing will present subtle variations in the façade that break down the perceived height of the building. The west end of the building will present an opportunity to terminate the vista with a focal element along the Old Georgetown Road approach. The east end of the building will step up the massing in response to the adjacent towers, punctuate the corner, and respond to the view westbound on Nebel Street. The center portion of the building will serve as the horizontal transition between the ends and utilize vertical bays to help break up the linear nature of the building.

The façades will incorporate balconies primarily on the rear or forested side of the building. These balconies will create varying vertical planes that add visual interest and

further break down the building. Furthermore, the balconies will encourage additional connections to nature, as they overlook the environmental features at the rear of the property.

This residential building will incorporate walk-out units with front stoops along the northernmost ground level along Nebel Street with direct unit access to the sidewalk. The stoops will provide architectural variations to help break down the building's façade along Nebel Street and add visual interest. These walk-out units will help conceal the parking garage along Nebel Street.

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 previously outlined, both Applications conform with the major recommendations of the 2010 *White Flint Sector Plan*, the 2010 *White Flint Design Guidelines*, and the 2021 *Advancing the Pike District Urban Design Guidelines*. As noted previously, the undergrounding of the existing above ground utilities remains an outstanding issue for the Planning Board to determine the final outcome.

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.

As stated in the Preliminary Plan analysis, the Project will be served by adequate public facilities (APF), including schools, 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 Subject Property is not located in a Rural Residential or Residential zone.

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

The Project is compatible with existing, approved, and anticipated development in the vicinity. The character of the surrounding neighborhood is mixed, but largely of a non-residential character. The Subject Property is surrounded by various commercial, residential, and industrial uses that are also zoned Commercial Residential (CR) with a permitted mix of 3.0 FAR or 4.0 FAR in order to spur densification near existing transit services. Confronting the Property across Nebel Street, are several residential

condominiums, including the White Flint Station Condominium, Wentworth House Apartments, and Aurora at North Bethesda Center. The North Bethesda Center includes visible and accessible urban green spaces, and its structured parking is concealed from the public realm. These similar features deployed in the Proposal help to create continuity in the urban environment while also prioritizing mobility and human interactions that activate space and create a sense of community. The heights of these existing buildings are also compatible to the Proposal. This collection of newer buildings within the Nebel Street District reflect design fit. There is also pending development at the North Bethesda Center that would support the Sector Plan's goal for new, high-density residential units near existing bus and rail service.

West of the intersection of Nebel Street and Old Georgetown Road are two high-rise residential buildings, one of which contains the Harris Teeter Grocery Store, and associated surface parking that are also part of the North Bethesda Town Center development. Opposite of this intersection is a condominium development where the structured parking garage is lined with development to activate the ground level. Abutting the Property to the north are several single-story strip commercial buildings and associated surface parking. Located immediately south of the Subject Property is a Washington Gas facility where redevelopment in the near future is unlikely.

Compatibility with existing abutting land uses is also achieved via multi-modal connections between the two parcels the comprise the Subject Property and future infrastructure improvements defined by the Sector Plan. The Site Plan includes reconstructed sidewalks, enhancements to the existing Nebel Street bikeway, and dedication on Old Georgetown Road for public use. These improvements are connected to the Sector Plan's Recreation Loop and the Promenade that links key properties and public use spaces on the west and east sides of Rockville Pike.

SECTION 6: COMMUNITY OUTREACH

The Applicant advertised and held the required pre-submission meeting with the surrounding community on December 9, 2021. This meeting was conducted in a virtual format, as permitted by the Planning Department's COVID-19 procedures. The Applicant provided notice for the pre-submission community meeting in accordance with the requirements set forth in the Administrative Procedures for Development Review and the Zoning Ordinance. No members of the community or interested stakeholders were in attendance. Following the scheduled meeting, presentation materials were made available by email request and via the Preliminary Plan and Site Plan Applications found on the Planning Department's website.

The White Flint Advisory Committee consists of property owners, residents and interested groups that are stakeholders in the redevelopment of the Sector Plan area and the committee's responsibilities include monitoring the Plan recommendations, monitoring the CIP and Growth Policy, and recommending action by the Planning Board and County Council to address issues that may arise. A presentation was provided to the White Flint Advisory Committee on the joint Application submittal and the committee had no outstanding comments on the Proposal.

As of date of this Staff Report, no correspondence has been received.

SECTION 7: CONCLUSION

The Preliminary and Site Plan Applications meet all the applicable requirements established in the Montgomery County Code, Chapter 59, Montgomery County Zoning Ordinance in effect on October 30, 2014 applicable to the CR-Zone and Chapter 22A, Forest Conservation Law, and substantially conforms with the recommendations of the White Flint Sector Plan. These Applications have been reviewed by other applicable County agencies, all of which have recommended approval of the Applications with conditions. Staff recommends approval of the Preliminary Plan No. 120220090 and Site Plan No. 820220150 with the conditions listed at the beginning of the Staff Report.

ATTACHMENTS

Attachment A: Preliminary Plan

Attachment B: Site Plan

Attachment C: Preliminary/Final Forest Conservation Plan

Attachment D: Prior Approval

Attachment E: Agency Letters

E-FILE STAMP



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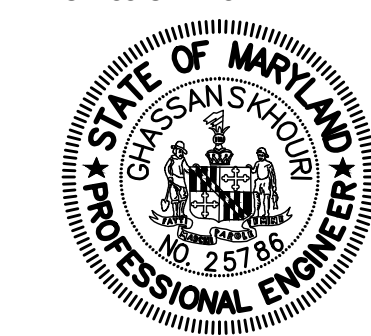
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MHP - NEBEL
STREET

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
TAX MAP: HQ122

PLAN APPROVALS

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
GHASSAN KHOURI LICENSE No. 25786
EXPIRATION DATE: JUNE 29, 2022

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DESIGNED BY: GK/IB/SE

DESIGNED BY: GR/JB/SF
DATE ISSUED: 4/27/2023

DATE ISSUED: 4/27/2024VIKA
PROJECT VM50348

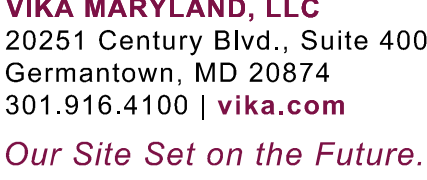
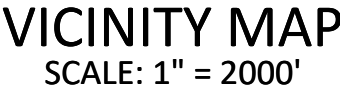
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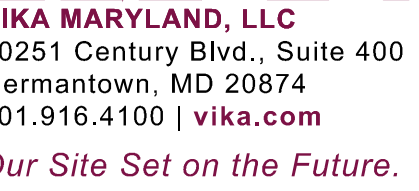
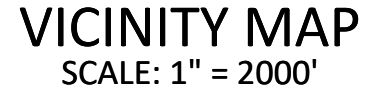
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4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
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Signature: _____ Date: _____

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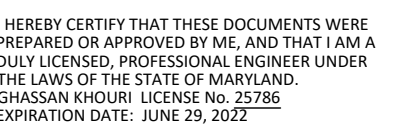
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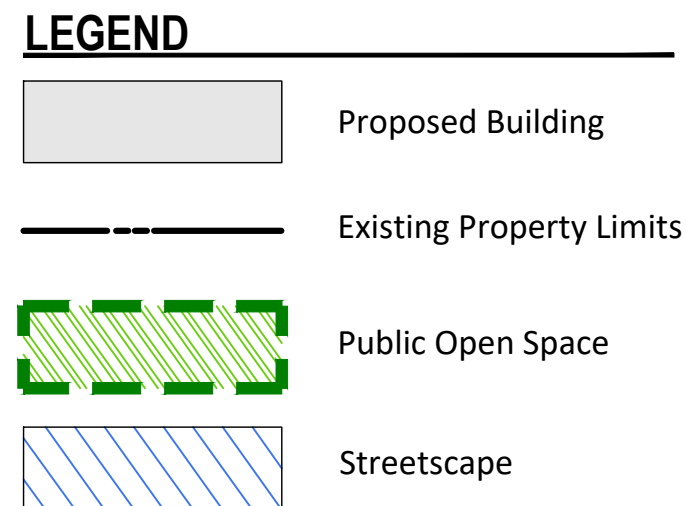
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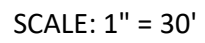
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| Open Space | Required SF | Required % | Provided SF | Provided % |
|----------------------------------|-------------|------------|-------------|------------|
| Multi-Family - Public Open Space | 11,530 | 10% | 13,474 | 12% |



