

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUN 30 2023

MCPB No. 23-067
Site Plan No. 820230070
The Reserve at Strathmore Square (Building 5)
Date of Hearing: June 22, 2023

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, on February 22, 2023, Experience Senior Living (“Applicant”) filed an application for approval of a site plan for 336,700 square feet of total development on Lot 5, including up to 335,800 square feet of residential care facility uses, for up to 166 dwelling units (with 15% MPDUs) and 110 beds, and up to 4,000 square feet of retail/service establishment or restaurant uses on 14.72 acres of CR-3.0 C-0.5 R-2.75 H-300 zoned-land at the Grosvenor-Strathmore Metro Station (“Subject Property”), in the Grosvenor-Strathmore Metro Area Minor Master Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820230070, The Reserve at Strathmore Square (“Site 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 June 12, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on June 22, 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 Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem, Commissioners Hedrick and Linden voting in favor, with Commissioner Bartley being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820230070 for 336,700 square feet of total development on Lot 5, including up

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Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

to 335,800 square feet of residential care facility uses, for up to 166 dwelling units (with 15% MPDUs) and 110 beds; and up to 4,000 square feet of retail/service establishment or restaurant uses:¹

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 336,700 square feet of total development on the Subject Property, including up to 335,800 square feet of residential care facility uses, for up to 166 dwelling units and 110 beds; and up to 4,000 square feet of retail/service establishment or restaurant uses.

2. Height

The development is limited to a maximum height of 300 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Moderately Priced Dwelling Units (MPDUs)

- a) The Planning Board has reviewed and accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated June 6, 2023, and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.
- b) The development must provide 15 percent of the independent dwelling units as MPDUs or MCDHCA-approved equivalent consistent with the requirements of Chapter 25A and the applicable Master Plan. The Applicant is receiving a 39,440.50 square foot density bonus for providing 15 percent of the independent dwelling units as MPDUs or MCDHCA-approved equivalent.
- c) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the MCDHCA must be executed.

Open Space, Facilities and Amenities

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) Quality Building and Site Design

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.

- i. Public Open Space –
 - a. The Applicant must provide a minimum of 7,100 square feet of public open space on-site.
 - b. Before the issuance of the final use and occupancy certificate for the Residential Care Facility, all public open space areas on the Subject Property must be completed.

b) Protection and Enhancement of the Natural Environment

- i. Building Lot Terminations (BLTs) –

Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.7541 BLTs to the MCDPS and M-NCPPC Staff.

5. Recreation Facilities

The Applicant must provide the required recreation facilities as shown on the Certified Site Plan (CSP). The CSP must include an exhibit delineating location and detail of recreation facilities, where appropriate, in a manner that is clear and corresponds to the posted surety and maintenance agreement.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the public use space and landscaping.

Environment

7. Stormwater Management

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 May 4, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

8. Noise Attenuation

- a) Prior to the issuance of the first building permit, the Applicant/developer/builder must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that the building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn on the south and west building faces will attenuate

the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.

- b) If any changes occur to the Site Plan which affect the validity of the noise analysis dated December 7, 2018, acoustical certifications, and/or noise attenuation features, a new noise analysis will be required to reflect the changes and new noise attenuation features may be required.
- c) Before issuance of any Use and Occupancy Certificate, excluding core and shell, 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.
- d) All noise impacted units must be clearly identified on the Certified Site Plan.

Transportation & Circulation

9. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated March 6, 2023 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

10. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 46 long-term and 3 short-term bicycle parking spaces in Building 5.
- b) The long-term spaces must be in a secured, well-lit bicycle room, and the short-term spaces must be inverted-U racks (or approved equal) installed in a location convenient to the main 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 bicycle repair station.

11. 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 May 7, 2023, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

12. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets SP-201, SP-202, SP-203, SP- 211, and SP-212 of the submitted architectural drawings, as determined by M-NCPPC Staff.

13. Lighting

- a) Before 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 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 streetlights 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.

14. Site Plan Surety and Maintenance Agreement

Before 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, retaining walls, fences, railings, and sidewalks, 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.

15. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan.

