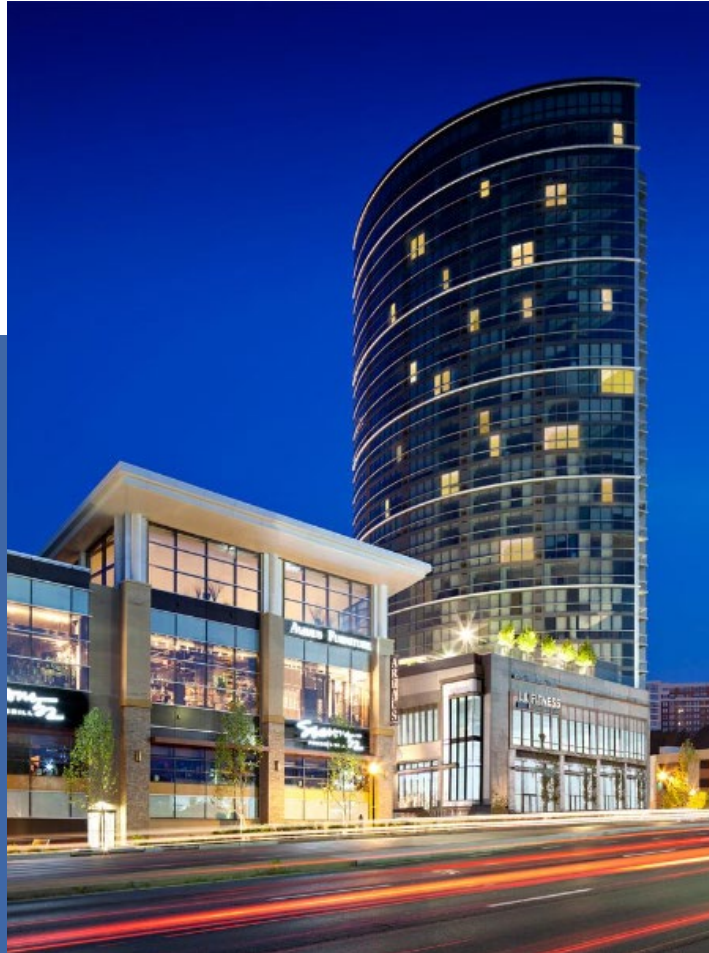


NOBE MARKET (FORMERLY NORTH BETHESDA MARKET I) SITE PLAN AMENDMENT NO. 82006017I



Description

Request to convert 19,350 sf of commercial space in Building B into 14 dwelling units and add 3,500 sf of residential square footage to accommodate new loft space; make modifications to southern façade of Building B and allow for a potential future rooftop residential amenity; and convert 2,022 sf of unimproved residential amenity space in Building C into two dwelling units.

No. 82006017I

Completed: 2-16-2023

MCPB

Item No.
3-2-2023

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Planning Staff

ET

Emily Tettelbaum, Planner III, Midcounty Planning, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569

MF

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

CS

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

Southwest corner of Rockville Pike/Executive Boulevard intersection

MASTER PLAN

2010 White Flint Sector Plan

ZONE

CR-3.0, C-1.5, R-2.5, H-100, and
CR-4.0, C-3.5, R-3.5, H-300.

PROPERTY SIZE

5.91 acres

APPLICANT

SPUS8 NoBe LP

ACCEPTANCE DATE

November 2, 2022

REVIEW BASIS

Chapter 59 (in effect on October 29, 2014)



Summary:

- Staff recommends approval with conditions of Site Plan Amendment 82006017I.
- On September 28, 2006, Preliminary Plan No. 120060310 and Site Plan No. 820060170 were approved under the TS-M Zone, allowing up to 440 multi-family dwelling units, including 15% MPDUs, and up to 223,000 square feet of commercial development on the Property.
- The Preliminary Plan has been amended once. The Site Plan has been amended many times, and currently allows up to 424 dwelling units and 194,941 square feet of commercial retail development.
- The Subject Amendment proposes to increase the number of dwelling units from 424 to 440 (the maximum number of units approved for the Project under the original Preliminary Plan) and reduce the commercial retail development from 194,941 square feet to 175,591 square feet.
- The Amendment requests to replace vacant 2nd story retail space and unused residential amenity space with dwelling units.
- As allowed under Section 7.7.1.B.1 of the current Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.
- Staff has not received any correspondence about this application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN AMENDMENT 82006017I