Developer's Name: Montgomery Housing Partnership

Contact Person: Artie Harris

Address: 12200 Tech Road, Suite 250 Silver Spring, MD. 20904

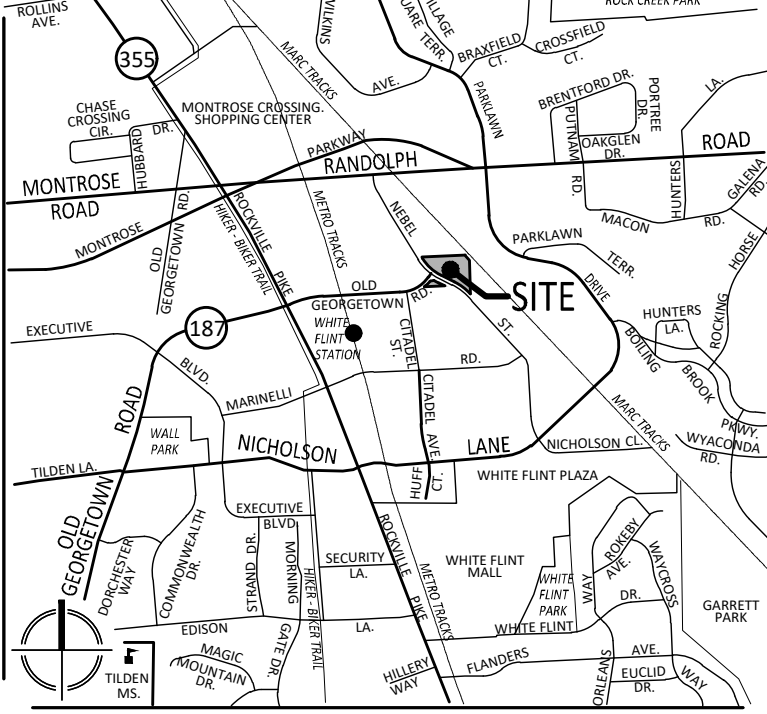
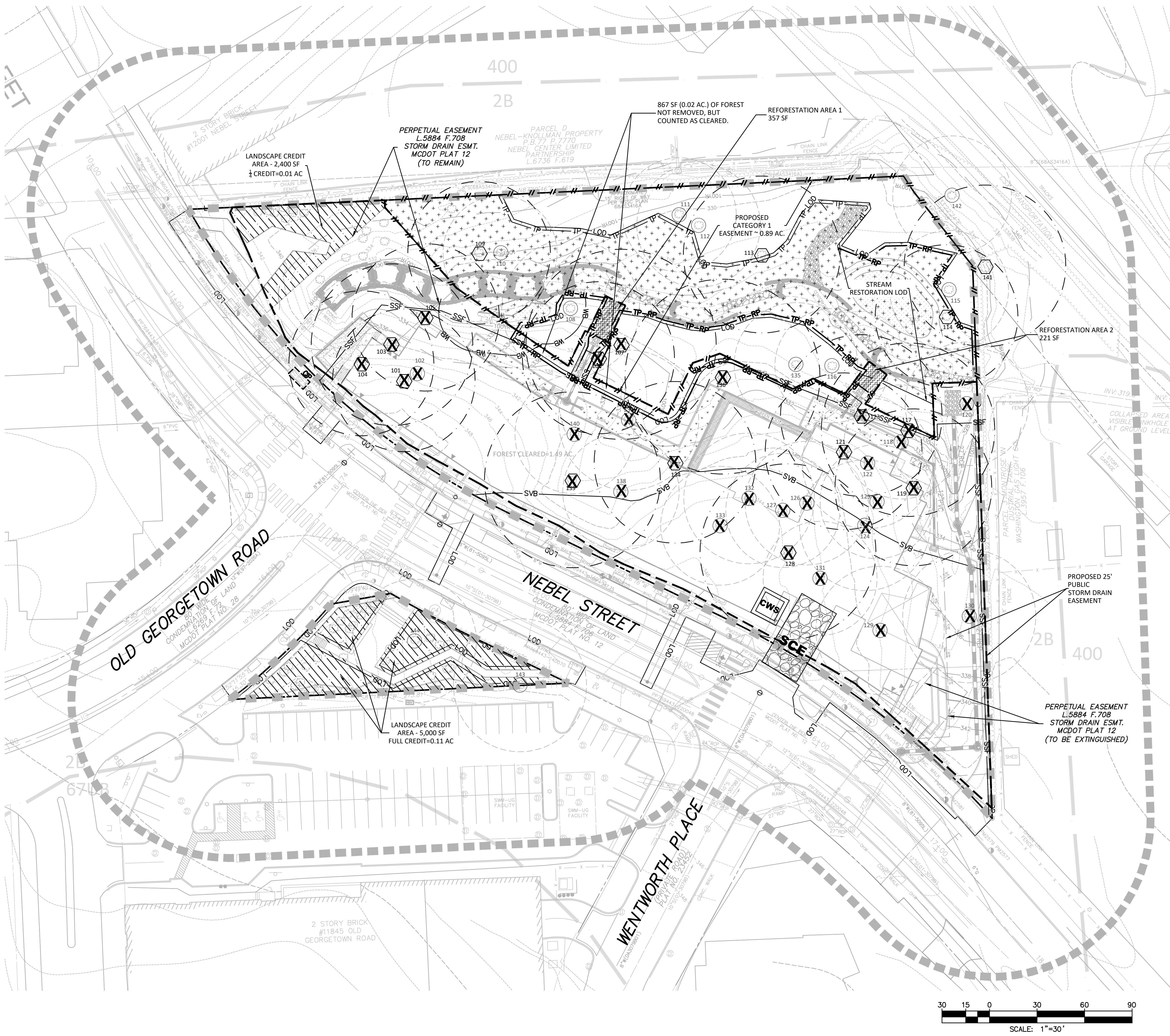
Phone: (301) 812-4112

Signature: _____ Date: _____

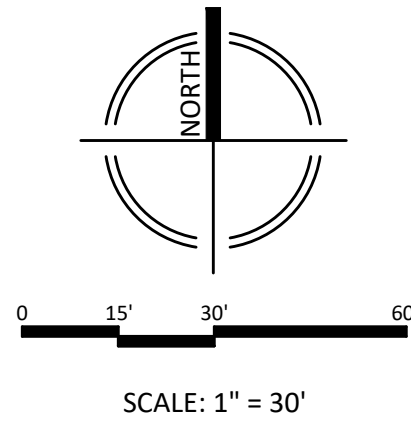
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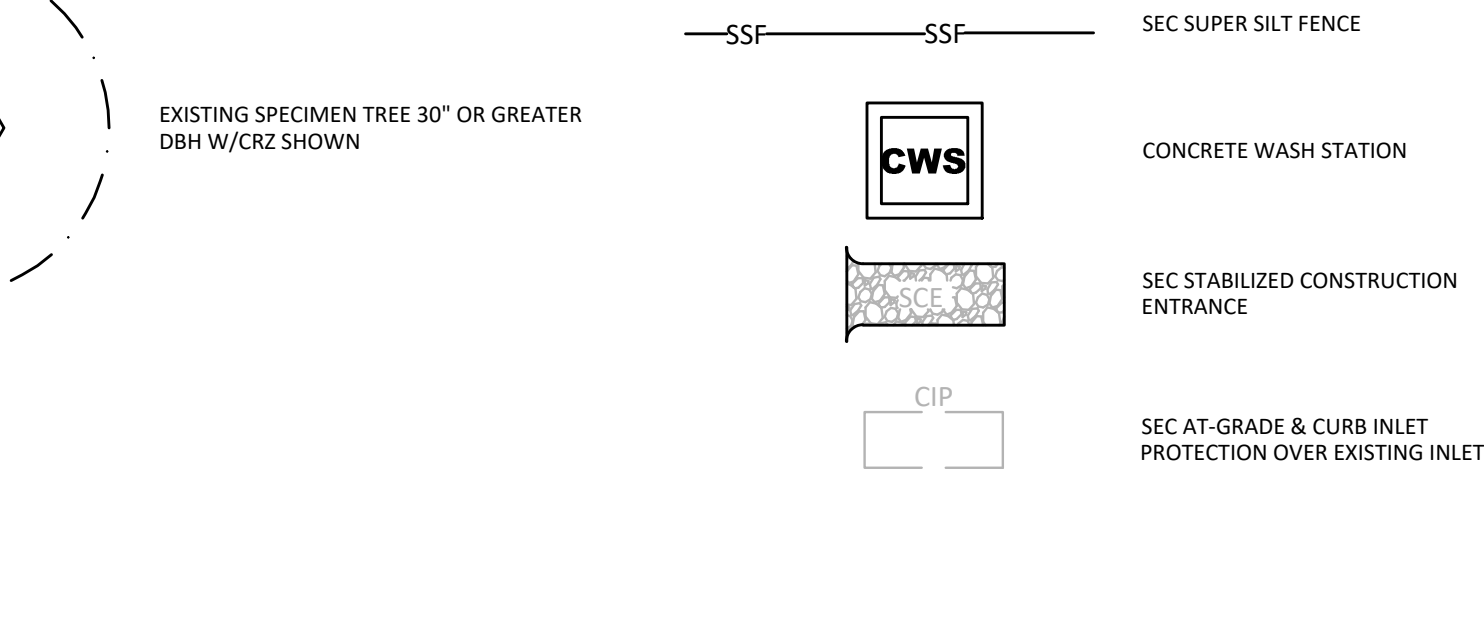
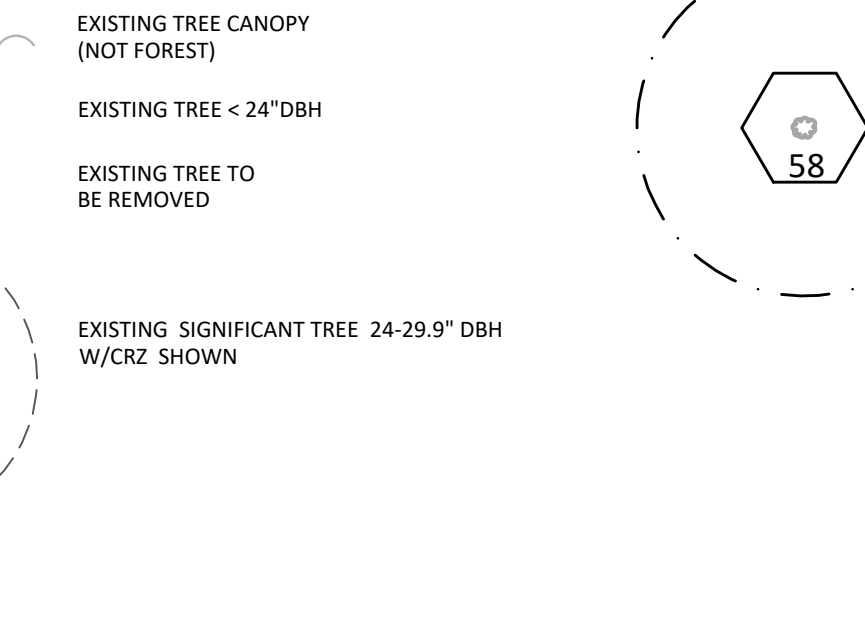
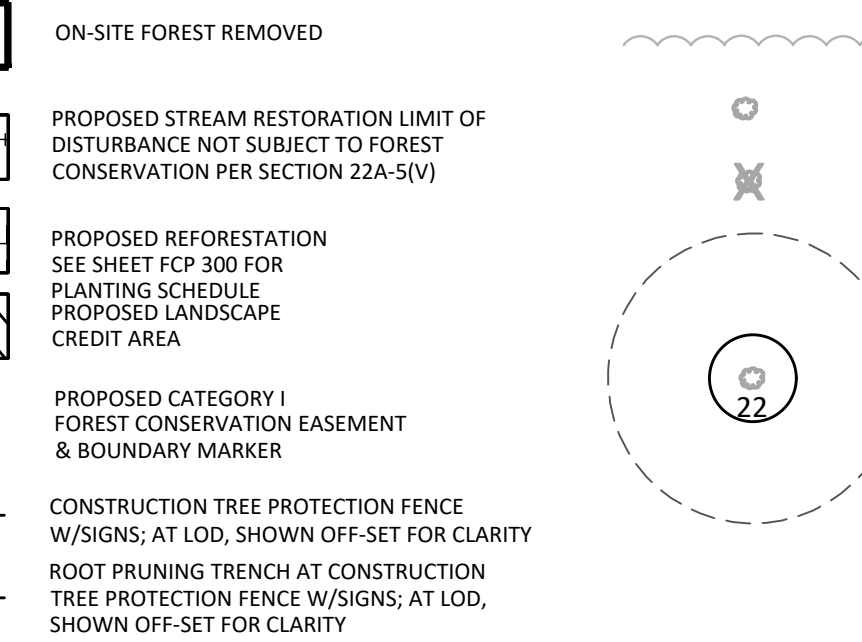
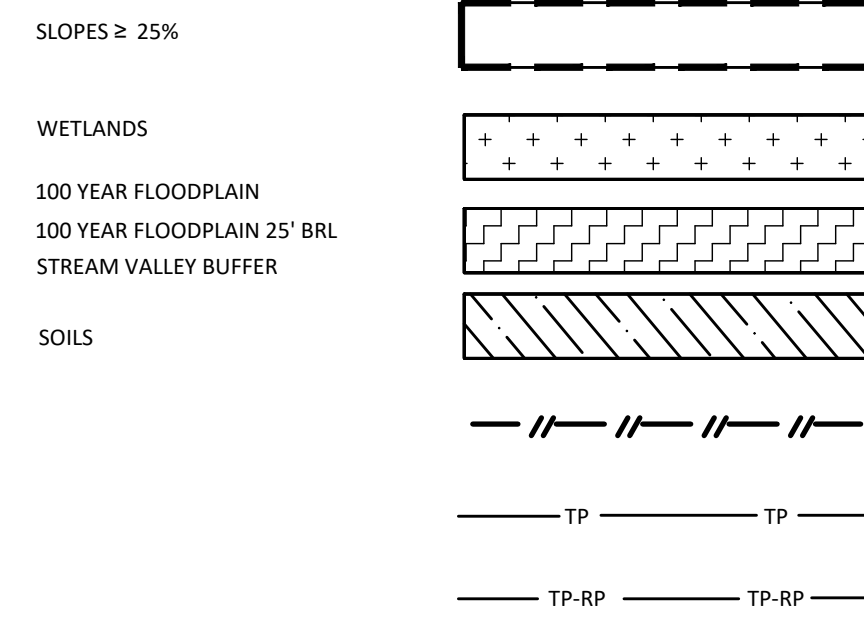
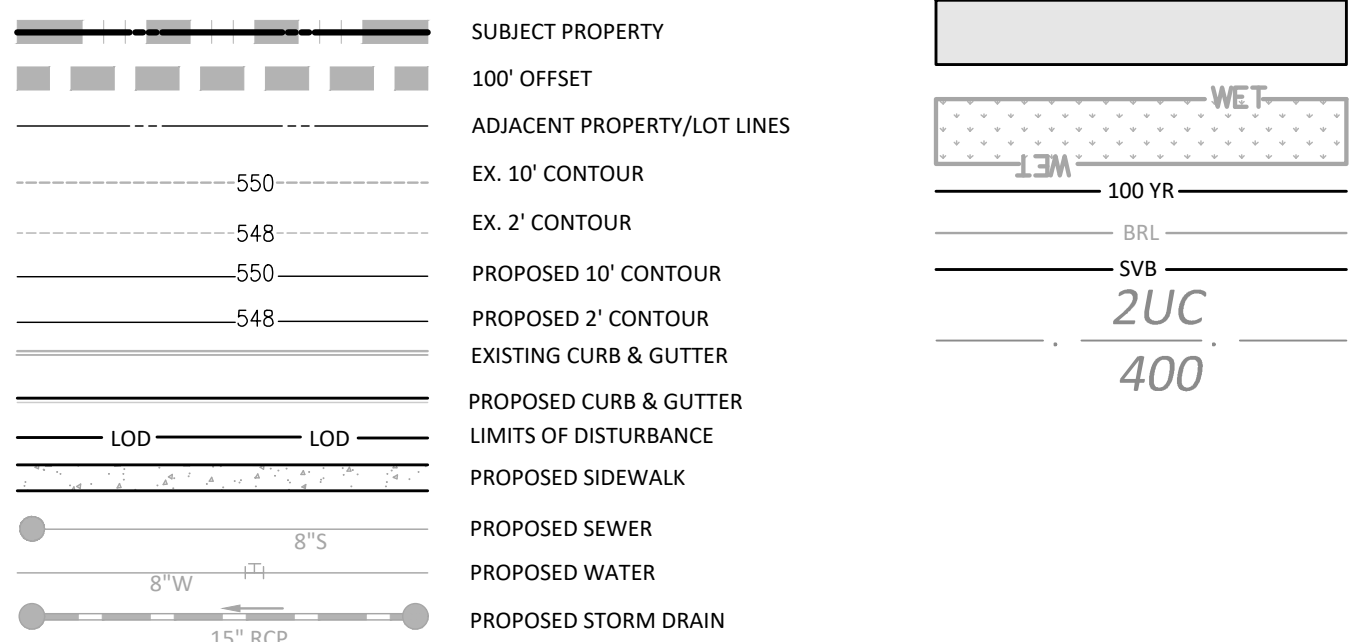
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VICINITY MAP
SCALE: 1" = 2000'