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

- c) Include the approved and signed Fire and Rescue Access plan in the Certified Site Plan.
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Demonstrate that the Recreation Plan meets the square footage requirements for all of the applicable recreational elements and demonstrate to M-NCPPC Staff that each element meets M-NCPPC Recreation Guidelines.
- g) Modify the Parking Data Table to clarify that the Accessible Parking provided includes three 60-inch-wide access aisle spaces and two 99-inch-wide accessible aisle spaces.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of The Reserve at Strathmore Square (Building 5), Site Plan No. 820230070, submitted via ePlans to the 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 having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development satisfies any previous approval that applies to the site.*

The Site plan satisfies Sketch Plan No. 320190010 and Preliminary Plan No. 120190180, as amended.

2. *The development satisfies 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.

3. *The development satisfies 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.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 14.72 acres zoned CR-3.0 C-0.5 R-2.75 H-300. The Application satisfies the applicable development standards as shown in the following data table:

Data Table- Building 5			
Development Standard	Proposed- Overall Project⁴	Approved- Building 3, Site Plan No. 820220070	Approved- Building 5, Site Plan No. 820230070
Tract Area	635,073 SF (14.58 acres) 387 SF	635,073 SF (14.58 acres) 387 SF ¹	635,073 SF (14.58 acres) 387 SF ¹
Proposed Dedication			
Plus area of WMATA Parcel C for Building 6 ²	6,150 SF	6,150 SF ³	6,150 SF ³
Site Area	640,836 SF	640,836 SF	640,836 SF
Density (max)			
Mapped Residential	1,746,451 SF/ 2.75 FAR	313,569 SF	296,359.5 SF
Mapped Commercial	317,537 SF/ 0.5 FAR	9,000 SF	4,000 SF
Total Mapped Density	1,905,219 SF/ 3 FAR ⁵	322,569 SF	297,259 SF
MPDU requirement (min)	15%	15%	15% (DUs only) ⁹
MPDU Bonus Density	384,219 SF ⁶	n/a	39,440.5 SF
Total Residential Density (Including MPDU bonus)	2,130,670 sf	313,569 SF	335,800 SF
Total Density(Including MPDU bonus)	n/a	2,289,438 sf	336,700 SF

Development Standard	Proposed-Overall Project⁴	Approved-Building 3, Site Plan No. 820220070	Approved-Building 5, Site Plan No. 820230070
Dwelling Units	2,218	2,218	166 units (218,716 sf) and 110 beds
Building Height(max)	300 ft ⁷	300 ft	300 ft
Public Open Space (min)	64,084 SF (10%)	64,084 SF (10%)	7,100 SF
Setbacks (min)	0	0	0

¹ Dedication will occur with a future phase but is included for purposes of calculating overall site area.

² Approved by Preliminary Plan No. 120190180 for a future phase that will require a minor subdivision for a lot line adjustment. No density is generated by this area.

³ The minor subdivision will occur with a future phase but is included here for purposes of calculating overall Site Area.

⁴ Density approved by Preliminary Plan No. 120190180, as amended. Sketch Plan 320190010 will need to be amended in the future to achieve maximum density allowed by the Preliminary Plan (see Density section below).

⁵ Preliminary Plan No. 120190180, as amended, allows flexibility to achieve the maximum mapped density such that approved commercial or residential density is allowed up to the maximum mapped density limit. To achieve a total density of 2,289,438 which includes the maximum MPDU bonus density, the maximum commercial density would be limited to 158,768 square feet.

⁶ Based on construction of 1,746,451 square feet of residential (mapped) density; must be used within the current limits of Preliminary Plan 12019018B, as amended.

⁷ Per Sketch Plan No. 320190010 condition #2, building height and step-backs within the "Transition Zone" along Tuckerman Lane must conform with Figure 20 in the Grosvenor-Strathmore Metro Area Minor Master Plan.

⁸ Building 3 is within the transition zone and conforms with Figure 20 in the Grosvenor-Strathmore Metro Area Minor Master Plan.

⁹ The assisted living and memory care suites do not have cooking facilities and are not considered dwelling units. As such, no MPDUs are required for the assisted living and memory care suites.