Staff recommends approval of Site Plan Amendment No. 82006017I to convert 19,350 sf of commercial space in Building B into 14 dwelling units and add 3,500 sf of residential square footage to accommodate new loft space; make modifications to southern façade of Building B and allow for a potential future rooftop residential amenity; and to convert 2,022 sf of unimproved residential amenity space in Building C into two dwelling units. The development must comply with the binding elements and conditions of approval for LMA G-830 and Preliminary Plan 120060310 (as amended). All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following condition.¹ Condition No. 1, below, modifies Condition No. 1 from Site Plan Amendment No. 82006017H (MCPB No. 19-035), and Condition No. 3 is an additional condition. All other prior conditions remain in full force and effect:

Modified Condition

1. The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated ~~February 14, 2019~~ January 31, 2023, 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 Site Plan approval.

Additional Condition

3. 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 site plan resolution on the approval sheet.
 - b) Modify the Recreation Amenity Analysis on Sheet C-3 to demonstrate that sufficient recreational amenities are provided for 440 units.

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.

SECTION 2: SITE DESCRIPTION

VICINITY

NoBe Market (Property or Subject Property – outlined in red), formerly called North Bethesda Market I, is approximately 5.91 acres in the 2010 *White Flint Sector Plan* (Sector Plan) area. The Property is located to the west of Rockville Pike (MD 355), between Executive Boulevard and Marketplace Lane. The Property is bordered by Executive Boulevard to the north, Marketplace Lane to the south, Woodglen Drive to the west and Rockville Pike (MD 355) to the east.

The neighborhood surrounding the Property contains both residential and commercial uses. The area to the west of the Property across from Woodglen Drive is predominantly residential, zoned PD11 and PD9 and includes communities including Georgetown Village Condominium. The area to the north, across from Executive Boulevard, contains restaurants and office space (this is the location of the approved but unbuilt “North Bethesda Market II” development) and is zoned CR. The area to the east, across Rockville Pike, is zoned CR and includes the White Flint Mall site. The area to the south, across Marketplace Lane is zoned CR and R90/TDR. The Property is within 1,500 feet of the White Flint Metro Station in North Bethesda.