LEGEND



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 8202200150 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP
CONTACT PERSON OR OWNER: ARTIE HARRIS
ADDRESS: 12200 TECH ROAD, SUITE 250
SILVER SPRING, MD 20904
PHONE AND EMAIL: 301.812.4112 aharris@mhppartners.org
SIGNATURE: _____

MHP - NEBEL STREET
120220090
820220150
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
TAX MAP: HQ122

FINAL FOREST CONSERVATION PLAN

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DESIGNED BY: JB
DATE ISSUED: 1/27/2022

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THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF APPROVED FINAL FOREST CONSERVATION PLAN NO. 820220090 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

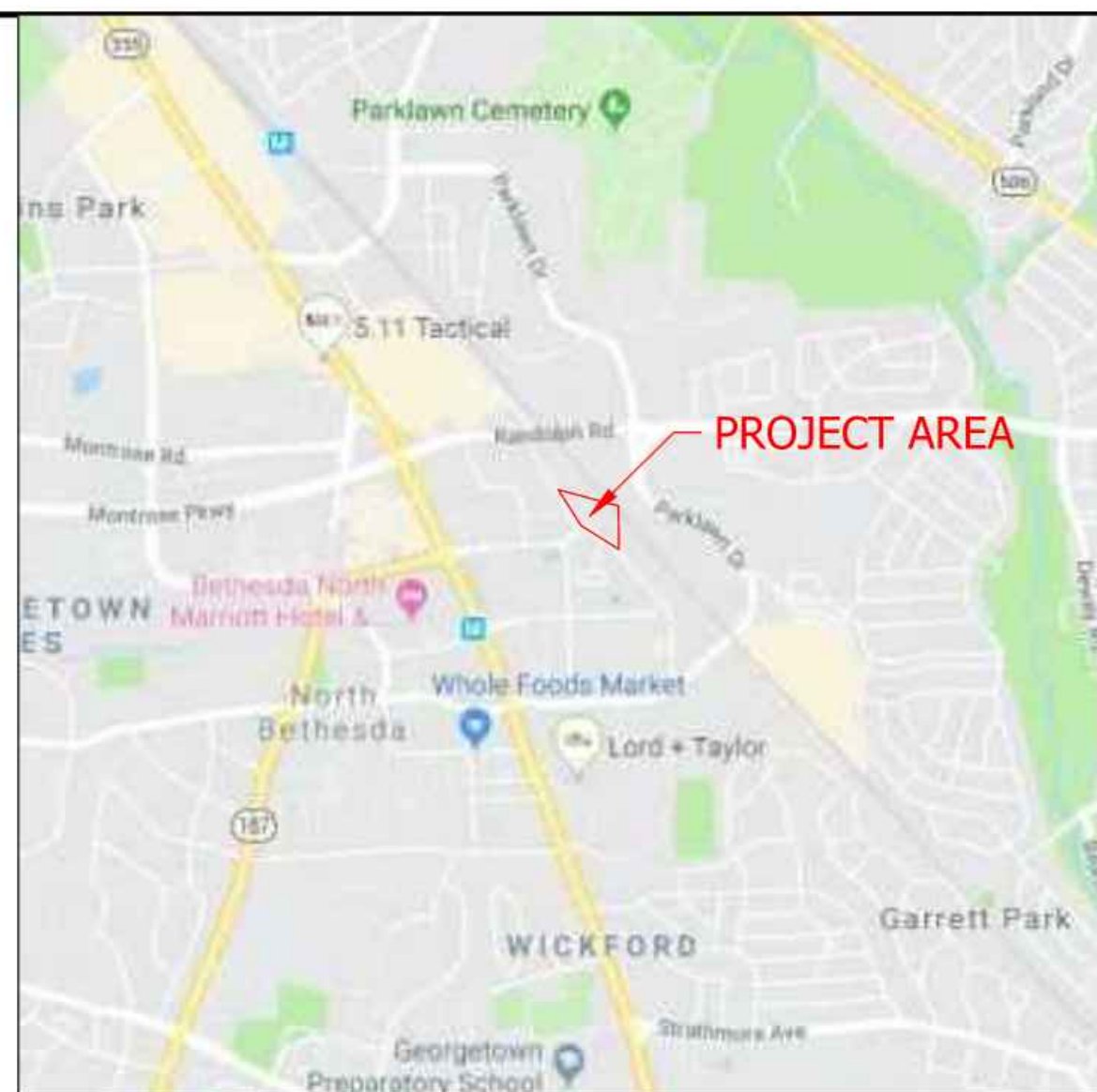
DEVELOPER'S NAME: MONTGOMERY HOUSING PARTNERSHIP

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PHONE AND EMAIL: 301.812.4112 aharris@mhppartners.org

SIGNATURE: _____

VICINITY MAP
SCALE: 1"=2000'

LEGEND

| | |
|-----------|---|
| --- | PROPERTY BOUNDARY |
| - - - - - | EXISTING CONTOURS |
| - - - - - | EXISTING WOODS LINE |
| - - - - - | SOIL BOUNDARY |
| - - - - - | EPHEMERAL CHANNEL |
| - - - - - | STREAM CENTERLINE |
| WUS | WATERS OF THE U.S. |
| NTW | NONTIDAL WETLANDS |
| WB | 25' WETLAND BUFFER |
| 100YR | 100-YEAR FLOODPLAIN (MCDPS APPROVED) |
| 100YR | 100-YEAR FLOODPLAIN BUILDING RESTRICTION LINE |
| SVB | STREAM VALLEY BUFFER |
| LOD | LIMITS OF DISTURBANCE |
| LOD | LIMITS OF NON-NATIVE INVASIVE SPECIES TREATMENT AREA |
| LOD | NON-NATIVE INVASIVE SPECIES TREATMENT AREA - 1.14 ACRES |
| LOD | SIGNIFICANT/SPECIMEN TREE |

INVASIVE SPECIES MANAGEMENT PLAN NOTES:

PLAN OVERVIEW:

This invasive species management plan is proposed to control targeted species on the Montouri Property outside of the proposed limits of disturbance for the targeted building and associated infrastructure. The plan has three major components, mechanical/manual removal of targeted woody species and vines from existing forested and natural areas, chemical treatment of remaining target species, and preventing the re-establishment of targeted species in proposed forest areas.

Mechanical/Manual Control

Mechanical/manual removal will be necessary for shrubs and vines. Mechanical removal will be conducted initially on non-native invasive woody trees shrubs, primarily bush honeysuckle, multiflora rose, and Chinese privet. The shrubs shall be cut with sharp loppers, a pruning saw, or chainsaw consistent with the Management of Target Species for each specific non-native invasive species contained herein. Tops from the shrubs must be either removed from the project site or may be chipped and left in piles outside of the limit treatment area. Woody vines such as English ivy and oriental bittersweet shall be cut just above ground elevation, then cut again 24" above the first cut. Herbaceous vines such as Porcelainberry should be pulled or cut back to the ground in order to minimize the amount of foliage for a chemical treatment.