Density

The maximum residential and total density calculation for Sketch Plan 320190010 excluded the gross floor area for 15% MPDUs (261,967 square feet) in accordance with the Zoning Ordinance requirements at the time of approval. Zoning Text Amendment (ZTA) No. 18-06, adopted by the Montgomery County Council on October 9, 2018,

revised the MPDU density bonus standards for the CR Zone, and eliminated the exemption for MPDU floor area that applied to Sketch Plan 320190010. Preliminary Plan 120190180 reflects the approved density in conformance with the current Zoning Ordinance, as modified by ZTA No. 18-06, allowing up to 2,130,670 square feet of residential density (which includes the MPDU floor area and 384,219 square feet of bonus MPDU density for providing 15% MPDUs) and up to 2,289,438 square feet of total density.

b. Optional Method Public Benefits

For optional method projects of this size in the CR Zone, the Zoning Ordinance requires a minimum of 100 points in four categories. The Applicant provided a significant number of public benefits with the Phase 1/ Building 3 Site Plan (No. 820220070), earning 111.01 points in six categories. As such, fewer points are expected during each subsequent phase. For the Building 5 Site Plan, the Planning Board awards 7.88 additional points for Building Lot Terminations and public open space for a total of 118.89 points for Buildings 3 and 5.

Public Benefit Points- Building 5

Public Benefit	Total Points Possible	Proposed for Overall Project¹	Approved-Phase 1/ Building 3 Site Plan No. 820220070	Approved-Building 5 Site Plan No. 820230070
Major Public Facilities				
WMATA Bike Station	70	10 ²	10	0
5,000 sf (min) of cultural/art Space		3	0	0
Transit Proximity	50	50	50	0
Connectivity and Mobility				
Minimum Parking	10	9	0	0
Wayfinding	10	5	5	0
Diversity of Uses				
Affordable Housing	N/A	32	32	0
Quality Building and Site Design				
Public Open Space	20	8	0	1.1
Exceptional Design	10	5	5	0
Public Art	15	7	0	0
Structured Parking	20	10	0	0
Tower Step-Back	10	3	3	0
Protection and Enhancement of the Natural Environment				

Building Lot Termination	30	30	6.01	6.78
Total Points		172	111.01	7.88
¹ Includes all public benefit categories required by Sketch Plan 320190010, as amended. ² Additional points may be granted in the future depending on the size of future expansions.				

Major Public facilities

- WMATA Bicycle Station
 The Planning Board awarded 10 points for a 100-space WMATA commuter bike station with the Phase 1/Building 3 Site Plan.
- Cultural/Art Space
 Per Preliminary Plan Condition No. 17a, the Applicant must provide a minimum of 5,000 square feet of cultural/art space that is available for use by The Music Center at Strathmore or other cultural/arts focused public or non-profit organization. The space must be available for use free of charge to public agencies, with details to be determined prior to approval of a Site Plan that contains a building with the cultural/art space. Final points will be determined at that time.

Transit proximity

- The Property is located adjacent to the Grosvenor-Strathmore Metro Station, a Level 1 transit facility. As such, the Planning Board awarded 50 points with the Phase 1/Building 3 Site Plan.

Connectivity and Mobility

- Minimum Parking
 In a future phase, the Applicant will seek points for providing fewer than the maximum allowed number of parking spaces.
- Wayfinding
 The Planning Board awarded 5 points with the Phase 1/Building 3 Site Plan for wayfinding that will be provided throughout the Overall Property through a series of signs and maps that indicate the locations of nearby amenities.

Diversity of Uses and Activities

- Affordable Housing
 The Overall Project is required to provide a minimum of 15% MPDUs. Accordingly, pursuant to Section 4.9.2.C.3 of the Zoning Ordinance, the Planning Board awarded 32 public benefit points with the Phase 1/Building 3 Site Plan.

Quality Building and Site Design

- Public Open Space

Under the Optional Method of Development in the CR Zone (given the Tract area attributable to the Property and number of frontages), the Applicant is required to provide a minimum of 10% on-site public use space (or 64,084 square feet). The Phase 1/ Building 3 Site Plan (No. 820220070) provided a significant amount of public open space (57,500 square feet), including the creation of the 1.2-acre Central Park. The Building 2 Site Plan (No. 820230050, approved concurrently with the Building 5 Site Plan) provided an additional 10,500 square feet of public open space, for a total of 68,000 square feet of public open space. With 7,100 square feet of additional public open space provided with the Building 5 Site Plan, the Overall Project will provide 75,500 square feet, or 11.8%, public open space, exceeding the 10% required by the Zoning Ordinance. As such, per the calculation below, the Planning Board grants 1.1 points. Additional points for public open space will be achieved in future phases.

