

**Memorandum**

TO: Artie Harris, Chair
Montgomery County Planning Board

VIA: Parker Smith, Planner II *PS*
Matthew Folden, Supervisor *MF*
Carrie Sanders, Chief *CS*
Midcounty Planning Division

FROM: Jason K. Sartori, Planning Director *JKS*

DATE: January 26, 2024

RE: Corrected MCPB Resolution No. 23-111 and No. 23-112
Sketch Plan No. 320230040 and Site Plan No. 820230100, White Oak Self Storage

Attached please find the corrected Planning Board Resolutions for White Oak Self Storage, Sketch Plan No. 320230040, MCPB No. 23-111 and Site Plan No. 820230100, MCPB No. 23-112. The Planning Board hearing was held on November 9, 2023, and the Resolutions were mailed out to all parties of record on December 14, 2023.

Minor corrections to the Planning Board Resolutions are necessary because they did not reflect changes to conditions made during the Planning Board Hearing regarding the gross floor area and did not contain the correct date that Staff issued the Staff Report (pages 1 and 2 of each resolution). There are also minor editorial and typographical corrections to the Sketch Plan Resolution on pages 6 and 9. The corrections are as follows:

Sketch Plan**1. Density**

The Sketch Plan is limited to a maximum of 234,800 square feet of total non-residential ~~development~~ Gross Floor Area, including the existing building to remain.

The date of issuance of the staff report was shown as October 30 and it should have been October 27.

Site Plan

1. Density

The Site Plan is limited to a maximum of 234,800 square feet of total ~~development~~ Gross Floor Area on the Subject Property, including 234,800 square feet of self-storage non-residential uses.

The date of issuance of the staff report was shown as October 30 and it should have been October 27.

These revisions do not alter the intent of the conditions approved by the Planning Board. The certified sketch plan and site plan will include the corrected Planning Board resolutions. The corrected resolutions will be mailed to all parties of record.

Attachment: Corrected MCPB Resolution No. 23-111 and Corrected MCPB Resolution No. 23-112

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-111

Sketch Plan No. 320230040

White Oak Self Storage

Date of Hearing: November 9, 2023

CORRECTED 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 July 12, 2023, White Oak Self Storage, LLC (“Applicant”) filed an application for approval of a sketch plan for construction of a 3,600-square-foot addition to the front of the existing building and a new 116,000-square-foot self-storage building on 2.61 acres of CRTF zoned-land, located at 11105 New Hampshire Avenue, 1,800 feet south of the intersection of Columbia Pike and New Hampshire Avenue (“Subject Property”) in the White Oak Policy Area and 2014 *White Oak Science Gateway Master Plan* (“Master Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320230040 White Oak Self Storage (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October ~~27~~³⁰, 2023, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on November 9, 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 4-0-1; Chair Harris, Vice Chair Pedoeem, Commissioners Hedrick and Linden voting in favor. Commissioner Bartley abstained.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320230040 White Oak Self Storage, for construction of a 3,600-square-foot addition to the

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Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

front of the existing building and a new 116,000-square-foot self-storage building on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

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

All other elements are illustrative.

Conditions. This approval is subject to the following conditions:

1. **Density**

The Sketch Plan is limited to a maximum of 234,800 square feet of total non-residential ~~development~~ Gross Floor Area, including the existing building to remain.

2. **Height**

The development is limited to a maximum average building height of 55 feet, as measured from the building height measuring point to be illustrated on the Certified Site Plan.

3. **Transportation**

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated August 30, 2023, with the exception of recommendation number 3 related to a 54-foot future dedication for a Bus Rapid Transit connection, and incorporates them as conditions of the Sketch Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Sketch or Site Plan approval.

4. **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 50 and be chosen from at least 3 categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation*

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

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

- a) Connectivity and Mobility, achieved by providing fewer than the maximum parking spaces under the Zoning Ordinance;
- b) Quality of Building and Site Design, achieved through architectural elevations and exceptional design; and
- c) Protection and Enhancement of the Natural Environment achieved through energy generation, cool roof, and a recycling facility plan.

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 that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

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

a. Use Standards

The Subject Property received approval of Conditional Use CU20230020 to allow a self-storage use on the site.

b. Development Standards

The Subject Property includes approximately 2.61 acres zoned CRTF. The data table below demonstrates the Application’s conformance to the applicable development standards of the zone.