Chemical Control

Chemical treatments will be necessary on multiple occasions utilizing using multiple application methods. Cut stem/stump treatments will be necessary immediately after mechanical/manual removal of woody shrubs and vines. Immediately after the tree, shrub, or vine is cut herbicide shall be applied to the cut stem of the tree, shrub, or vine consistent with management practices by way of spray bottle or other means to apply while minimizing overspray or spillage. Foliar treatments shall be conducted to treat invasive species that occupy the forest floor and the forest edge areas. Follow up foliar treatments will be necessary to treat any re-growth from shrubs and vines previously cut and treated. All chemical treatments shall be conducted in a manner consistent with the Management of Target Species for each specific non-native invasive species contained herein.

*Note that when using any herbicide listed herein, it is the responsibility of the applicator to follow all directions on the product label. When using non-selective herbicides, great care should be taken to ensure that adjacent native species are not harmed by overspray or product drift.

Planting

Re-planting of the forest understory and shrub layer will be necessary to re-establish proper forest structure. A planting plan, plant schedule, notes, and details are provided within this Forest Conservation Plan.

MANAGEMENT OF TARGETED SPECIES:

Oriental Bittersweet (*Celastrus orbiculatus*)

Mechanical/Manual: Power hedge trimmers, loppers, and hand pruners can be used to remove vines from trees. Cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

Chemical:

Cut stem treatment: Cut vines as close to ground as possible and treat the entire cut stump area with a broad spectrum herbicide. Use triclopyr salt @ 25% (e.g., Garlon 3A in water) OR triclopyr ester @ 20% (e.g., Garlon 4 in oil carrier such as Arborechem Basal Oil or Timberland JBL—follow label instructions). Ready-to-use triclopyr products such as Pathfinder II are also effective.

Foliar spray: May be used for the recumbent (i.e., low growing) form of this plant where present on the forest floor. Use a selective herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after initial cutting and herbicide application, treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

English Ivy (*Hedera helix*)

Mechanical/Manual: Power hedge trimmers, loppers, and hand pruners can be used to remove vines from trees. Cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

Chemical:

Cut stem treatment: For instances when English Ivy is climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with full-strength triclopyr salt (e.g., Garlon 3A). Immediately apply herbicide with a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Foliar Spray: Use this method when there are significant ground infestations. Use a selective herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after initial cutting and herbicide application, treat any remaining vines with a foliar application of Garlon 3A.

October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

Porcelainberry (*Ampelopsis brevipedunculata*)

Mechanical/Manual: Along forest edges hand pull vines and seedlings prior to seed production. Pulled vines should be hand baled and left in piles to dry. Piles should be left on site to reduce the possibility of further seed dispersal. When climbing trees, cut the vine just above ground level and again 24" above the first cut. Portions of vines that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

Chemical:

Cut stem treatment: When Porcelainberry is climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with full-strength triclopyr salt (e.g., Garlon 3A). Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Foliar Spray: Use this method when there are significant ground infestations. Use a selective herbicide such as triclopyr salt (e.g., Garlon 3A) with a non-ionic surfactant. Four to six weeks after cut stem treatment, treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

October: Treat any regrowth, shoots, and/or remaining vines with a foliar application of Garlon 3A.

Japanese Honeysuckle (*Lonicera japonica*)

Existing Forest and Natural Areas: Due to the extensive coverage of Japanese honeysuckle throughout the region and the minimal detriment to existing forest, removal is not recommended in existing forest areas.

Forest Planting Areas: Treatment should only be performed in areas where vines are observed covering planted and volunteer woody native vegetation.

Mechanical/Manual: Cut Japanese honeysuckle in accessible areas and treat re-sprouting foliage with herbicide.

Mowing or cutting with power or hand tools, without follow up herbicide treatment, is effective only if repeated often.

Chemical:

Cut stem treatment: When climbing up trees the best method for management is to cut a section of the vine off of the tree, treat the bottom cut section of the vine tree with glyphosate @ 25% (e.g., Roundup Pro) on cut surfaces any time of the year. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Foliar spray: For use when significant ground infestations are present. Use glyphosate @ 2% with a non-ionic surfactant and apply with a backpack sprayer. Utilizing an approved tracking dye is suggested to identify area where herbicide has been applied. Always use the lowest concentration that proves effective.

Bush Honeysuckle (*Lonicera tatarica*, *L. Mackii*, *L. x Bella*, *L. morrowii*)

Mechanical/Manual: With a chainsaw, pruning saw, or loppers, cut back all stems of the shrub to within six inches of ground elevation. Portions of shrub that stay rooted will remain alive and must be immediately treated with herbicide (see cut stump treatment below).

Chemical: Chemical control is most effective with glyphosate. Initiate control prior to seed dispersal (late summer to early fall).

Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Foliar Spray: Foliar treatments may be necessary follow up after the initial cut stump treatment. Treat any suckers, shoots, and/or regrowth with a foliar application of glyphosate (Roundup) with a non-ionic surfactant.

Multiflora Rose (*Rosa multiflora*)

Mechanical/Manual: Control requires frequent, repeated mowing, or cutting with power tools or hand tools. Cut three times a year over a period of two to four years.

Chemical: Apply glyphosate or triclopyr to foliar re-growth or freshly cut stumps.

Cut Stump Treatment: Use glyphosate (e.g., Roundup Original or Roundup Pro) @ 25 percent or triclopyr (e.g., Garlon 3A) @ 25 percent. This method is most effective if done late in the growing season or while plant is dormant.

Foliar Spray: There are situations when low-growing plants can be effectively treated with a foliar spray using glyphosate or triclopyr product @ 2 percent. Treat any suckers, shoots, and/or regrowth with a foliar application of glyphosate (Roundup). Care should be taken to thoroughly saturate surface area of all leaves.

Chinese Privet (*Ligustrum sinense*)

Mechanical/Manual: With a chainsaw, pruning saw, or loppers, cut back all stems of the shrub to within six inches of ground elevation. Portions of shrub that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

Chemical: Chemical control is most effective with glyphosate. Initiate control prior to seed dispersal (late summer to early fall).

Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Foliar Spray: Foliar treatments may be necessary follow up after the initial cut stump treatment. Treat any suckers, shoots, and/or regrowth with a foliar application of glyphosate (Roundup) with a non-ionic surfactant.

Tree-of-Heaven (*Ailanthus altissima*)

Mechanical/Manual: With a chainsaw, pruning saw, or loppers, cut back the tree to within six inches of ground elevation. Portions of the tree that stay rooted will remain alive and must be immediately treated with herbicide (see cut stem treatment below).

Chemical (June-early July): Herbicide treatments are the most effective approach with this invasive. Always be prepared to spray new stump sprouts or root suckers that emerge after the top of the tree is killed.

Cut stump treatment: Cut well established stands to ground level and apply glyphosate (e.g., Roundup Original or Pro) @ 25% to all exposed stems. Immediately apply herbicide with a sprayer such as a gooseneck plastic lab bottle or a spray bottle using a fine stream.

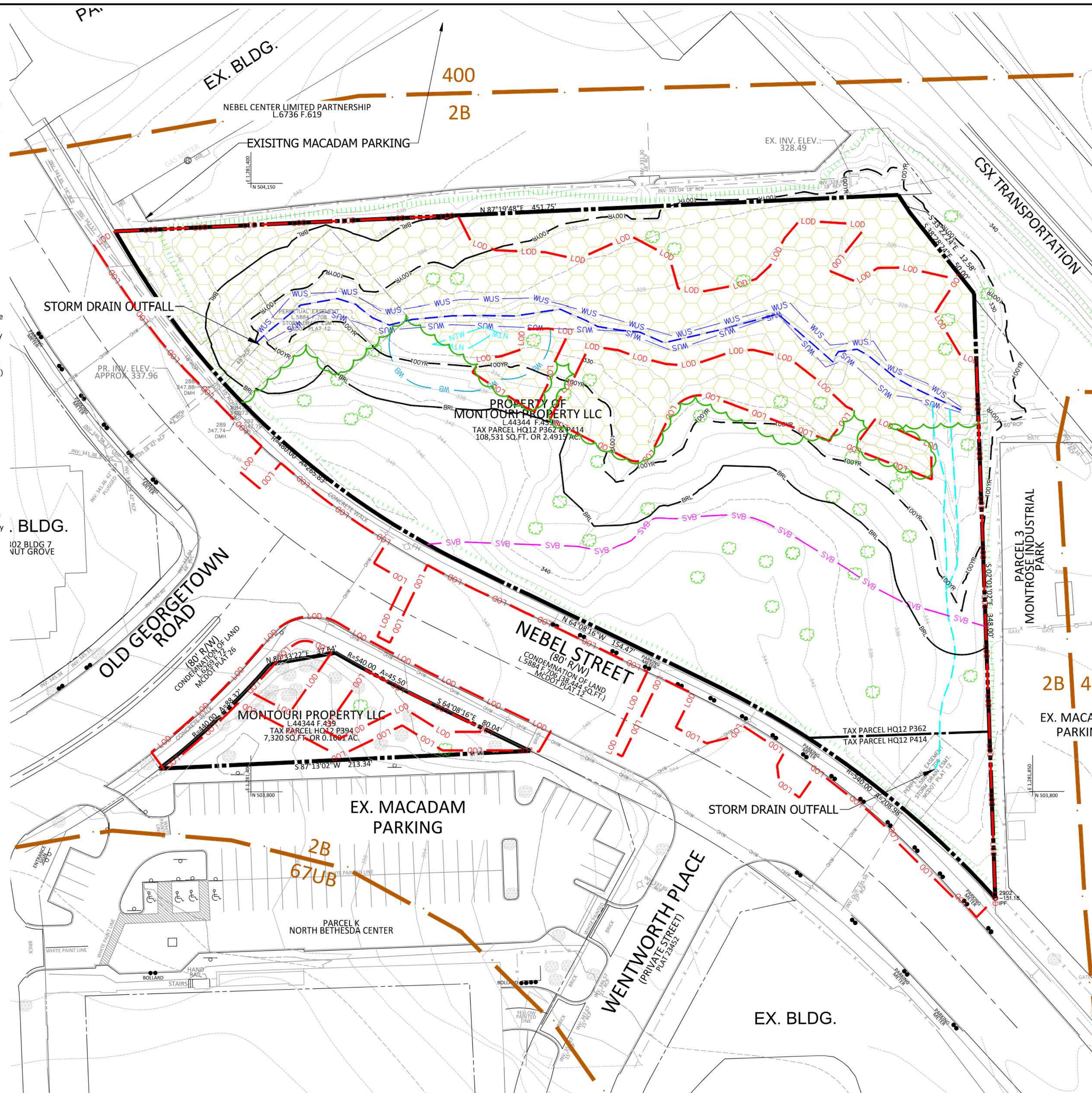
Cut Surface ("Hack and Squirt"): The best method for larger trees (greater than 4 inches in diameter). Use a full-strength triclopyr salt (e.g., Garlon 3A) mixed with blue dye. Make cuts with a sharp hatchet, spacing them 1.5 inches apart. Immediately inject herbicide with a gooseneck plastic lab bottle or a spray bottle using a fine stream.