(P/N)*100

P (public open space) = 7,100 square feet (above minimum, provided by Building 5)

N (net lot area) = 640,836 square feet

$7,100 / 640,836 * 100 = 1.1$ points

- Exceptional Design

The Planning Board awarded five points for exceptional design with the Phase 1/Building 3 Site Plan. While the Planning Board considers design for Building 2 exemplary, the Applicant has not requested additional public benefits points for Building 2.

- Public Art

In future phases, consistent with the approved Sketch Plan, the Applicant will seek points for installing public art reviewed by the Art Review Panel.

- Structured Parking

In future phases, consistent with the approved Sketch Plan, the Applicant will seek points for placing parking in an above-or below-grade parking garage.

- Tower Step-back

The Planning Board granted three points with the Phase 1/Building 3 Site Plan for significantly exceeding the tower setback requirements.

Protection and Enhancement of the Natural Environment

- **Building Lot Terminations (BLTs)**

The Applicant will purchase Building Lot Termination easements, or make an equivalent payment to the Agricultural Land Preservation Fund, in an amount equal to 7.5 percent of the incentive density floor area. For the Phase 1/ Building 3 Site Plan, the Planning Board previously granted 6.01 points for the purchase of 0.6248 BLTs.

Based on the density included with the Building 5 Site Plan (up to 304,445 square feet), the Applicant will be required to purchase 0.7541 BLTs, based on the following calculation:

- (Lot 5 Density- Standard Method Density)*0.75)/31,500
- 336,700 square feet proposed – 19,981.5 square feet base density = 316,718.5 square feet of incentive density
- 316,718.5 square feet x 0.075 = 23,753.8878/31,500 = 0.7541 BLTs

Since one BLT is equivalent to nine public benefit points, the Planning Board grants 6.78 points for this category.

c. General Requirements

i. *Site Access*

All vehicular access to Building 5 is from Strathmore Hall Street, a private road. Pedestrians and bicycles will access Building 5 via Strathmore Hall Street, the Central Park directly south of the Site, or the Metro station just to the west of the Site.

ii. *Parking, Queuing, and Loading*

Access to the parking garage will be off Strathmore Hall Street and will have valet service for all residents, staff, and guests as described in the Transportation section of this report. The parking garage has 111 vehicle parking spaces to serve Building 5. The parking garage includes 3 standard ADA spaces, 2 ADA van spaces, 3 motorcycle spaces, 1 car share space and 1 electric vehicle charging space. Long-term bicycle parking is provided on the first complete parking level below grade floor and includes 46 spaces. Short-term bicycle parking is provided on both the east and west sides of the building. This meets the requirement for bicycle parking.

Loading will occur via Strathmore Hall Street through a driveway access immediately to the north of the valet parking entrance.

Building 5 Parking Requirements

Type of Parking	Required/Allowed	Provided in Building 5
Vehicle		
Residential	111 min ¹ /229 max	111 valet spaces ³
Retail/Service (900 sf)	3 min ² /6 max	
Total	114 min/235 max	
Motorcycle spaces	2% (3)	3
Electric vehicle ready	1 per 100 vehicle spaces	1
Car-share	1	1
Bicycle	45 long-term, 3 short-term	46 long-term, 3 short-term
Loading	1	2
<p>¹ Reductions taken under Section 59-6.2.3.1 for MPDUs and Non-Auto Driver Mode Share (NADMS).</p> <p>² Reduction taken under Section 59-6.2.3.1 for NADMS.</p> <p>³ Per Section 59-6.2.3.1.4, one car-share space located near an entrance equals three required spaces for commercial uses.</p>		

iii. *Open Space and Recreation*

The Building 5 Site Plan will expand upon the significant amount of public open space provided with the 1.2-acre Central Park that is currently under construction. The Central Park will serve as the heart of the new neighborhood and will feature accessible pathways, benches, trash/recycling receptacles, bike racks, and lighting.

The Building 5 Site Plan provides an additional 7,100 square feet of public open space, continuing the urban design vision of the Overall Project by framing and activating the northern edge of the Central Park. The public open space provided by Building 5 is primarily provided through a promenade along the northern edge of the Central Park (along the southern edge of Lot 5) and an urban plaza located directly across from the Metro Station entrance (adjacent to the pop-up plaza, planned in connection with Phase One).

