

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-064
Sketch Plan Amendment No. 32013001A
Evolution Labs North Bethesda
Date of Hearing: June 1, 2023

JUN 16 2023

RESOLUTION

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

WHEREAS, on October 24, 2013, the Planning Board, by Resolution MCPB No. 13-150, approved Sketch Plan No. 320130010 for development of 521,000 square feet of development, comprising up to 490,000 square feet of residential uses and up to 67,000 square feet of non-residential uses on 5.21 acres of CR-3, C-1.5, R-2.5 H-70' and CR-4, C-2, R-3.5, H-250' zoned-land, located along Old Georgetown Road (MD-187), south of Banneker Avenue and west of realigned Executive Boulevard (now Grand Park Avenue) ("Subject Property"), in the White Flint Policy Area and 2010 White Flint Sector Plan ("Sector Plan") area; and

WHEREAS, on February 8, 2023, Stonebridge Acquisitions, LLC ("Applicant") filed an application for approval of an amendment to the previously approved sketch plan to develop 709,396 square feet of Research and Development uses in three buildings over three phases on the Subject Property; and

WHEREAS, Applicant's application to amend the sketch plan was designated Sketch Plan No. 32013001A, Evolution Labs North Bethesda ("Site Plan," "Amendment," 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 May 22, 2023, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

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Approved as to

Legal Sufficiency: /s/ Matthew T. Mills
M-NCPPC Legal Department

WHEREAS, on June 1, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Pedoeem, seconded by Commissioner Hedrick, with a vote of 5-0; Chair Zyontz, Commissioners Bartley, Hedrick, Pedoeem and Piñero voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 32013001A for development of 709,396 square feet of Research and Development uses in three buildings over three phases by adding the following conditions that will supersede the previously approved conditions:¹

A. **Binding Elements.** With this Application, the following site development elements are being amended:

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 proposed development is limited to a maximum total of 709,396 square feet of Research and Development (R&D) uses, to be built in three buildings over three phases. The proposed development is also limited to one structured parking garage with a maximum of 999 parking spaces².

2. **Height**

The proposed development is limited to a maximum building height of 150 feet, pursuant to Section 59.4.5.4.5 for Research and Development uses.

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. The requirements of Division 59.4.7.1 and the *CR Zone Incentive*

¹ For the purpose 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.

² Parking garage is not counted towards density

Density Implementation Guidelines must be fulfilled for each public benefit. Final points and phasing will be established at Site Plan approval.

- a) Major Public Facility achieved through the provision of public parking spaces serving users of Wall Local Park, the Kennedy Shriver Aquatic Center, and Josiah Henson Museum. Parking spaces to be provided within the shared parking structure and accessed via both an internal private driveway that serves the Subject Property and an access road to be constructed on adjacent Wall Local Park to be provided by the Applicant through an Agreement with Montgomery County;
- b) Transit Proximity, the Property is partially within ¼ mile, and partially between a ¼ mile and a ½ mile from North Bethesda Metrorail Station;
- c) Connectivity and Mobility achieved through minimum parking and through-block connection;
- d) Diversity of Uses and Activities achieved through adaptive buildings;
- e) Quality Building and Site Design achieved through exceptional design, public open space, and structured parking; and
- f) Protection and Enhancement of the Natural Environment achieved through building lot termination (BLT) easements and cool roof.

4. Public Open Space

The Applicant must provide a minimum of 10.9% of the Site Area (20,000 square feet) as Public Open Space.

5. Building Lot Terminations

The Applicant must provide proof of purchase and/or payment for the required 1.4239 BLTs prior to issuance of the final building permit

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

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.

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

a. Development Standards

The Subject Property includes approximately 5.11 acres zoned CR-3, C-1.5, R-2.5 H-70' and CR-4, C-2, R-3.5, H-250'. The data table below demonstrates the Application's conformance to the applicable development standards of the zones.