Basal Bark Treatment: Best applied to trees less than 4 inches in diameter. Use triclopyr ester (e.g., Garlon 4) @ 20%, dilute with an oil carrier such as Arborechem Basal Oil or Timberland JBL. You may also use Vine-X, a ready-to-use triclopyr product.

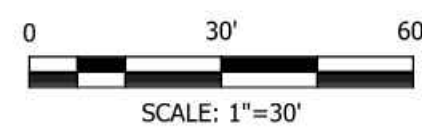
Foliar Spray: Use this method only on re-growth below applicator's shoulder height. Use triclopyr salt (e.g., Garlon 3A) @ 2%, OR triclopyr ester (e.g., Garlon 4) @ 1.5% with an oil carrier. Add approve blue marker dye.

August: Treat any suckers, shoots, and/or regrowth with a foliar application of glyphosate (Roundup).

October: Treat any suckers, shoots, and/or regrowth with a foliar application of glyphosate (Roundup).



| EXISTING SOILS | |
|----------------|---|
| 2B | Glennel silt loam, 3-8% slopes |
| 400 | Urban land |
| 67UB | Urban land-Wheaton complex, 0-8% slopes |



REVISIONS

| DATE: | REVISION: | INITIALS: |
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WATERSHED ENVIRONMENTAL, LLC
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PLAN PREPARED FOR:
MONTGOMERY HOUSING
PARTNERSHIP, INC.
12200 TECH ROAD
SUITE 250
SILVER SPRING, MD 20904
301-622-2800
APRIL 2022

MONTOURI PROPERTY
NON-NATIVE/INVASIVE SPECIES
MANAGEMENT PLAN

TAX MAP HQ12 GRID 0000 PARCELS P362, 394, & 414

MONTGOMERY COUNTY, MD

PROJECT #: 1901 DATE: 4/26/22 DRAWN BY: SPM CHECKED BY: JBM SHEET 1 OF 1

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. JAMES BUCHHESTER, RIA, License No. 3322 EXPIRATION DATE: NOVEMBER 16, 2027

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DRAWN BY: TG/JB

DESIGNED BY: JB

DATE ISSUED: 1/27/2022

Vika PROJECT VM50348

DRAWING NO. FFCP 500

SHEET NO.



ATTACHMENT D

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

MCPB No. 21-070
Sketch Plan No. 320210110
MHP-Nebel Street
Date of Hearing: July 29, 2021

AUG 11 2021

RESOLUTION

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

WHEREAS, on May 3, 2021, Montgomery Housing Partnership ("Applicant") filed an application for approval of a sketch plan for construction of a residential development with up to 188,500 square feet of total development (including 25% Moderately Priced Dwelling Units (MPDUs)), on 2.66 acres of CR-3.0, C-1.5, R-2.5, H-200 and CR-4.0, C-2.0, R-3.5, H-250' zoned-land, located on Nebel Street at the intersection of Old Georgetown Road ("Subject Property") in the 2010 White Flint Sector Plan area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320210110, MHP-Nebel Street ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 16, 2021, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on July 29, 2021, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

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www.montgomeryplanningboard.org E-Mail: mcp-chair@mcnpcc.org

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320210110, MHP-Nebel Street, for construction of up to 188,500 square feet of total development (including 25% MPDUs) on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59.7.3.3.E of the Montgomery County Zoning Ordinance:

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

All other elements are illustrative.

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

1. Density

The Sketch Plan is limited to a maximum of 188,500 square feet of residential development, including a minimum of 25% MPDUs, on the Subject Property. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.

2. Height

The development is limited to a maximum height of 80 feet, as measured from the building height measuring point(s) illustrated on the Certified Site Plan.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. However, per Section 59.4.7.3.D.6.e, a project that provides a minimum of 20% MPDUs does not have to satisfy any benefit category other than Affordable Housing under the Diversity of Uses and Activities category. The requirements of Division 59.4.7.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit. Final points and phasing will be established at Site Plan approval.

- a. Transit Proximity achieved through the Subject Property's location between $\frac{1}{4}$ and $\frac{1}{2}$ mile from the WMATA White Flint Metrorail Station (Level 1).

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

- b. Diversity of Uses and Activities, achieved by providing a minimum of 25% of the residential units as MPDUs.
- c. Quality of Building and Site Design achieved through exceptional design and structured parking.
- d. Protection and Enhancement of the Natural Environment achieved through purchasing Building Lot Terminations and providing a cool roof.

4. Public Spaces

The Applicant must provide the open space as conceptually shown on the Sketch Plan that will be privately owned and maintained. While this space must be in the approximate location and size, as shown on the Sketch Plan, the exact size, location and design will be determined at the time of Site Plan(s).

5. Noise

A noise study must be submitted with the Preliminary Plan, showing existing noise impacts on the Property and projected noise impacts based on the proposed development. The noise study must include recommendations for limiting projected noise impacts to no more than 65 dBA Ldn for the exterior public use spaces (to the extent feasible), and projected interior levels not to exceed 45 dBA Ldn.

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

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan:

- a. Consolidation of vehicle access points.
- b. Old Georgetown Road vista.
- c. Environmental enhancement plan.
- d. Channel stabilization.
- e. Noise.

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

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

The CR Zone permits a mix of residential and nonresidential uses at varying densities and heights. Section 4.5.4 of the Zoning Ordinance sets forth the development standards for the Optional Method of Development within the CR

Zone. The proposed development will satisfy the applicable development standards for the Optional Method of Development in the CR Zone, with the exact figures to be determined at the time of Site Plan.

a. Development Standards

The Subject Property includes a tract area of approximately 2.66 acres, zoned CR-3.0, C-1.5, R-2.5, H-200' and CR-4.0, C-2.0, R-3.5, H-250'. The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Table 1 below. The Application will provide the minimum required number of bicycle parking spaces for residents and visitors, which will be determined at the time of Site Plan. The number of vehicular parking spaces will be determined at Site Plan based on the square footage of non-residential uses, and number and type of residential dwelling units.

Table 1- Development Standards and Parking Requirements

| Section | Description | Required/Permitted | Approved |
|-------------------------------|--|---|--|
| Density and Height | | | |
| 4.5.2.A.2 | Maximum Density | | |
| | North Parcel CR-3.0, C-1.5, R-2.5, H-200' | Total: 325,599 square feet Commercial: 162,799 square feet Residential: 271,332 square feet | |
| | South Parcel CR-4.0, C-2.0, R-3.5, H-250' | Total: 29,224 square feet Commercial: 14,612 square feet Residential: 25,571 square feet | |
| | Total Density | Total: 354,823 square feet Commercial: 177,411 square feet Residential: 296,903 square feet | Residential: 188,500 |
| 5.3.5.B.2 | Maximum Building Height (H) | | |
| | North Parcel CR-3.0, C-1.5, R-2.5, H-200' | 200 feet | 80 feet |
| | South Parcel CR-4.0, C-2.0, R-3.5, H-250' | 250 feet | |
| Open Space and Parking | | | |
| 4.5.4.B.1 | Minimum Open Space | 10% of site area (11,584 square feet) | 10% of net tract area (11,584 square feet) |
| 6.2.4.B | Minimum Parking Permitted/Maximum Parking Allowed | Minimum: 150 spaces Maximum: 245 spaces | 155 spaces |

| | | | |
|---------|------------------------------------|------------------------------|------------------------------|
| 6.2.4.C | Bicycle Parking Residential | 81 Long Term 4 Short Term | 81 Long Term 4 Short Term |
|---------|------------------------------------|------------------------------|------------------------------|

b. Intent of the Zone

The Sketch Plan conforms to the intent of the CR Zone as described below.

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

The MHP-Nebel Street Sketch Plan is located within the 2010 White Flint Sector Plan area. Located within the Nebel Street district, the Sector Plan recommends a public use space on the property as well as “signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street” (p.41).

Transportation Network

The Property fronts onto Nebel Street (B-5), which is classified as a commercial business street with a minimum 80-foot right-of-way. Old Georgetown Road (B-2) is also recommended as a commercial business street with a minimum 90-foot right-of-way.

A protected bikeway has been installed along Nebel Street that fronts the proposed development. This bikeway achieves the Sector Plan’s bikeway recommendations for Nebel Street.

Public Use

The Sector Plan recommends a public use space on the MHP property. The proposed public use spaces, including at the intersection of Old Georgetown Road and Nebel Street, and along the frontage of the building as a promenade, further the Sector Plan recommendations. At site plan, the design and features of the linear open space and its relationship to the building should be carefully reviewed.

Public Benefits

The provision of 25 percent of Moderately Priced Dwelling Units (MPDUs) and structured parking are the primary proposed public benefits. The amount of affordable housing is a significant public benefit. Given the prominent location, the Applicant should pursue the inclusion of public art on the building façade or at key locations on the property. This proposal would add additional public benefits to the development.

Recreation Loop

The Sector Plan recommends a recreation loop along the frontages of Nebel Street and Old Georgetown Road. The Plan states that the recreation loop is a “signed pathway that is incorporated into the street right-of-way as part of the sidewalk” (p.61). The proposed open space should incorporate features that implements the recreation loop concept. This should be included in the future site plan.

Environment

The Sector Plan makes several recommendations to create an environmentally sustainable district, including increasing tree canopy, maximizing energy conservation, and reducing energy through site design and energy-efficient buildings. The Sketch Plan includes a cool roof and the purchase of Building Lot Terminations. A noise study must be conducted at the time of Preliminary Plan.

- ii. *Encourage development that integrates target opportunities for redevelopment of single-use commercial areas and surface parking lots with mix of uses.*

The Property is currently vacant.

- iii. *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 proposed development will provide mixed-income housing with 25% MPDUs, with structured parking. The Property is located close to the White Flint Metrorail Station, as well as numerous bus lines.

- iv. *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The proposed building height of up to 80 feet will be compatible with confronting buildings on Nebel Street and Old Georgetown Road. These buildings are a mix of low rise and high rise residential and mixed-use buildings.

- v. *Integrate an appropriate balance of employment and housing opportunities.*

The proposed development creates an affordable housing opportunity that is currently not available in the area. There are a number of

commercial, office and industrial uses in the vicinity of the Property that generate employment opportunities. Given the proximity of well-established employment uses near the Property, the additional housing provided by the Project will create an opportunity for individuals to live, work, and play in the White Flint area.

- vi. *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.*

The Project will provide public benefits to achieve the desired incentive density above the standard method limit. Even though the Sketch Plan is not required to provide public benefits beyond providing 25% MPDUs, per Section 59.4.7.3.D.6.e , the Applicant has proposed benefits in four categories.

2. *The Sketch Plan substantially conforms to the recommendations of the applicable master plan.*

The MHP-Nebel Street Sketch Plan is located within the 2010 White Flint Sector Plan area. Located within the Nebel Street district, the Sector Plan recommends a public use space on the property as well as “signature buildings, between 150 and 200 feet tall, may be located at the terminus of Old Georgetown Road and Nebel Street” (p.41).

The Sketch Plan complies with the recommendations of the Sector Plan by providing a public use space on the North Parcel, affordable housing, accommodating a recreation loop on Nebel Street and Old Georgetown Road, and will retain a significant area of existing tree canopy.