The Application includes an analysis of on and off-site recreational facilities, Scenario ID 23423 demonstrating conformance with the Recreation Guidelines. The Site Plan provides a variety of amenities such as activity rooms, performance space, an indoor pool, fitness center and a multipurpose court.

iv. *General Landscaping and Outdoor Lighting*

Landscaping and lighting, as well as other site amenities, will enhance the internal private roads and public open spaces. The facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The landscape design both connects the development to the neighborhood while providing clear transitions from public spaces to private areas. The on-site lighting will limit the necessary light levels to streets and sidewalks, providing safe lighting at a pedestrian scale.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on May 4, 2023. The plan proposes to meet required stormwater management goals via Microbioretention Planter Boxes and Green Roof. Structural facilities are proposed for volume not able to be treated with ESD measures.

b. Chapter 22A, Forest Conservation

As described with the findings for F20230150, approved concurrently with this Site Plan, the Site Plan Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

c. Noise Analysis

A Phase I Noise Analysis was prepared by Phoenix Noise and Vibration for the Property due to its location along Rockville Pike (MD Route 355), Tuckerman Lane, and adjacent to the Grosvenor-Strathmore Metro tracks and station, and the results were provided in a report dated December 7, 2018. A noise analysis is necessary to determine the projected interior and exterior noise levels requiring mitigation for residential units and outdoor recreational areas. The Montgomery County "Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development" stipulate a 65 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas in this area of Montgomery County.

The Noise Analysis projects that ground level noise around Building 5 will be below 65 dBA Ldn, so outdoor public areas will not be subjected to

excessive noise and no mitigation is required. At higher elevations, the south and west faces of Building 5 will be subjected to noise levels at or above 65 dBA Ldn; therefore, noise impacted units on these building faces must be designed and constructed using building materials that will mitigate interior noise levels to a maximum of 45 dBA Ldn.

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

The Building 5 Site Plan provides safe and well-integrated parking and circulation patterns. Vehicular access to Building 5 is provided from Strathmore Hall Street. Valet parking for vehicles and bicycle parking is incorporated into the below grade garage. Long-term bicycle parking spaces are provided in a secure bicycle room and short-term spaces are located adjacent to Strathmore Hall Street and the Central Park. The internal private street network will provide circulation for private vehicles, pick-up/drop-off, deliveries, as well as other short-term parking needs.

Building 5 massing is designed to be compatible with, and display particular sensitivity to, the surrounding development. This massing responds to its context by orienting the tallest portion of the building near the Metro Station and Rockville Pike, reflective of the Property's transit-oriented nature, and the lowest portion of the building towards Strathmore Hall Street and the residential buildings along it (with Tuckerman Lane farther beyond). The stepping of the building allows for more sky exposure and daylight to the surrounding streets and open space.

Open space and site amenities are generous and well-integrated into the Strathmore Square development. Building 5 provides an urban plaza adjacent to the Central Park, expanding upon the Overall Property's primary open space area. A "grab and go" café is envisioned in Building 5, directly opposite the Metro station, providing a convenient amenity to residents of Strathmore Square, Metro riders, and the greater neighborhood.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Property is located within the Approved and Adopted 2018 *Grosvenor-Strathmore Metro Area Minor Master Plan* ("Master Plan") area. The Master Plan envisions transforming the Property from a surface parking lot adjacent to Metro into a transit-oriented development with neighborhood retail for current and future residents. The Building 5 Site Plan continues the high quality,

transit-oriented development initiated with the Phase 1/Building 3 Site Plan currently under construction.

Urban Design and Building Height

The Master Plan's design recommendations for the Property are to:

- Place maximum building heights towards Rockville Pike and away from adjacent neighborhoods.
- Locate buildings to frame streets and open space.
- Provide a safe and attractive environment for pedestrians through building and open space placement and design.
- Create human-scale architecture.
- Create building massing that limits shadows on the public realm and allows sky views.
- Complement public open space with private open spaces.

The Site Plan achieves these recommendations. The tallest portion of the Building 5 is oriented towards the Metro station and steps down towards Strathmore Hall Street and the residential neighborhood beyond. The tallest portion of the building, on the western side of the site, has a distinctive top that marks the skyline. Building 5 frames both Strathmore Hall Street and the Central Park. The ground floor storefront, with its many openings, is intended to be porous and blur the boundary between inside and out, and contains public facing program along its length, fronting both the Metro to the west, Strathmore Hall Street to the east, and Central Park, to the south.