Table 1 – Development Standards

Development Standard	Permitted/ Required	Approved
Tract Area	n/a	222,744 sf
Site Area	n/a	183,106 sf
Mapped Density CR-3.0, C-1.5, R-2.5, H-70' CR-4.0, C-2.0, R-3.5, H-250'	3.0 FAR 4.0 FAR	3.18 FAR (achieved through density averaging)
Commercial (GFA/FAR)		3.18 FAR ³
Total Mapped Density (GFA/FAR)		3.18 FAR
Total GFA/FAR		3.18 FAR
Building Height, max average	150 ft	150 ft ⁴ (achieved through height averaging)
Public Open Space (min s.f.)	18,311	20,000

The Applicant is eligible for additional building height through the use of height averaging through the provisions of Section 59.4.5.4.B.5 because the Subject Property: 1) is located in a 2020-2024 Growth and Infrastructure Policy Red Policy area; 2) fronts on three (3) public streets that are classified as an Area Collector or higher roadway designation; 3) does not abut or confront a property in an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone that is vacant or improved with an agricultural or residential use; and 4) achieves Public Benefit points for Adaptive Buildings under Section 59.4.7.3.D.1.

³ In accordance with Zoning Code Section 59.4.5.4.B.5.c

⁴ In accordance with Zoning Code Section 59.4.5.4.B.5.b

Additional building height for the proposed research and development uses is permitted because the development site includes a property with a mapped height of 100 feet or less. The weighted average building height for the Property's split zoning between 70 feet and 250 feet is 111 feet, which is permitted to be increased by 1.5 times in accordance with Section 59.4.5.4.B.5.b. of the Zoning Ordinance for a total building height allowed of 166.5 feet, which is in excess of the maximum building height allowed under Section 59.4.5.4.B.5.b.i. As a result, the Subject Application proposes a maximum of 150 feet of building height, as permitted by Section 59.4.5.4.B.5.b.i of the Zoning Ordinance.

The Subject Application is also utilizing density averaging to reach 709,396 square feet of allowable development. The weighted average of total allowable FAR on the Subject Properties is 3.18 FAR, which when applied to the gross tract area of 5.11 acres results in 709,396 square feet of total allowable development.

Additionally, the Applicant is proposing to re-allocate the Property's mapped residential FAR to nonresidential FAR pursuant to Section 59.4.5.4.B.5.c such that a total of 709,396 square feet of research and development uses can be developed.

b. General Requirements

i. *Site Access*

Pedestrian and bicycle access to and around the Subject Property will be enhanced by frontage improvements on Old Georgetown Road and Grand Park Avenue. The Applicant will construct a 20-foot Breezeway on Old Georgetown which includes a 6-foot-wide street buffer, 8-foot-wide bicycle path, 4-foot-wide buffer, and 8-foot-wide pedestrian path. The applicant will also construct a 6.5-foot-wide separated bike path and a 5-foot-wide buffer on Grand Park Avenue. Additionally, a through-block connection will be provided, connecting the private driveway with Wall Local Park located to the south of the site.

Vehicular access to the site will primarily occur via a private driveway that connects Old Georgetown Road and Grand Park Avenue. The parking garage and a layby area will be accessed using this private driveway. In addition, a loading dock access will be provided off Grand Park Avenue to serve Building A.

The Project's through-block connection and pocket park will significantly improve pedestrian circulation to the North Bethesda Metro Station and adjacent mix of commercial and residential uses.

The MCDOT letter dated May 18, 2023 recommends a bus stop be installed on Banneker Avenue at the corner of Banneker Avenue and Old Georgetown Road, which will improve transit access to the Site.

ii. Parking, Queuing, and Loading

The parking garage will be accessed off the private driveway and will provide 692 vehicle parking spaces in Phase 1. This includes 100 spaces for users of Wall Local Park, the Kennedy Shriver Aquatic Center, and Josiah Henson Museum to be leased by the County. The provision of these spaces will implement part of the Sector Plan vision for the Metro West District by allowing for the removal and repurposing of the surface parking area in Wall Local Park. The 592 vehicle parking spaces committed to the private users of Building A exceeds the minimum parking requirement of 236 spaces and is below the maximum allowable parking of 709 spaces. The use of a private internal driveway bisecting the Property east-west will minimize conflicts between pedestrians and vehicular movements along the Property's frontages. A total of 45 long-term bicycle parking spaces are provided in secure bicycle parking within the parking garage. This is above the 40 required for the development. As conditioned, the required 7 short-term bicycle spaces will be located near the main entrance of the building. Vehicle loading to Building A will occur off Grand Park Avenue.