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

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *Under Section 7.7.1.B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property’s zoning on October 30, 2014.*

- The Property's zoning classification on October 29, 2014 was not a result of a
- Local Map Amendment.

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

The Sketch Plan successfully achieves compatibility with the industrial uses to the east and west and the newer residential and mixed-use development to the south. The restored natural areas will provide a buffer to the adjacent industrial areas while the form of the proposed development is compatible with the newer development to the south.

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

This project helps fulfill a portion of the overall Pike District bikeway network with a connected system of separated bike lanes to be implemented along streets as properties redevelop and new grid streets are constructed. It is anticipated that this facility will be improved with permanent street buffers in coordination with this Site's construction. The Applicant will coordinate with MCDOT on enhancing the separated bike lanes, and to participate in implementation of the Master Planned Old Georgetown Road separated bicycle lanes along the Property's Old Georgetown Road frontage.

The vehicular circulation is an issue that needs further coordination. The proposed development currently shows two entrances from Nebel Street, which ideally should be reduced to one. However, given the grading required for the development and limited developable area, this issue will require further study.

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

For developments of this size in the CR zone, the Zoning Ordinance requires 50 points in a minimum of three categories. However, per Section 59.4.7.3.D.6.e, a project that provides a minimum of 20% MPDUs does not have to satisfy any benefit category other than Affordable Housing under the Diversity of Uses and Activities category. Regardless, the Applicant is proposing to provide 25% MPDUs and is proposing to provide benefits in four categories. Although at the time of Sketch Plan review, only the categories need to be approved, the following table shows both the categories and points for public benefits requested at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient public benefit points. The final calculations and benefit points earned will be further refined and ultimately determined as part of a future site plan submission. Table 2 shows the Applicant's proposed public benefits in the following four

categories: Transit Proximity, Diversity of Uses and Activities, Quality Building and Site Design, and Protection and Enhancement of the Natural Environment .

Table 2- Proposed Public Benefits

| Public Benefit | Incentive Density Points | |
|--|--------------------------|-----------------|
| | Max Allowed | Total Requested |
| 59.4.7.3.B: Transit Proximity | | |
| Between ¼ and ½ mile of Level 1 | 50 | 30.0 |
| 59.4.7.3.D: Diversity of Uses and Activities | | |
| Affordable housing-25% MPDUs | n/a | 150.0 |
| 59.4.7.3.E: Quality of Building and Site Design | | |
| Exceptional Design | 10 | 10.0 |
| Structured Parking | 20 | 15.0 |
| 59.4.7.3.F: Protection and Enhancement of the Natural Environment | | |
| Building Lot Termination | 30 | 2.79 |
| Cool Roof | 10 | 10.0 |
| Total | - | 217.79 |

Transit Proximity

The Applicant seeks to gain approval for 30 points for being located close to mass transit. The Subject Property is located between ¼ and ½ mile from the WMATA White Flint Metrorail Station. Proximity to Metrorail Stations places this Property in Level 1 for transit service. Based on the distance from the entrance to the proposed development to the White Flint Metrorail Station, the Planning Board supports the Applicant's request for 30 points.

Diversity of Uses and Activities

Moderately Priced Dwelling Units: The Applicant seeks to gain approval for 90 points for providing 20% MPDUs. The project will provide 25% MPDUs, 12.5% above the minimum required. Twelve (12) points are allowed for every percentage point over the required 12.5% MPDUs as demonstrated in the calculation below. The Planning Board supports the Applicant's request based on the following calculation:

$$[25\% (\text{percentage MPDUs provided}) - 12.5\% (\text{percentage MPDUs required})] * 12 = 150 \text{ points}$$

Quality of Building and Site Design

Exceptional Design: The Applicant seeks to gain approval for 10 points for Exceptional Design. The criteria for Exceptional Design are:

- Providing innovative solutions in response to the immediate context;
- Creating a sense of place, that serves as a landmark;
- Enhancing the public realm in a distinct and original manner;
- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;
- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and
- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Applicant is proposing to develop this difficult, infill site and provide affordable housing while improving the environment. The Applicant is also proposing a major enhancement to the public realm with the development of the pocket park on the South Parcel. The architecture will evolve through the design and approval process, with the goal of providing a landmark at the termination of Old Georgetown Road. The Planning Board supports the Applicant's request based on the current design, with the understanding that it will be refined as part of the Site Plan.

Structured Parking: The Applicant seeks to gain approval for 15 points for providing structured parking. All of the 155 parking spaces will be provided in structured parking. The Planning Board supports the Applicant's request based on the following calculation:

$$[(77 \text{ above grade spaces} / 155 \text{ total spaces}) * 10] + [(78 \text{ below grade spaces} / 155 \text{ total spaces}) * 20] = 15 \text{ points}$$

Protection and Enhancement of the Natural Environment

Building Lot Terminations: The Applicant seeks approval for 2.79 points for purchasing building lot termination easements. The Planning Board supports the Applicant's request based on the following calculation:

188,500 square feet total development proposed – 57,919.5 square feet base density = 130,580.5 square feet of incentive density
 $130,580.5 \text{ square feet} * 0.075 = 9,793.53 / 31,500 = 0.31 \text{ BLTs}$
 $0.31 \text{ BLTs} * 9 = 2.79 \text{ points}$

Cool Roof: The Applicant seeks to gain approval for 10 points for providing a Cool Roof. All roof areas in the Project will be constructed with a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12. The Planning Board supports the Applicant's request.

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

The Applicant intends to develop the structures, landscaping and streetscaping for the Project simultaneously in a single phase.

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

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

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan No. 320210110, MHP-Nebel Street, received by M-NCPPC as of the date of the Staff Report July 16, 2021, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is AUG 11 2021 (which is the date that this Resolution is mailed to all parties of record); and

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Verma, seconded by Commissioner Cichy, with Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor of the motion, and Chair Anderson absent at its regular meeting held on Thursday, July 29, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board, P

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By email ehsan.motazedi@montgomerycountymd.gov

MR. GENE VON GUNTEN
MCDPS-WELL & SEPTIC
255 ROCKVILLE PIKE, 2ND FLOOR
ROCKVILLE, MD 20850
By email gene.vongunten@montgomerycountymd.gov

Montouri Property
2440 Virginia Avenue NW, Suite 910
Washington, DC 20037

PAT HARRIS
Lerch Early and Brewer
7600 Wisconsin Avenue
Suite 700
Bethesda, Maryland 20814

Charles Irish
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Anne M. (Nancy) Randall
1110 Bonifant Street, Suite 210
Silver Spring, MD 20910

Charles H Stubin
11800 Old Georgetown Road, #1215,
Rockville, MD 20852.

320210110

ATTACHMENT E



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

June 1, 2022

Tamika Graham, Planner III
Mid-County Planning Division
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902

Re: MHP Nebel
Sketch Plan No. 320210110, Preliminary Plan 120220090, and Site Plan 820220150

Dear Ms. Graham:

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

Sincerely,

Somer Cross, Manager
Affordable Housing Programs Section

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

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



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

June 14, 2022

Ms. Tamika Graham, Planner III
MidCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120220090
Site Plan No. 820220150
MHP – Nebel Street

Dear Ms. Graham:

We have completed our review of the preliminary uploaded to eplans on May 18, 2022. A previous version of the plans was reviewed by the Development Review Committee at its March 29, 2022 meeting. We recommend approval of the plans 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 Department of Permitting Services (DPS) 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.

Significant Plan Review Comments

1. Nebel Street is classified as a Business District Street (B-5). Per the Master Plan of Highways and Transitways the minimum required right-of-way (ROW) is 80-foot. We recommend that the applicant be responsible to build at a minimum, an 8-foot wide sidewalk and a 6-foot buffer along the Nebel Street frontage.
 - a. The certified preliminary plan shall reflect the following proposed frontage improvements from edge of property line to edge of curb (both sides of Nebel Street):

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- Proposed 2-foot minimum maintenance buffer
- Proposed 8-foot sidewalk
- Proposed 6-foot tree panel buffer

Note: The proposed 2-foot wide Public Improvement Easement located outside of the ROW, reduces in width at entry stops to exclude steps/cheek walls.

- b. Separated bike lanes: The applicant is responsible to fix disruptions made to the existing separated bike lane during construction.
2. Old Georgetown Road is classified as a Business District Street (B-2). Per the Master Plan of Highways and Transitways the minimum required right-of-way (ROW) is 90-foot. We recommend the applicant dedicate 5-feet to conform to the master plan.
 - a. The certified preliminary plan shall reflect the following proposed frontage improvements from edge of property line to edge of curb:
 - Proposed 2-foot minimum maintenance buffer
 - Proposed 5-foot sidewalk (varies)
 - Proposed 5-foot tree panel buffer (varies)
3. **Sight Distance**: A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. The applicant is responsible to ensure sight distance during tree planting.
4. **Storm Drain Study**: The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
 - a. Since the county does not support storm drain system through private driveways in an easement, the applicant would have to execute a drainage covenant to be approved by the county, to include the private maintenance of the storm drain system by the applicant. Property is subject to the White Flint Special Taxing District.
 - b. We are aware of the issue regarding the maintenance requirement of a drainage structure in the system under the CSX tracks behind the Washington Gas yard. Please contact Mr. Jeffrey Knutsen of our Field Operations Section Division of Highway Services at (240) 777-7634 or at Jeffrey.Knutsen@montgomerycountymd.gov for any questions related to the issue.
5. Final details for the proposed crosswalk along Nebel Street and corresponding ADA compliant ramps to be completed at the signing and marking plan stage. Please coordinate with our Division of Traffic Engineering and Operations at trafficops@montgomerycountymd.gov.

6. Prior to certified preliminary plan the stormwater management in the right-of-way must be approved by DPS.

7. Transportation Demand Management

The Nebel project is located in the following areas: North Bethesda TMD; Red Subdivision Staging Policy (SSP) Area, and White Flint Sector Plan Area. An owner or applicant for a development in a District and Red Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 40,000 gross square feet. The MHP-Nebel Street residential project proposes to develop 172,720 gsf. The Level 3 TDM Results Plan must be submitted and approved by MCDOT prior to issuance of any building permit by DPS.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the North Bethesda TMD's goal, the 50/51 percent NADMS goal for the White Flint Sector Plan (50% for employees/51% for residents), and related commuting goals at that project. The Level 3 Results plans must include the following:

- Appointment of a Transportation Coordinator (a person to work with MCDOT to achieve NADMS and other commuting goals).
- Notification of the Transportation Coordinator's contact information
- Access to the Project (owner must provide space on-site by prior arrangement with MCDOT to allow the department to promote TDM).
- TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents, and other project users; plan for the installation of at least 1 digital monitor).
- Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.
- Additional or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required.
- Additional Funding: If strategies selected by the owner or applicant do not result in achievement of the project goals by 6 years after final occupancy, the Department may require increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals have still not been met within 8 years of final occupancy.
- Conduct independent monitoring to determine if the project is meeting its goals, until the goals are achieved.

To obtain a template for a Level 3 TDM Plan, contact Beth Dennard in Commuter Services at Beth.Dennard@montgomerycountymd.gov.