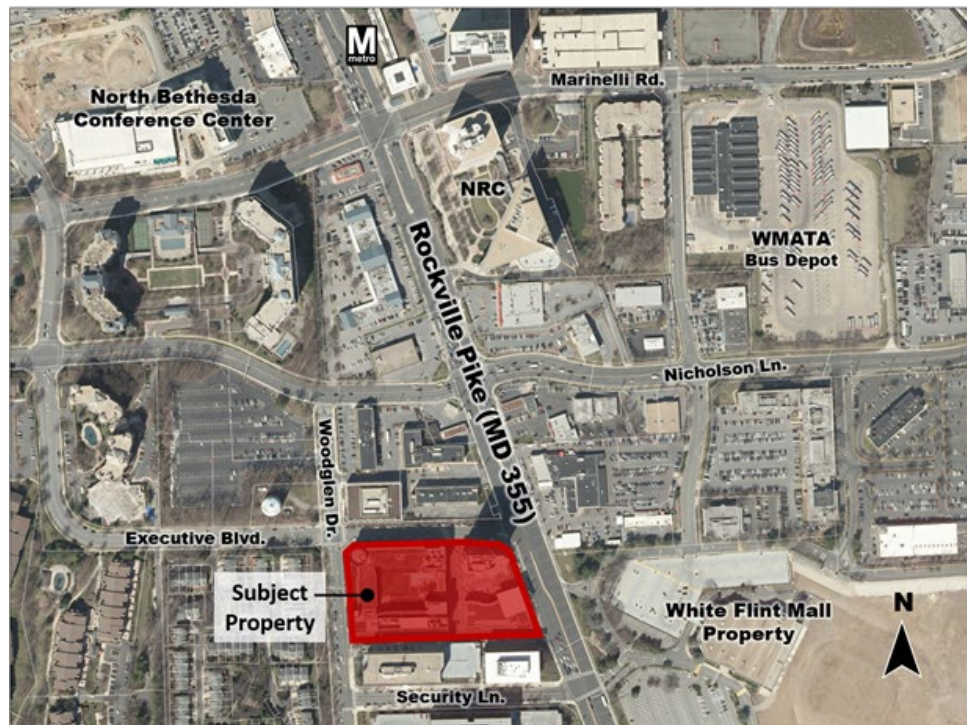


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

Buildings A, B and C of NoBe Market are fully constructed and currently contain 424 residential units and approximately 194,941 square feet of non-residential development. Building A (high-rise) contains residential/retail and is 24 stories tall. Building B (low-rise) contains retail and is 2-3 stories tall and Building C (mid-rise) contains retail/residential and is 6-7 stories tall. There are no known historic resources, wetlands, floodplains, endangered or threatened species on the Property.



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Preliminary Plan Approvals

On September 28, 2006, the Planning Board approved Preliminary Plan No. 120060310 by Resolution No. 06-17 for the creation of one lot for up to 440 multi-family dwelling units, including 15% MPDUs, and up to 223,000 square feet of commercial development.

On June 4, 2007, the Planning Board approved Preliminary Plan No. 12006031A by Resolution No. 07-63 for the realignment of the extension of Executive Boulevard through the Property.

Site Plan Approvals

On September 28, 2006, the Planning Board approved Site Plan No. 820060170 by Resolution No. 06-18 for up to 440 multi-family dwelling units, including 15% MPDUs, and up to 223,000 square feet of commercial development on 5.91 gross acres in the TS-M zone.

On May 25, 2007, the Planning Board approved Site Plan No. 82006017A by Resolution No. 07-64 for the realignment of Executive Boulevard; inclusion of Rockwall I & II buildings in shared parking analysis; decrease in dwelling units and associated changes; increase in floors in Building B with no change in height; adjustments to the service lane and loading dock; and minor site and architectural clarifications and design adjustments.

On September 18, 2008, the Planning Director approved Site Plan No. 82006017B for minor modifications to paving, landscaping, drainage, seating, artwork and water feature, lighting, and amenity designs and details.

On September 24, 2009, the Planning Director approved Site Plan No. 82006017C for minor modifications to rights-of-way, architectural elevations, paving, landscaping, drainage, seating, lighting, and amenity designs and details.

On March 3, 2011, the Planning Director approved Site Plan No. 82006017D for minor modifications to rights-of-way, architectural elevations, paving, landscaping, drainage, seating, lighting, and amenity designs and details.

On September 19, 2011, the Planning Board approved Site Plan No. 82006017E by Resolution No. 11-66 for replacement of second-floor retail space with 14 dwelling units in Building C; adjustments to residential amenity space, public use space, and café seating areas; architectural modifications to reflect change of use; update of data table to reflect changes; and minor landscape and site detail changes.

On April 30, 2014, the Applicant withdrew Site Plan No. 82006017F for certain matters regarding café seating and shared use of rights-of-way along Executive Boulevard. The issues were resolved with Planning Department Staff without having to pursue this site plan amendment.

On July 22, 2015, the Applicant withdrew Site Plan No. 82006017G for amendment to parking requirements and to include additional bicycle storage. The Applicant no longer wished to pursue this amendment.

On May 1, 2019, the Planning Board approved Site Plan No. 82006017H by Resolution No. MCPB 19-035 to convert approximately 14,259 square feet of commercial space into ten (10) two-bedroom residential units with lofts and three (3) one-bedroom units; convert the existing 2,022 square feet of leasing office currently on the second floor of the mid-rise building to provide additional common amenity space for residents; and relocate the existing leasing office to the lobby of the high-rise building.

PROPOSAL

The Subject Amendment requests the following modifications to the previously approved Site Plan:

- convert 19,350 sf of commercial space in Building B into 14 dwelling units and add 3,500 sf of residential square footage to accommodate new loft space;
- make modifications to southern façade of Building B and allow for a potential future rooftop residential amenity; and
- convert 2,022 sf of unimproved residential amenity space in Building C into two dwelling units.

The proposed modifications will result in an increase in the total number of dwelling units from 424 to 440 and eliminate vacant second story space. Most of the proposed changes are internal to the existing buildings, with no changes to building footprints, open space, or circulation.