Given the unique site characteristics and the unified site plan development, the long-term bicycle parking may be located entirely within the parking garage, waiving the requirement of Zoning Ordinance Section 59.6.2.6.B.1.C. for all future Site Plan Amendment applications pertaining to the realization of Phases 2 and 3. The location of building entrances in future phases may or may not be within 200 feet of the long-term bicycle parking location. However, having a centralized long-term bicycle parking within the centralized parking garage serves the entire site and more dispersed long-term bicycle parking would not necessarily make long-term bicycle parking more convenient. Therefore, waiving this requirement for future phases is reasonable. Furthermore, it is also possible that future phases may have building entrances within 200 feet of the long-term bicycle parking location, rendering this waiver unneeded.

Safe, adequate, and efficient loading to the site will occur via Grand Park Avenue on the southeastern corner of the site.

iii. Open Space and Recreation

Since the Subject Property's tract area is between 3.01 and 6.00 acres and the Property has three (3) right-of-way frontages, 10% of the site is required to be provided as public open space. At full buildout, the Subject Application proposes a minimum of 20,000 square feet (10.9%) of public open space, which exceeds the minimum requirement of 18,311 square feet (10%). Phase 1 of the Project, covered by the Subject Site Plan

Amendment, will provide 12,000 square feet (11.96%), which exceeds the minimum requirement of 10,029 square feet (10%). The public open space meets the design standards in Division 6.3 of the Zoning Ordinance.

iv. General Landscaping and Outdoor Lighting

All landscaping and lighting included in the Project is designed to preserve and strengthen the character of the Metro West District and improve water and air quality as identified in Section 59.6.4.1. The public and private open space proposed as part of the Subject Site Plan Amendment includes the Phase 1 portion of the through-block connection and streetscape improvements. The open space areas will include landscaping, lighting and amenities that help to activate the Project and its relationship to Wall Local Park.

v. Screening

Division 6.5 of the Zoning Ordinance only applies to standard method development, and thus is not applicable to this optional method Project.

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

The Subject Property is located within the area identified by the 2010 *White Flint Sector Plan* as the Metro West District. More specifically, the Property consists of a portion of the areas identified as Block 1: Conference Center and Block 2: Wall Local Park (Sector Plan, page 28). The specific recommendations of the Sector Plan have been met, as outlined below:

Sector Plan Page 29: "Rezone the rest of the block to CR-3.0, C-1.5, R-2.5, H-70 to ensure a transition in height and density between Block 1 at the Metro station and the existing residential development across Old Georgetown Road."

The Project's proposal for three research and development buildings with up to 150 feet of building height through the use of height averaging will allow for a transition in building height between the intensive uses to the east and the single-family residential community on the west side of Old Georgetown Road.

Sector Plan Page 28: "Properties zoned C-2 and TS-R fronting Rockville Pike should be rezoned to CR-4, C-3.5, R-3.5, H-300 with the remainder of the block CR-4, C-2, R-3.5 and H-250. The lower height in the block's interior will be consistent with residential development across Marinelli Road, which is 200 feet

or greater. The Conference Center property is split zoned to accommodate taller buildings along Rockville Pike and lower buildings on the west.”

The portion of the Property that is located in the Conference Center Block allows for up to 250 feet of building height, which allows for the use of height averaging in accordance with Section 59.4.5.4.B.5 of the Zoning Ordinance. Consistent with the Sector Plan vision for the Metro West District, the Project will allow for a compatible transition between taller buildings on Rockville Pike and the single-family community to the west of Old Georgetown Road.