Standard Comments

1. Design all vehicular access points and alleys to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
2. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
3. If the development is reconstructing or modifying any pedestrian facilities or traffic control devices/equipment (identified as “improvements”) at an intersection or along their site frontage, the developer will be responsible to upgrade or bring into compliance those facilities to the current standards. At or before the right-of-way permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
4. Ensure curve radii of 15-foot, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travel ways.
5. Applicant should be mindful that Complete Streets is approved and Code/Regulations updates are expected in the near future. Where the master plan does not specify otherwise: the applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds.
6. Stop sign locations, crosswalks and markings will be reviewed and completed during the signing and marking stage.
7. No steps, stoops, balconies or retaining walls for the development are allowed in county right-of-way. No door swings into county ROW.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. 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 DPS Right-of-Way Plan Review Section.
10. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations

Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

11. 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. Curbs and gutters, lawn panel, sidewalk, handicap ramps, storm drainage and appurtenances, and street trees along Nebel Street and Old Georgetown Road.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Chapter 19 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 the Department of Permitting Services (DPS) 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 the DPS.
 - d. 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.
 - e. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
 - f. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

Ms. Tamika Graham
Preliminary Plan No. 120220090
Site Plan No. 820220150
June 14, 2022
Page 6

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP120220090 MHP Nebel St\Letters\120220090-MHP Nebel S-DOT Preliminary Plan Letter_6.14.22](#)

cc: Correspondence folder FY 2022

| | | |
|-------|-------------------|--------------------|
| cc-e: | James Buchheister | Vika Maryland, LLC |
| | Mark Terry | MCDOT DTEO |
| | Atiq Panjshiri | MCDPS RWPR |
| | Sam Farhadi | MCDPS RWPR |
| | Rebecca Torma | MCDOT OTP |



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: MONTOURI Preliminary Plan Number: 1- 2022090

Street Name: Nebel Street Master Plan Road Classification: Business

Posted Speed Limit: 25 mph

Street/Driveway #1 (POINT OF STUDY #1) Street/Driveway #2 (POINT OF STUDY #2)

Sight Distance (feet) OK?
Right 200.0' YES
Left 200.0' YES

Sight Distance (feet) OK?
Right 200.0' YES
Left 200.0' YES

Comments: _____

Comments: _____

GUIDELINES

| Classification or Posted Speed (use higher value) | Required Sight Distance in Each Direction* |
|--|--|
| Tertiary - 25 mph | 150' |
| Secondary - 30 | 200' |
| Business - 30 | 200' |
| Primary - 35 | 250' |
| Arterial - 40 | 325' |
| (45) | 400' |
| Major - 50 | 475' |
| (55) | 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)

ENGINEER/ SURVEYOR CERTIFICATE

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

Signature *Flj* Date 4/27/22
31601
PLS/P.E. MD Reg. No.



Montgomery County Review:

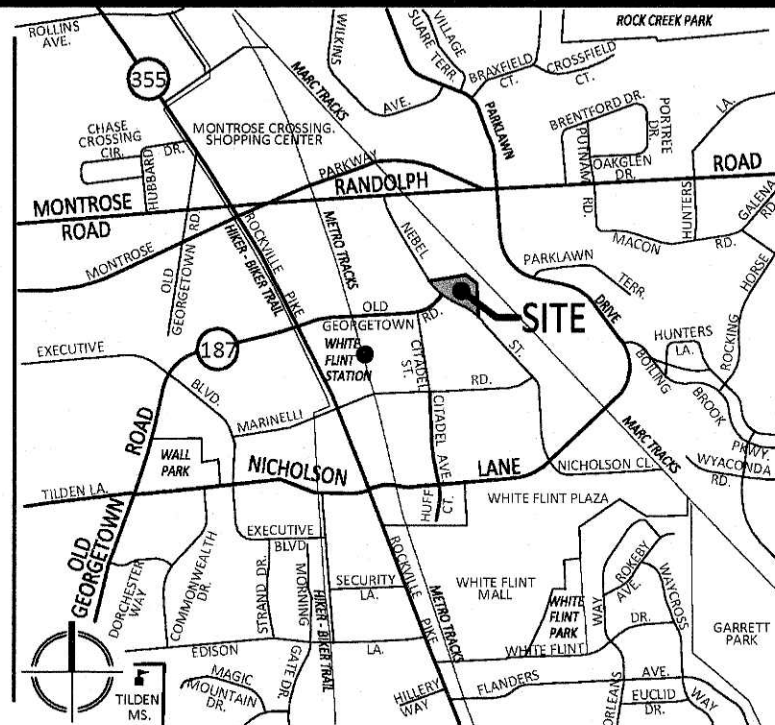
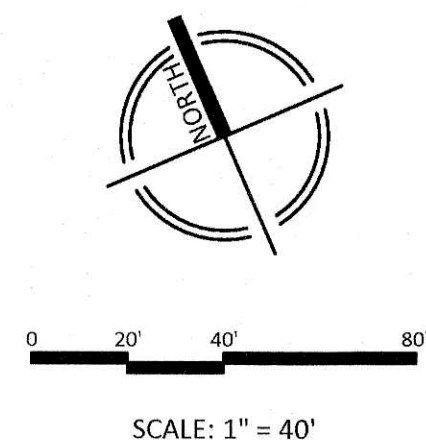
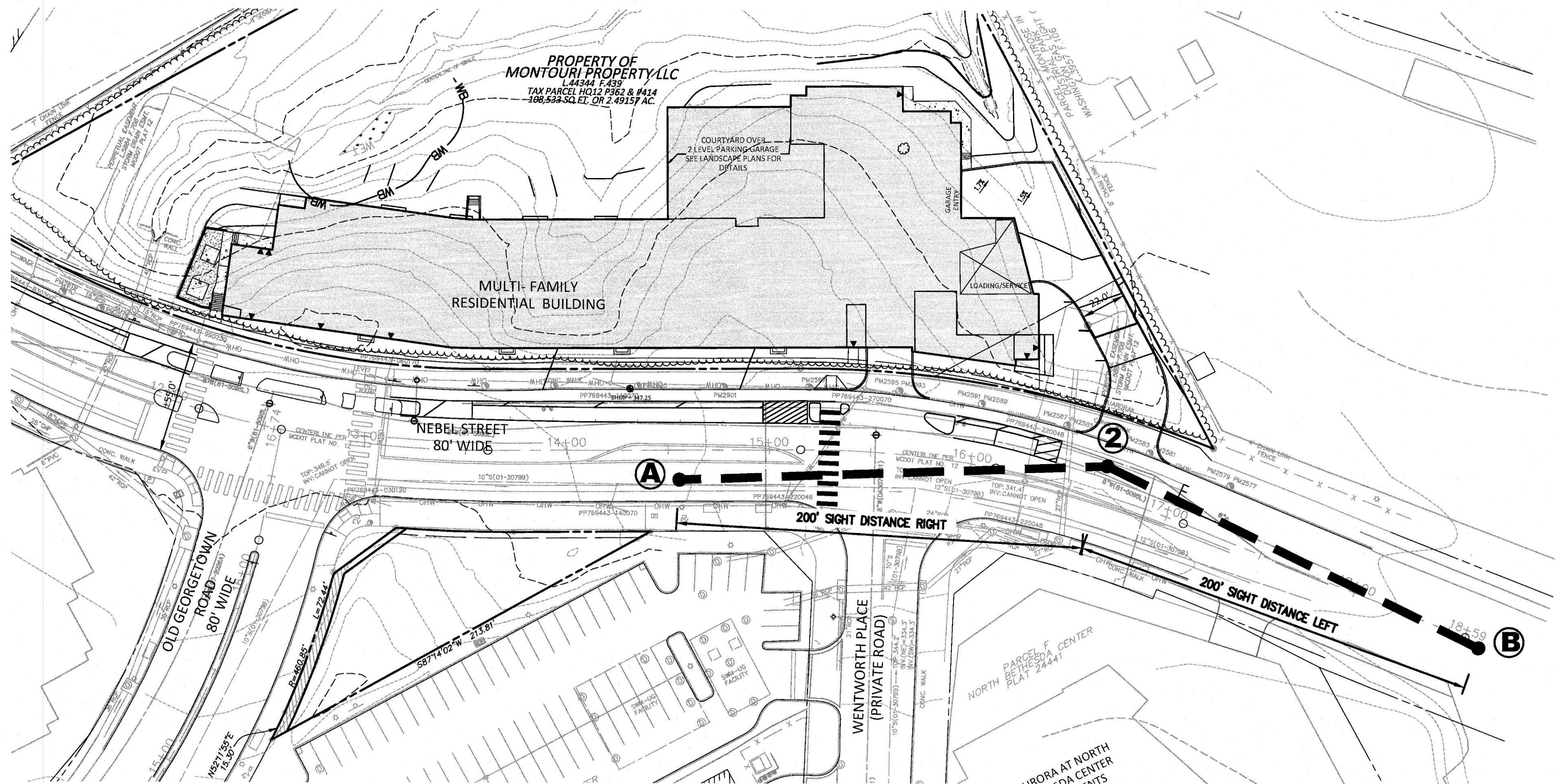
☒ Approved

☐ Disapproved:

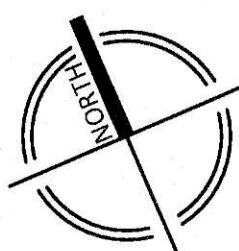
By: Brenda M. Pardo

Date: 6/14/2022

E-FILE STAMP



VICINITY MAP
SCALE: 1" = 2000'



0 20' 40' 80'

SCALE: 1" = 40'



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
MHP
12200 TECH ROAD
SUITE 250
SILVER SPRING, MD 20904
301-812-4112
ARTIE HARRIS
AHARRIS@MHPARTNERS.ORG
DESIGN CONSULTANTS

ARCHITECT
HORD COPLAN MACHT
700 E. PRATT ST
SUITE 1200
BALTIMORE, MD 21202
MIGUEL IRAOLA 410-837-7311

ATTORNEY
LERCH EARLY BREWER
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814
PAT HARRIS 301-986-1300

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100

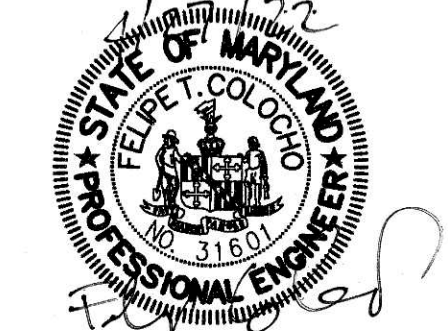
[illegible]

MHP - NEBEL
STREET

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
TAX MAP:HQ122

SIGHT DISTANCE ANALYSIS: STUDY POINT #2

PROFESSIONAL SEAL _____



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Felipe Colococho, P.E.
LICENSE No.: 31601
EXPIRATION DATE: April 14, 2023