Building B

A retail tenant that currently occupies two floors in Building B plans to vacate the space in the near future, and the Applicant proposes to convert the second floor into 14 residential dwelling units. The first floor will provide a corridor to access the residential units and the Applicant intends to lease out the remainder of the first-floor retail space. Given the existing floor to ceiling heights in the northwestern corner of the second floor, the Applicant proposes to construct loft space which results in an additional 3,500 square feet of residential square footage. The Applicant proposes to punch through windows on the southern second floor façade to bring light to the proposed residential units. In addition, the Applicant seeks approval to construct an optional, phased residential amenity space on the roof in the future once market conditions improve.

Building C

The Applicant seeks to convert 2,022 sf of approved, but unbuilt, residential amenity space on the third floor into two residential dwelling units. Ample residential amenity space is provided elsewhere on the Property, and the Applicant has never needed to build out this space with additional amenities.

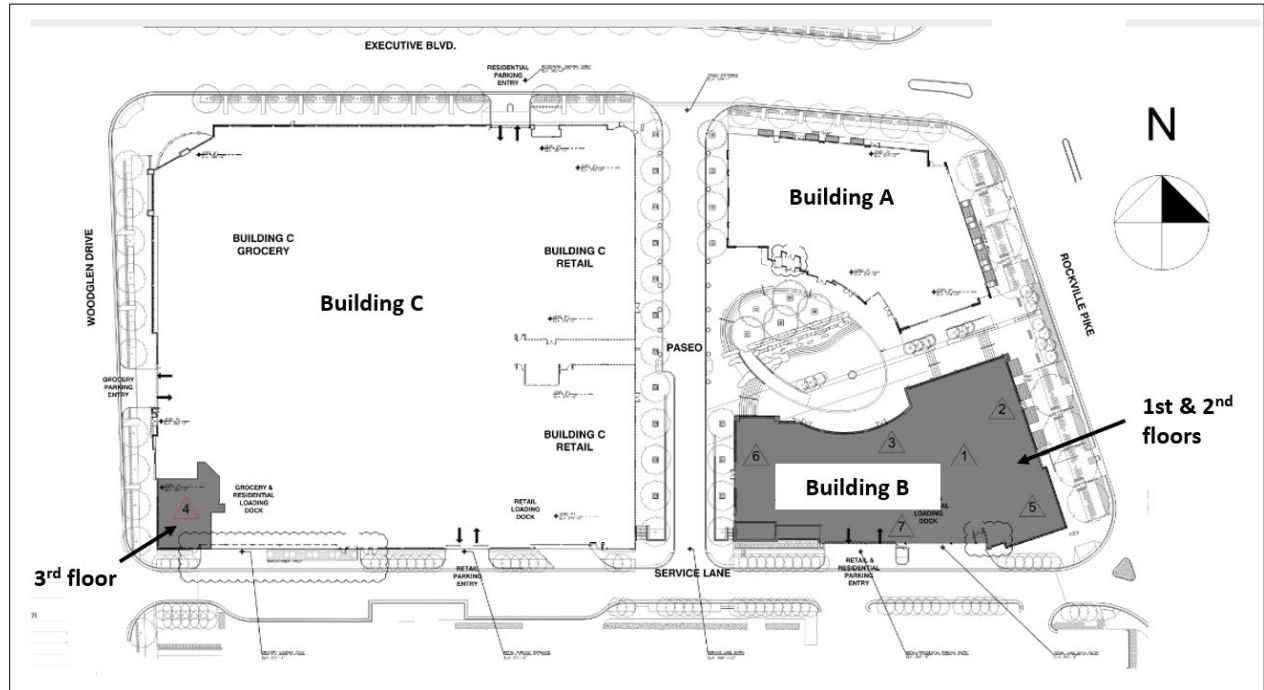


Figure 3 - Existing Buildings with Areas Impacted by Amendment Shaded in Gray

SECTION 4: SITE PLAN AMENDMENT 82006017I FINDINGS AND ANALYSIS

Under Section 59.7.7.1.B.1 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

(2) the site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56;

The data table below reflects density changes proposed by this Amendment. The Subject Site Plan Amendment increases the number of dwelling units from 424 to 440 (the maximum number of units approved for the Project under Preliminary Plan No. 120060310). All other development standards remain unchanged.