Sector Plan Page 29: “The land area remaining after the intersection realignment of Old Georgetown Road and Executive Boulevard will be reconfigured into rectangular blocks in sizes more conducive to redevelopment.”

The Project allows for consolidation of the former Executive Boulevard right-of-way and a portion of the Conference Center’s surplus land through the disposition and abandonment processes to create two reconfigured parcels that will accommodate a cluster of urban research and development buildings.

Sector Plan Page 28: “The Plan recommends public investment in the Market Street Civic Green promenade, and outdoor recreational facilities at Wall Local Park. Assembly or combined development would best create the proposed street grid, especially in Blocks 1 and 2.”

The Applicant is proposing significant investment in public infrastructure and open space as part of the Project. In addition to streetscape improvements along Banneker Avenue, Grand Park Avenue and Old Georgetown Road, the Subject Application proposes a total of 20,000 square feet of public open space in the form of a pocket park at the intersection of Banneker Avenue and Grand Park Avenue, and a pedestrian through-block connection between Wall Local Park and Banneker Avenue. As a result, the Project is providing more than the minimum amount of public open space, which will enhance the existing recreational facilities at Wall Local Park and the Kennedy Shriver Aquatic Center. Furthermore, the Applicant is providing 100 parking spaces for lease by the County for public use to accommodate the needs of Wall Local Park, Kennedy Shriver Aquatic Center and Josiah Henson Museum, which will allow for the revitalization of Wall Local Park by Montgomery Parks.

Sector Plan Page 60: “This Plan envisions a public/private partnership with adjacent properties to relocate the surface parking within a parking structure built in conjunction with new residential development. This would help redirect public sector funds from building structured parking on-site to improving Wall Local Park.”

The Project incorporates a parking garage with up to 100 public parking spaces to be leased by the County, which will allow for removal of the surface spaces in Wall Local Park and the potential for park improvements at Wall Local Park.

Sector Plan Page 6: "There are few locations remaining in Montgomery County where excellent transit service and redevelopment potential coincide. The MD-355/I-270 Corridor is a historic travel and trade route that links communities in Montgomery County to those in Frederick County. In the last 30 years the corridor has emerged as a prime location for advanced technology and biotechnology industries with regional shopping and cultural destinations."

While the Sector Plan expressly acknowledges and supports locating research and development uses in the Sector Plan boundaries, the more recently adopted 2022 Montgomery County Economic Development Strategic Plan recommends recruiting "life sciences companies to Montgomery County to increase the density of its bio-health establishments." The Project's inclusion of a cluster of research and development buildings is in keeping with this recommendation.

As noted above, the Subject Application conforms to the specific recommendations of the 2010 *White Flint Sector Plan*.

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.

This requirement is not applicable as there is no development plan or schematic development plan for the Property.

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

The Project will be both internally and externally compatible with existing and pending nearby development. The building massing, open space, and circulation systems are designed to allow for a compatible transition from the urban core of the Sector Plan to Wall Local Park and the single-family residential community to the west of Old Georgetown Road. The Project incorporates a through-block connection between Banneker Avenue and Wall Local Park, to create the civic and recreational amenities envisioned in the Sector Plan. The Project will allow for delivery of significant employment opportunities near both the North Bethesda Metro Station and a variety of retail and residential uses, to further the Sector Plan vision for "improving the jobs-housing balance in the I-270/MD 355 corridor" (page 24).

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

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking and loading. Vehicular access to the Subject Property will occur primarily via an east-west private driveway that connects Old Georgetown Road to the west of the site with Grand Park Avenue to the east of the site. The proposed parking garage that will serve the site will be accessed off of the private driveway as will the loading bay access for Building C. A layby area is also located on the private driveway. Loading bay access for Building B will be accessed via Banneker Avenue to the north and loading bay access for Building A will be accessed via Grand Park Avenue.