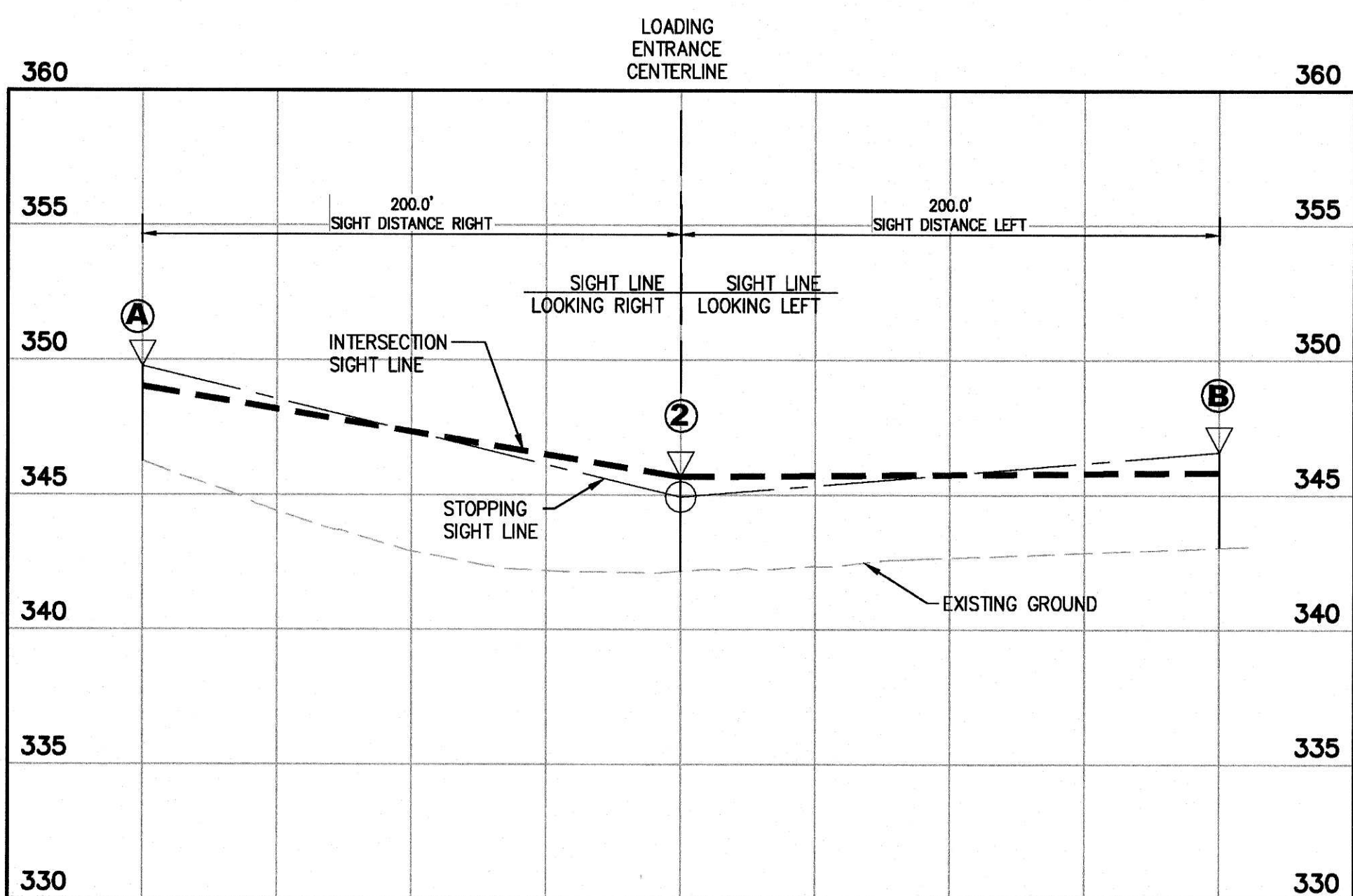
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© 2019 VIKI MARYLAND LLC

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

VIKA
PROJECT VM50348
DRAWING
NO.

SHEET NO. **SIGHT-2**



STUDY POINT #2

HORIZ. 1"=50'
VERT. 1"=5'



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 29, 2022

Ms. Shannon Flickinger
Vika, Inc
20251 Century Boulevard, Suite 400,
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
MHP - Nebel St.
SM File #: 287914
Prel. Plan No.: 120220090
Site Plan No.: 820220150
Tract Size/Zone: 2.66 ac.
Total Concept Area: 2.46 ac.
Parcel(s): HQ12, P362, P364, P414
Watershed: Upper Rock Creek

Dear Ms. Flickinger

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 Green Roof and 3 Microbioretention Practices. A partial waiver of stormwater management requirements was requested on the basis on site constraints, and the waiver is hereby granted.

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 the detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE-approved material.

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 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



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Ms. Shannon Flickinger
June 29, 2022
Page 2 of 2

Executive Regulation may constitute grounds to rescind or amend any approval actions taken and to 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 Bill Musico PE at 240-777-6340.

Sincerely,

Mark Etheridge

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

MCE: WJM

cc: N. Braunstein
SM File # 287914

ESD: Required/Provided 8,700 cf / 7,403 cf
PE: Target/Achieved: 1.80"/1.53"
STRUCTURAL: 0.00 cf
WAIVED: 1,297 cf.



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

DATE: 17-Jun-22
TO: Ghassan Kouri - khouri@vika.com
VIKA, Inc
FROM: Marie LaBaw
RE: MHP - Nebel Street
820220150 120220090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **09-Jun-22** .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.

***** Reduced access width permitted at west face due to architecture; see plan inset *****



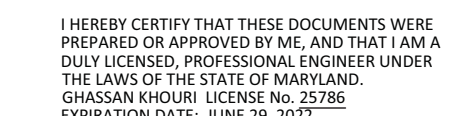
Our Site Set on the Future.

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
JAMES BUCHHEISTER, RLA
301-916-4100

**MHP - NEBEL
STREET
820220150**
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW05
TAX MAP: HQ122

PROFESSIONAL SEAL



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© 2010 VNA MASON, LLC

DRAWN BY: JB/TG/BY
DESIGNED BY: GK/JB/SF

DATE ISSUED: 4/27/2022
VIKA PROJECT **VM50348**

DRAWING
NO.

SHEET NO. _____



MAIN ENTRANCE



WATER LINE AND FITTING

FIRE DEPARTMENT CONNECTION
FINAL LOCATION TO BE DETERMINED
AT SITE PLAN



FIRE HYDRANT

BUILDING ENTR



FIRE ACCESS FOOT PATH
NOTE: FIRE ACCESS PATH
NOT TO EXCEED 4:1 SLOPES

SCALE: 1" = 30'

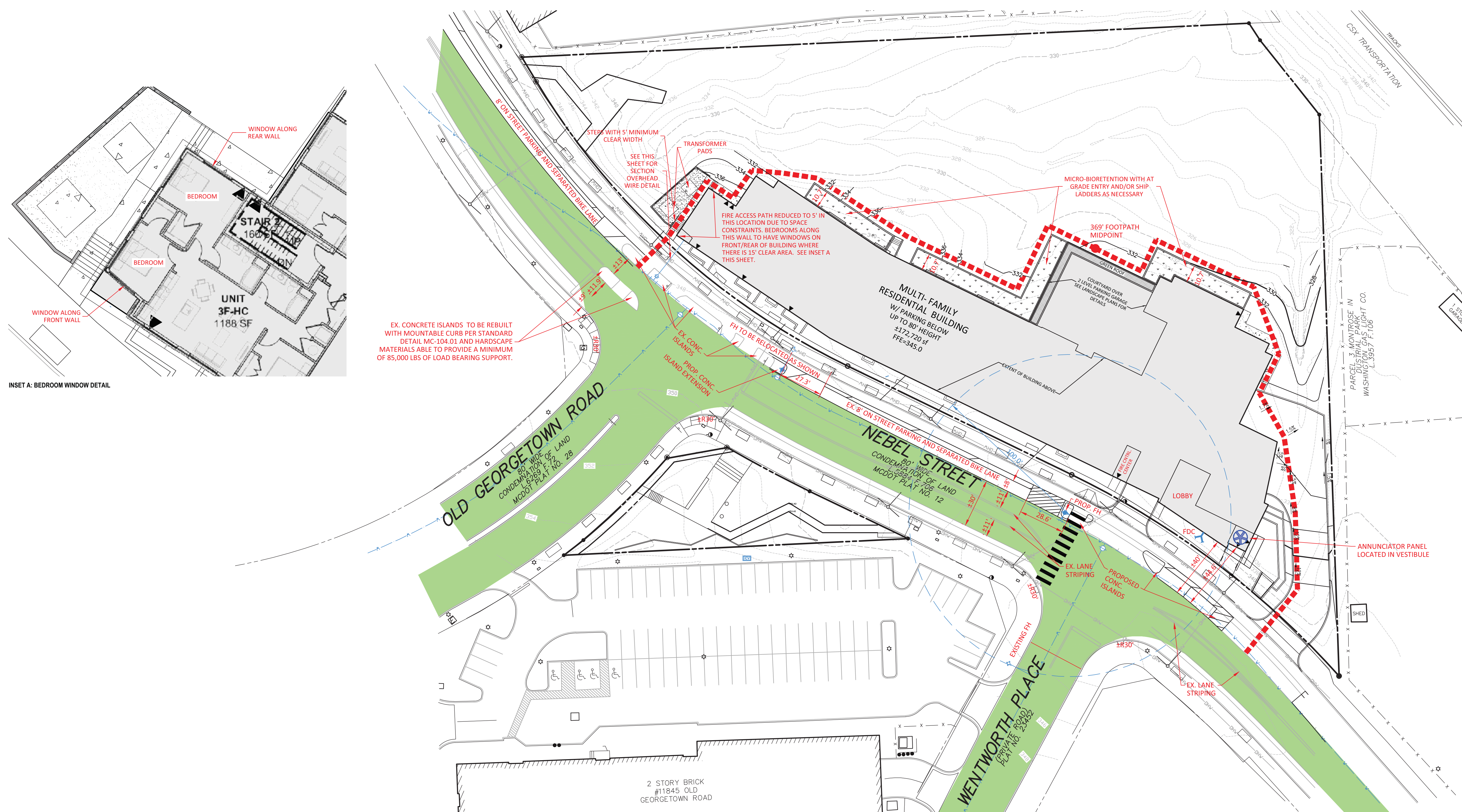
Ghassan
S Khouiri

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, 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: SAC FM: 43 DATE: 6/17/202



INSET A: BEDROOM WINDOW DETAIL

EX. CONCRETE ISLANDS TO BE REBUILT
WITH MOUNTABLE CURB PER STANDARD
DETAIL MC-104.01 AND HARDSCAPE
MATERIALS ABLE TO PROVIDE A MINIMUM
OF 85,000 LBS OF LOAD BEARING SUPPORT.

2 STORY BRICK
#11845 OLD
GEORGETOWN ROAD

LAYOUT: 13-FDA-82020150. Plotted By: buchheist

Z:\50000-50500\50348\CADD\SITE\PILOT SHEETS\50348200_P_FRE.dwg ~ Thursday, June 9, 2022 10:10:20 AM