*Table 1: Project Name Site Plan Data Table for TS-M Zone, Section 59-C-8
(Zoning Ordinance in Effect on October 29, 2014)*

Development Standard	Permitted/ Required	Approved 82006017H	Proposed 82006017I
Density			
Commercial	n/a	135,041 SF ¹	115,691 SF ¹
Base Residential	n/a	377,333 SF	400,183 SF
Total Density	2.4 FAR per LMA G-830	512,374 SF (1.99 FAR)	515,874 SF (2.01 FAR)
MPDU requirement	12.5%	64 (15% of total)	66 (15% of total)
MPDU Bonus Density	n/a	76,840 (22% of base)	No change
Total Residential Density with MPDU bonus	n/a	454,173 SF	477,023 SF
Total Density with MPDU bonus	n/a	589,214 SF (2.29 FAR)	592,714 SF
Total number of units	n/a	424	440
Parking			
Total vehicle spaces	1524 ²	1,793 spaces	No change
<p>¹ Not including 59,900 SF of cellar space that is not counted as density.</p> <p>² Based on Site Plan 820060170 approval of 223,000 sf of commercial (inclusive of 59,900 SF of cellar space) and up to 440 dwelling units.</p>			

SECTION 5: COMMUNITY OUTREACH

A pre-submittal public meeting was not required for this Application, and the Applicant has complied with all other noticing requirements. As of date of this Staff Report, no correspondence has been received concerning this Amendment.

SECTION 6: CONCLUSION

Site Plan Amendment 82006017I satisfies the findings required for approval under the Zoning Ordinance in Effect on October 29, 2014. Therefore, Staff recommends approval of Site Plan Amendment 82006017I with the conditions specified at the beginning of this report.

ATTACHMENTS

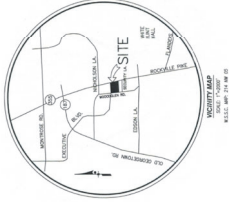
Attachment A: Site Plan Amendment

Attachment B: Prior Approvals

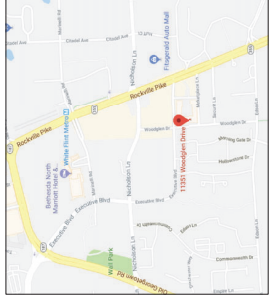
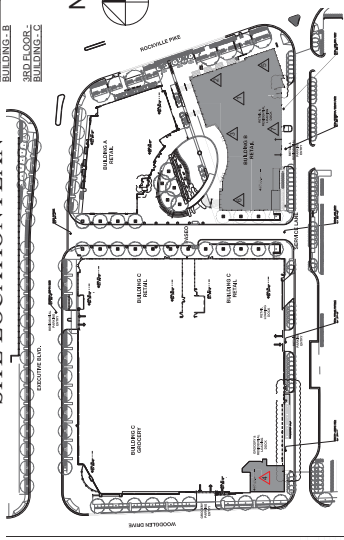
Attachment C: DHCA Letter

NORTH BETHESDA MARKET (FORMERLY WHITE FLINT CROSSING)

Building B (1st & 2nd Floor),
Building C (3rd Floor), Building B (Roof)
SITE PLAN-AMENDMENT # 820060171
11412 ROCKVILLE PIKE
NORTH BETHESDA, MD 20852



SITE LOCATION PLAN



LOCATION PLAN

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, or under my direct supervision and control, and that I am a duly licensed professional engineer in the State of Maryland.
Signature: [Blank]
Title: ARCHITECT
Date: 8-15-2022
Stamp: January 21, 2024
Professional Seal: [Blank]

GEITZ DESIGN ASSOCIATES, LLC

ARCHITECTS

Westport, Connecticut 06880
www.GeitzDesign.com

50 Riverside Avenue

(203) 227 - 4878

PROJECT TEAM

OWNER/APPLICANT:
SPS&S North Bethesda, LP
11418 Rockville Pike, North Bethesda, MD 20852
ARCHITECT:
Geitz Design Associates, LLC
3 Bethesda Metro Center, Suite 400, Bethesda, MD 20814
CONTACT: Steven Robinson
30 Hawthorne, Westport, CT 06880
ARCHITECT:
Geitz Design Associates, LLC
30 Hawthorne, Westport, CT 06880
(203) 227-4878