Pedestrian and bicycle access will be improved along Old Georgetown Road, Banneker Avenue, and Grand Park Avenue and will be improved through the development of a north-south through-block connection that bisects the site. This will provide a safe pedestrian connection from Banneker Avenue to the north with Wall Local Park to the south. The private driveway will also include pedestrian facilities, providing east-west connectivity through the site.

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

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. The final determination of public benefit point values will be determined at Site Plan(s).

The Subject Application demonstrates that the Project will satisfy the CR Zone requirements for an optional method project. More specifically, the Project will provide more than the minimum required Public Benefit points (100 points) from six (6) different benefit categories. The Application is seeking 121.55 Public Benefit points, 57 of which will be provided as part of Phase 1.

Table 2: Public Benefits

Category	Subcategory	Total Points	Phase 1 Building A	Phase 2 Building B	Phase 3 Building C
Major Public Facility	Public parking spaces for lease by the County in shared garage	26.21	26.21	0.00	0.00
Transit Proximity	Site within 1/4 to 1/2 mile of North Bethesda Metro	30.44	10.15	10.15	10.15
Connectivity and Mobility	Minimum Parking	8.67	2.50	3.09	3.09
	Through-block Connection	10	3.33	3.33	3.33
Diversity of Uses and Activities	Adaptive Buildings	7.5	2.50	2.50	2.50
Quality Building and Site Design	Exceptional Design	10	3.33	3.33	3.33
	Public Open Space	0.92	0.92	0.00	0.00
	Structured Parking	10	3.33	3.33	3.33
Protection and Enhancement of the Natural Environment	Building Lot Terminations	12.81	2.72	5.05	5.05
	Cool Roof	5	1.67	1.67	1.67
		121.55	56.66	32.45	32.45

Major Public Facility

The Subject Application proposes construction of approximately 100 public parking spaces in a shared structured parking facility to be leased by the County, which will facilitate enhanced public use of Wall Local Park by allowing for the removal of the existing surface parking lot. This provision of parking was discussed in the Sector Plan, which envisions the relocation of the existing surface parking lot on Wall Local Park so that “there will be space for outdoor recreational facilities” at Wall Local Park. Consistent with the previous Site Plan, which granted Public Benefit points for allocating space on the development site for public parking spaces with the recognition that such spaces would be funded through public financing, this Subject Application carries forward the same approach.

Also anticipated is the construction of an access driveway connecting the Kennedy Shriver Aquatic Center vehicular drop-off loop directly with the shared parking garage at the southwest of the Subject Property. The design of the Project’s parking garage includes an entrance near the southwest corner of the Phase 1 garage where the anticipated access driveway will connect. The details of this access road will be

reviewed and determined as part of a future Mandatory Referral Application. The Subject Staff Report conditions that the Applicant submit this Mandatory Referral before issuance of first above-grade building permit for proposed Building A. The Subject Application is seeking 26.21 Public Benefit points for the provision of 100 public parking spaces, estimated to be approximately 24,000 square feet of floor area, within the structured parking garage to be leased by the County. All of the public parking spaces will be constructed as part of Phase 1, and therefore all points in this category are proposed to be awarded for Phase 1. The Public Benefit points for Major Public Facility were calculated as shown below.

Table 3: Major Public Facilities

Major Public Facilities		
N	Net Lot Area	183,106
L	Land Area Conveyed	0
F	Floor Area Conveyed	24,000
C	Constructed Area of Facility	0
	$\frac{((L+F)/N)*2}{100}$	
	$\frac{((24000/183,106)*2)*100}{100}$	26.21 points
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Transit Proximity

The Subject Application seeks 30.44 Public Benefit points based on the Subject Property's proximity to the North Bethesda Metrorail Station. The Subject Property contains areas that are within 1/4 mile of the transit station, and other areas that fit within the 1/4 mile to 1/2 mile from transit classification. Due to the different proximity classifications, the Public Benefit points are calculated using a weighted average between the two classifications.