Environmental

The Master Plan's environmental recommendations for the Property are to:

- Incorporate native vegetation into landscaping.
- Minimize impervious cover.
- Encourage trees, plants, and other green features in open space and the public realm.
- Maintain tree cover.
- Encourage green roofs or solar panels.

The Application fulfills several of the Master Plan's environmental goals. Green roofs will reduce stormwater runoff and also will act as an insulator, reducing energy usage for heating and cooling. Impervious cover is minimized by putting

the entire garage footprint underground. In addition, the landscape around Building 5 consists primarily of native trees, shrubs and perennials.

Parks and Open Space

The Master Plan's applicable parks and open space recommendations for the Property are to:

- Include public art in public realm.
- Develop a 1.25-acre civic green.
- Create a plaza at the Metro station entrance.

The Site Plan includes a robust network of public and private open space including an urban plaza across from the Metro and adjacent to the Central Park and a plaza in close proximity to the Metro station entrance.

Community Facilities

The Master Plan does not recommend any new public facilities on the Property, however it requires that "each and every development application should be thoroughly evaluated for a potential school site, notwithstanding any previous development approvals. It is this Plan's direction that the Planning Department will negotiate for maximum dedication of land for a school site and that this be the top priority benefit under the review process of projects proceeding under these plans." The Master Plan does acknowledge, however, that "it is highly unlikely that a school site will be found on the limited area likely to develop/redevelop in the Grosvenor-Strathmore Metro Area Minor Master Plan area" (p.76).

The Subject Property is approximately 14.6 acres with an existing WMATA parking garage, Kiss & Ride and bus facilities. An urban format elementary school site would require at least four to five acres of the Property and a middle or high school would require a minimum of 12-15 acres and 30 acres, respectively. As such, the Subject Property is ill-suited to providing a school site due to its size and the location of the existing WMATA facilities, and the potential to provide a significant amount of housing with direct access to a Metro station.

Public Benefits

The Master Plan indicates that the following public benefit categories are priorities for the Plan area:

- Dedication of land for needed school sites is the highest priority public benefit for development in North Bethesda. The Master Plan

recognizes, however, that land dedication may not be feasible within the Plan area.

- Fifteen (15) % MPDUs is the highest priority public benefit for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.

Other public benefits categories recommended in the Master Plan include:

- Quality open space.
- Quality building and site design, including but not limited to, exceptional design and public open space.
- Connectivity and mobility, including but not limited to advanced dedication, streetscape improvement, minimum parking, trip mitigation and transit access improvement.
- Protection and enhancement of the natural environment, including but not limited to, tree canopy, energy conservation and generation, and habitat preservation and restoration (p. 81).

This Application supports the top priority Master Plan public benefit goals by providing 15% of the independent dwelling units as MPDUs. In addition, the Building 5 Site Plan provides a well-designed public plaza across from the Metro station that provides high-quality open space.

Master-Planned Roadways

Tuckerman Lane: Tuckerman Lane is classified as an 80-foot two-lane Business Street, B-1, with an existing public right-of-way between 81-feet to 83-feet. The existing section has two travel lanes, with 5-foot bicycle lanes and on-street parking along both sides, as well as existing median pedestrian refuge islands. The Applicant proposes to maintain the existing rights-of-way, with the implementation of previously approved complete streets elements illustrated in the Preliminary Plan as part of future construction phases.

As envisioned by the Master Plan and the 2018 *Bicycle Master Plan*, two-way separated bicycle lanes are planned for Tuckerman Lane in a future phase of development, which are consistent with Town Center Street standards within the 2021 *Complete Streets Design Guide*. Along the Applicant's public frontage, five-foot bicycle lanes are currently present in between the existing travel lanes and on-street parking spaces on both sides of the street. Implementation of the parking-protected, curbside separated bicycle lanes will occur during future buildout of Buildings 1 and 6, as stipulated in the Preliminary Plan (No. 12019018B, Condition 25a) phasing requirements.

The internal spine road, Strathmore Hall Street, is a modification of MCDOT design standard MC-2005.02, a Business District Street with a 60-foot-wide private right-of-way with 10-foot-wide travel lanes in each direction, an 8-foot-wide alternating curbside flexible zone that will serve various uses including drop-off/layby zones at building lobbies, on-street parking, landscape/stormwater management, street trees, and continuing adjacent sidewalk on both sides. The curbside zones will be designed through the use of chicanes, intended to further reduce the speed of passing vehicles.