DEVELOPERS CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval
No. # 820060171 including Approval Conditions, Development Program, and Certified Site Plan
Applicants Name: SPS&S NOBE, LP
Contact Person: CBRE Global Investors - Mevra Blasier Company
Address: CBRE Global Investors
800 Boylston Street S. 2800
Boston, MA 02199
Phone: [Blank]
Signature: [Blank]

GEITZ DESIGN
ASSOCIATES, LLC
ARCHITECTS
50 Riverside Avenue
Westport, Connecticut 06880
(203) 227 - 4878 (o)
(203) 227 - 3930 (f)
WWW.GEITZDESIGN.COM



THIS SITE PLAN CONSISTS OF A TOTAL OF 81 SHEETS
THESE INCLUDE THE FOLLOWING:

SHEET INDEX

*1-1	TITLE SHEET	PS PLAN
*1-2	PLANNING BOARD RESOLUTIONS	PS PLAN
*1-3	LETTERS OF APPROVAL	PS PLAN
*1-4	PLANNING BOARD RESOLUTIONS	PS PLAN
*1-5	PLANNING BOARD RESOLUTIONS	PS PLAN
*1-6	PLANNING BOARD RESOLUTIONS	PS PLAN
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*1-81	PLANNING BOARD RESOLUTIONS	PS PLAN

WRITTEN SCOPE

- THIS AMENDMENT IS FOR: # 820060171
- 1. CONVERT 18,000 SF OF RETAIL SPACE ON THE SECOND FLOOR OF BUILDING-B INTO (14) UNITS
 - 2. ADDITION OF 3,500 SF OF RESIDENTIAL SQUARE FOOTAGE FOR LOFT UNITS AND RESIDENTIAL AMENITY COMMON AREA
 - 3. CONVERT 1,350 SF OF RETAIL SPACE ON THE FIRST FLOOR OF BUILDING-B INTO RESIDENTIAL ACCESS COMMON AREA
 - 4. CONVERT 2,075 SF OF RESIDENTIAL AMENITY SPACE ON THE THIRD FLOOR OF BUILDING-C INTO (2) RESIDENTIAL UNITS
 - 5. POTENTIAL NEW ROOFTOP AMENITY AREA, TO BE CONSTRUCTED IN ONE OR MORE PHASES
 - 6. EXTEND EXISTING FIRE STAIR TO ROOFTOP FOR EGRESS AND ACCESS
 - 7. ASSOCIATED MODIFICATIONS TO SOUTHERN FACADE ON BUILDING B TO ACCOMMODATE SECOND FLOOR UNITS
 - 8. MPDU UNIT CHANGES
 - 9. MARKET RATE UNIT CHANGES
 - 10. PROJECT DATA TABLE CHANGES

TITLE SHEET

PROJECT NO.: 2205
MODEL FILE: [Blank]
DRAWN BY: JLS
CHECKED BY: TAG
COPYRIGHT: [Blank]
SHEET TITLE: [Blank]

T-1

North Bethesda, Market
New Apartment Units
Building B (1st and 2nd Floor)
Building C (3rd Floor)
and Roof Top (Building B)
11412 ROCKVILLE PIKE &
NORTH BETHESDA, MD 20852
JDR/NO 2025

ATTACHMENT B



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

MCPB No. 19-035
Site Plan No. 82006017H
North Bethesda Market I
Hearing Date: March 21, 2019

MAY 01 2019

RESOLUTION

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

WHEREAS, under Section 59-7.7.1.B.3., the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

WHEREAS, on September 28, 2006, the Planning Board approved Site Plan 820060170 by Resolution No. 06-18 for up to 440 multi-family dwelling units, including 15% MPDUs, and up to 223,000 square feet of commercial development on 5.91 gross acres in the TS-M zone; and

WHEREAS, on May 25, 2007, the Planning Board approved Site Plan No. 82006017A by Resolution No. 07-64 for the realignment of Executive Boulevard; inclusion of Rockwall I & II buildings in shared parking analysis; decrease in dwelling units and associated changes; increase in floors in Building B with no change in height; adjustments to the service lane and loading dock; and minor site and architectural clarifications and design adjustments; and

WHEREAS, on September 18, 2008, the Planning Director approved Site Plan No. 82006017B for minor modifications to paving, landscaping, drainage, seating, artwork, water feature, lighting, and amenity designs and details; and