Table 4: Transit Proximity

Transit Proximity		
T	Total Tract Area	224,221 sf
t1	Tract Area within 1/4 mile of Transit	9,973 sf
t2	Tract Area between 1/4 and 1/2 mile of Transit	214,248 sf
P1	Points for Proximity Range 1 (w/in 1/4 mile)	40 points
P2	Points for Proximity Range 2 (b/w 1/4 mile and 1/2 mile)	30 points
	$(t1/T)*P1 + (t2/T)*P2$	
	$(9,973/224,221)*40 + (214,248/224,221)*30$	
	1.78+28.66 =	30.44 points

Minimum Parking

The Subject Property is located in a Reduced Parking Area pursuant to Section 59.1.4.2 of the Zoning Ordinance because the Property is not located in a Parking Lot District but is zoned CR. As a result, the Project is eligible for Public Benefit points for providing fewer than the maximum allowable parking spaces specified by the Zoning Ordinance. The Subject Application is seeking 8.67 Public Benefit points by proposing significantly fewer parking spaces than the maximum allowed in the Zoning Code. For purposes of calculating Public Benefit points, the 100 parking spaces being constructed and leased to the County for public users of Wall Local Park, the Kennedy Shriver Aquatic Center, and Josiah Henson Museum are not counted towards parking counts.

Table 5: Minimum Parking

Minimum Parking		
R	Minimum Parking Allowed	710 spaces
A	Maximum Parking Allowed	2,129 spaces
P	Proposed Parking	899* spaces
	$((A-P)/(A-R))*10$	
	$((2,129-899)/(2,129-710))*10$	
	$(1,230/1,419)*10 =$	8.67 points

*does not include 100 spaces to be leased by the County

Through-block Connection

The Project includes a north-south through-block connection between Banneker Avenue and Wall Local Park, in accordance with the Sector Plan vision for enhanced public amenities in the Metro West District. The Subject Application is seeking 10 points by providing this through-block connection through the Subject Property. The through-block connection is discussed in greater detail in the Open Space section on page 28 of this Staff Report. In order to be awarded the maximum of 10 points, the through-block connection must 1) be an open-air connection, 2) be at least 15 feet wide, and 3) be open to the public between 8AM and 9PM and provide a connection to public parking. All three of these criteria are met and therefore the Board awards 10 Public Benefit points.

Adaptive Buildings

The Subject Application seeks 7.5 Public Benefit points in the Adaptive Buildings category. This Public Benefit is required in Zoning Ordinance Section 59.4.7.3.D.1. and Section 59.4.5.4.B.5. as part of the proposed height averaging on the property. The life science buildings are designed with minimum floor-to-floor heights of at least 15 feet on all floors. Further, internal structural systems are robust and able to accommodate various types of uses with only minor modifications. The lobby and vertical circulation are arranged such that the building can accommodate reconfiguration into office or residential units in lieu of the lab space, with the research and development uses continuing to be the primary use at the Project. Staff recommends that 2.5 points be granted for each of the three proposed buildings, for a total of 7.5 points.

Exceptional Design

In order to achieve Public Benefit points for Exceptional Design, the following criteria must be met:

- Provides innovative solutions in response to the immediate context
- Creates a sense of place and serves as a landmark
- Enhances the public realm in a distinct and original manner
- Materials, forms, or building methods unique to the immediate vicinity or applied in a unique way
- Compact, infill development so living, working and shopping environments are more pleasurable and desirable
- Integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements

The Subject Application seeks 10 points for Exceptional Design. The Project is eligible because the proposed building and site design will have visual and functional impacts that will enhance the character of the Metro West District. The Project will be constructed of high-quality materials, with aluminum window systems glazed in Low-E insulated windows extending from the lab bench height to the ceiling. A horizontally oriented rain-screen will include both a scale and pattern to bring richness to the façade and a scale that reads both at the pedestrian level and the larger scale of the building. Painted aluminum detailing and projections at glazed areas of the façade will enhance the horizontal movement in the building and further articulate the surface of the building in a color and finish that will reflect light throughout the day. The base of the building will be scaled to the pedestrian with a low cornice and articulated vertical columns and piers to create a rhythm across the building façade. The design of the Project also showcases stormwater management by using various elements like stepped walls and scuppers that highlight the stormwater management process at various stages. All of the criteria of Exceptional Design have been met, and therefore the Board awards 10 Public Benefit points for this category.