Along the Private Road B, the Applicant proposes 12-foot travel lanes, a 5-foot sidewalk, bio-retention facilities with tree plantings and heavy screening around utility boxes. Upon westbound approach to the Private Road A intersection, the sidewalk meanders as it navigates the grade change to meet ADA requirements. The circulation of Ride On and Metrobus travel will be preserved with the retention of two eastbound travel lanes.

All portions of the private streets will be fully accessible to the public. The private connections will promote safe and efficient internal circulation focused on all modes of transportation with additional care towards the promotion of pedestrian circulation to and from the Metro station. The private streets will provide vehicular connectivity to accommodate local traffic circulation for the lobbies of the buildings located adjacent to it and loading and service entrances will be minimized.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

The approval of Preliminary Plan No. 120190180, as amended, established that the overall Strathmore Square development will be served by adequate public services and facilities. The table below demonstrates that the cumulative density of approved Building 3 (Site Plan No. 820220070) and Buildings 2 (Site Plan 820230050, approved concurrently with this Site Plan) and 5 (Subject Site Plan) are within the density limits approved by Preliminary Plan No. 120190180, as amended.

Strathmore Square Density

		Total	Commercial	Residential		
		Square Footage	Square Footage	Square Footage	Dwelling Units	
Overall	Strath	Sketch Plan (320190010)	1,905,219 SF ¹	317,537 SF	1,746,451 SF ¹	--

	Preliminary Plan (12019018B)	2,289,438 SF ²	317,537 SF	2,130,670 SF ²	2,218 units
Phase 1 Approved	Phase 1/ Building 3A & 3B Site Plan (820220070)	322,569 SF	9,000 SF	313,569 SF	220 units
Phase 2 Proposed	Building 2 Site Plan (820230050)	382,298 SF	14,000 SF	368,298 SF	400 units
	Building 5/The Reserve Site Plan (820230070)	336,700 SF ³	4,000 SF	335,800 SF	166 dwelling units, 110 beds
Total	Total Site Plan Density	1,041,567 SF	27,000 SF	1,017,667 SF	786 units 110 beds ⁴
Future	Future Phases	1,247,871 SF ²	290,537 SF	1,113,003 SF ²	1,432 units

¹ The maximum residential and total density calculation for Sketch Plan 320190010 excluded the gross floor area for 15% MPDUs (261,967 square feet) in accordance with the Zoning Ordinance requirements at the time of approval. Zoning Text Amendment (ZTA) No. 18-06 was adopted between Sketch Plan and Preliminary Plan approval and revised the MPDU density bonus standards in the CR zone and eliminated the exemption for MPDU floor area that applied to Sketch Plan 320190010. To achieve the maximum density allowed by the Preliminary Plan, Sketch Plan 320190010 must be amended.

² Preliminary Plan No. 120190180, as amended, allows flexibility to achieve the maximum mapped density such that approved commercial or residential density is allowed up to the maximum mapped density limit. To achieve a total density of 2,289,438 which includes the maximum MPDU bonus density for providing 15% MPDUs, the maximum commercial density would be limited to 158,768 square feet.

³ Site Plan No. 820230070 allows for flexibility between commercial and residential density such that the total density for Building 5 may not exceed this amount.

⁴ Beds are not included in the total number of dwellings units, but the associated square footage is included in residential density calculations.

⁵ Approved concurrently with the Building 2 Site Plan.

9. *The development is compatible with existing and approved or pending adjacent development.*

The predominately residential development will complement the existing adjacent development. The highest point of the building is closest to the Metro station and the building steps down as it approaches Strathmore Hall Street, Tuckerman Lane and the residential neighborhoods beyond.

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 Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

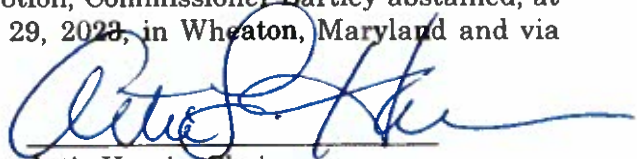
BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 30 2023 (which is the date that this resolution is mailed to all parties of record); and

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 Vice Chair Pedoeem, seconded by Commissioner Hedrick, with a vote of 4-0-1; Chair Harris, Vice Chair Pedoeem, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley abstained, at its regular meeting held on Thursday, June 29, 2023, in Wheaton, Maryland and via video conference.



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