WHEREAS on September 24, 2009, the Planning Director approved Site Plan No. 82006017C for minor modifications to rights-of-way, architectural elevations, paving, landscaping, drainage, seating, lighting, and amenity designs and details; and

Approved as to
Legal Sufficiency

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, on March 3, 2011, the Planning Director approved Site Plan No. 82006017D for minor modifications to rights-of-way, architectural elevations, paving, landscaping, drainage, seating, lighting, and amenity designs and details; and

WHEREAS, on September 19, 2011, the Planning Board approved Site Plan No. 82006017E by Resolution No. 11-66 for replacement of second-floor retail space with 14 dwelling units; adjustments to residential amenity space, public use space, and café seating areas; architectural modifications to reflect change of use; update of data table to reflect changes; and minor landscape and site detail changes; and

WHEREAS, on April 30, 2014, the Applicant withdrew Site Plan No. 82006017F for certain matters regarding café seating and shared use of rights-of-way along Executive Boulevard. The issues were resolved with Planning Department Staff without having to pursue this site plan amendment; and

WHEREAS, on July 22, 2015, the Applicant withdrew Site Plan No. 82006017G for amendment to parking requirements and to include additional bicycle storage. The Applicant no longer wished to pursue this amendment; and

WHEREAS, on December 20, 2018, SPUS8 NoBe LP/CBRE Global Investors ("Applicant"), filed a site plan amendment application designated Site Plan No. 82006017H ("Amendment") for approval of the following modifications:

1. Convert 14,259 square feet of commercial space into 13 multi-family units.

The second floor of the high-rise building (Building A) currently contains 14,259 square feet of commercial space. Due to problems with leasing this second-floor retail space on the Property, the Applicant seeks to convert this space into a total of thirteen (13) multi-family units comprising ten (10) two-bedroom residential units with lofts, and three (3) one-bedroom units;

2. Convert the existing 2,022 square feet of leasing office into additional common amenity space for residents.

The second floor of the mid-rise building (Building C) currently contains 2,022 square feet of leasing office. The Applicant seeks to convert this space into additional common amenity space for residents. The Applicant is considering redesigning this space for various uses including small conference spaces, a yoga studio, a package concierge system and viable amenity uses that fit with the demographic of the Property;

3. Relocate the exiting leasing office from Building C to Building A.

The second floor of the mid-rise building (Building C) currently contains

- 2,022 square feet of leasing office. The Applicant seeks to relocate the existing leasing office to the lobby of the high-rise building (Building A), which is a more central location on the Property and would allow Staff to better manage residents and guests; and
- 4. Installation of movable furniture at the exterior common plaza space.**

The Applicant is seeking flexibility to allow for installation of movable furniture at the exterior common plaza space located between Building A and Building B. The proposed types of plaza furniture are shown on Attachment 1.

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 March 11, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on March 21, 2019, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, on motion of Commissioner Fani-Gonzalez, seconded by Commissioner Cichy, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzalez and Patterson voting in favor, with Commissioner Dreyfuss being absent.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82006017H, subject to the following conditions:

1. The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated February 14, 2019, 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 Site Plan approval.
2. The Applicant may alternate the location and type of outdoor furniture within the plaza area, as long as the furniture does not create any safety or circulation issues, and that the location and type of furniture does not conflict with any other conditions of approval. Locating outdoor furniture in other areas of the project may be subject to Planning Staff and the Department of Permitting Services review and approval.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect; and

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of North Bethesda Market I, Site Plan Amendment No. 82006017H, submitted via ePlans to the M-NCPPC as of the date of the Staff Report March 11, 2019, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments, and that all findings remain in effect; 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 this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is MAY 01 2019 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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 Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Patterson absent at its regular meeting held on Thursday, April 25, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

ATTACHMENT C



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

January 31, 2023

Ms. Emily Tettelbaum
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: NoBe Market
Site Plan Amendment # 82006017I

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval, increasing the project's residential dwelling units by sixteen (16) units, from four-hundred and twenty-four (424) to four-hundred and forty (440) units. The project is required to provide 15% MPDU's, the additional market rate units require two (2) additional MPDUs.

An Agreement to Build must be submitted to DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage.

Distribution of additional MPDUs must meet standards set in Chapter 25A and be approved by DHCA.

Sincerely,

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

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