Public Open Space

The Subject Application seeks 0.92 Public Benefit points for providing more than the minimum required public open space on site. Based on the net lot area of 183,106 square feet, the Zoning Code-required minimum public use space is 18,311 square feet, or 10% of the net lot area. The Applicant proposes to provide 20,000 square feet of public use space. Based on the calculations shown below, the Board awards 0.92 Public Benefit points for this category.

Table 6: Public Open Space

Public Open Space		
N	Net Lot Area	183,106
R	Required Public Use Space	18,311
P	Provided Public Use Space	20,000
	$((P-R)/N)*100$	
	$((20,000-18,311)/183,106)*100 =$	0.92 points

Structured Parking

The Subject Application seeks 10 Public Benefit points for providing a structured parking garage. The structured parking garage will contain 999 above-ground spaces and zero below-ground spaces. For purposes of this category, the parking spaces that will be leased to the County for public use are included in the overall parking counts. The Board awards 10 points for this category.

Table 7: Structured Parking

Structured Parking		
A	Above-grade Spaces	999 spaces
B	Below-grade Spaces	0 spaces
T	Total Spaces	999 spaces
	$((A/T)*10)+((B/T)*20)$ =	10 points

Building Lot Terminations

The Subject Application seeks 12.81 Public Benefit points for the purchase of Building Lot Terminations. The Subject Application requires the provision of incentive density, which necessitates the use of Building Lot Terminations. The Project proposes 598,024 square feet of incentive density, which will require 1.4239 BLT easements at full build-out. However, as part of Phase 1 development of Building A, 0.3025 BLT easements are required. The Applicant proposes to phase the required BLT easements such that a partial BLT easement will be provided for Building A, with the remaining BLT easements satisfied during future phases of development. The Applicant will be required to purchase 1.4239 BLTs, which equates to 12.81 Public Benefit points hereby awarded, as shown below.

Table 8: Building Lot Terminations

Building Lot Terminations		
I	Incentive Density	598,024 sf
D	7.5% of Incentive Density	44,852 sf
B	BLTs required (One for every 31,500 sf of D)	1.4239 BLTs
	B*9 =	12.81 points

Cool Roof

The Subject Application seeks 5 Public Benefit points for providing a Cool Roof. On sites larger than one acre, Public Benefit points for this category are limited to a maximum of 5. Twenty-seven thousand (27,000) square feet of the 80,000 total square feet of roof area will qualify as a Cool Roof, which qualifies the Project for the maximum of 5 points, which are hereby awarded.

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

The Applications establish a feasible and appropriate phasing plan for build-out of the three research and development buildings. The required rights-of-way, sidewalks, dedications, and public open space will be phased appropriately. All of the public parking spaces to serve users of KSAC, Wall Local Park and Josiah Henson Museum will be provided in the first phase of development as well. The Sketch Plan illustrates how Public Benefit points will be phased through development of Buildings A, B and C. Prior to development of Buildings B and C, the Applicant will need approval of site plan amendments containing the details of those proposed buildings.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the 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 Evolution Labs North Bethesda, 32013001A, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 16 2023 (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 Resolution, 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 the motion of Commissioner Hedrick, seconded by Commissioner Piñero, with a vote of 4-0; Chair Zyontz, Vice Chair Piñero, and Commissioners Hedrick, and Pedoeem, voting in favor of the motion, Commissioner Bartley was necessarily absent, at its regular meeting held on Thursday, June 8, 2023, in Wheaton, Maryland and via video conference.


Jeffrey Zyontz, Chair
Montgomery County Planning Board

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Evolution Labs North Bethesda: Sketch Plan Amendment No.
32013001A, Preliminary Plan No. 12015001B, and Site Plan
No. 82015001B