<i>Development Standard</i>	Permitted/Required	Approved
<i>Tract Area</i>	n/a	113,650 sf
<i>Site Area¹ (tract area minus dedications)</i>	n/a	113,650 sf
<i>Commercial (GFA/FAR)</i>	2.25 FAR	2.06 FAR
<i>Total Mapped Density (GFA/FAR)</i>	2.5 FAR	2.06 FAR
<i>Building Height, max average</i>	200 ft	55 ft
<i>Public Open Space (min s.f.)</i>	0%	n/a
<i>Parking Spaces (min)</i>	25 spaces	12 spaces*

a) Implement the recommendations of applicable master plans (59.4.5.1.A)

The Subject Property is within the 2014 *White Oak Science Gateway Master Plan* area. The proposed expansion of the existing self-storage use was found to have been compliant with this Master Plan as part of the review and approval of the Local Map Amendment and Conditional Use for the property. The Subject Application is wholly consistent with what was previously approved, and the proposal continues to be in compliance with the Master Plan. The Master Plan's vision states that "reimagining existing centers – and providing a framework for reinvestment – is vital to the community's longevity". The Master Plan also envisions redevelopment that enhances "the entire area's quality of life, appearance, walkability, and sense of place." The Subject Application is designed to comply with this vision by reinvesting in an existing property in a way that will significantly improve the property's appearance and streetscape.

Given the demand for self-storage facilities, the existing use will remain for the foreseeable future, in any scenario. The Subject Application allows for the expansion and reinvestment in the existing improvements on-site, which accomplishes several of the goals of the Master Plan which are focused on physical improvements within the White Oak Center. The proposed exterior improvements will enhance the aesthetics of the Subject Property by elevating the building architecture and improving the building's relationship with the street.

The Subject Application also proposes environmental improvements in accordance with the Master Plan. The Master Plan recommends that imperviousness be reduced and that stormwater management be added to areas that currently lack treatment. The project will provide stormwater management where it does not currently exist through on-site micro-bioretenion planters. The imperviousness of the project will remain approximately the same, and the self-storage buildings will incorporate cool roofs and solar panels. The Subject Application is also in compliance with the connectivity goals of the Master Plan. The front building addition will bring the building mass up to the street to define and enhance the streetscape. This, in combination with the landscaping and seating proposed along the Property frontage, will significantly improve the pedestrian experience. The Applicant will also record a covenant for future dedication of a 15-foot-wide trail easement, allowing the connection to be realized if and when the properties to the north redevelop and the FDA permits this connectivity. The 2014 *White Oak Science Gateway Master Plan* included this recommendation as a future pedestrian connection, and does not call for this connection to be a vehicular connection or transit connection.

b) Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.

The Subject Application will allow the Applicant to expand the existing self-storage facility on-site. The Project will repurpose an existing surface parking lot at the rear of

the property currently used for vehicle storage into a second self-storage building. While the property will remain as a single commercial use, the intensification of that use on the property is preferable to having the added square footage realized in the form of a new self-storage location elsewhere in the County.

c) Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.

The Subject Application will greatly enhance the area at the front of the property that contains parking and loading spaces for the self-storage facility. The parking area at the front of the building has been enclosed by a new building addition that brings the massing of the building closer to the property's frontage. This improvement in building massing, combined with enhanced landscaping and pedestrian facilities, will promote a wider range of mobility options and create a better urban environment for all.

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

The Subject Application has been designed to promote compatibility with the surrounding uses. The new self-storage building will be set back from the adjacent garden-style apartment buildings at the rear. A 15-foot rear yard setback is proposed on the Property, which results in a separation from the existing garden apartments that ranges from 42 feet to 109 feet. The front building addition has also been designed to bring the building up to the street to align with the required build-to-area for the properties to the north along New Hampshire Avenue.

e) Integrate an appropriate balance of employment and housing opportunities.

The Subject Application allows the Applicant flexibility to reinvest in the existing self-storage facility on the Subject Property. The Subject Property is a very long, narrow lot, which is not conducive to other uses. The reinvestment in and expansion of the existing self-storage facility will support both existing and future nearby residential and commercial development by continuing to provide this essential community need. As such, the Subject Application supports a mix of employment and housing opportunities within the broader White Oak Center.

f) Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.

For the proposed development, the Zoning Ordinance requires 50 points in at least 3 categories. The Project will provide the required 50 public benefit points to achieve the desired incentive density above the standard method limit. The following table shows both the categories and points for the public benefits requested to demonstrate the Project’s ability to meet the requirement to provide sufficient benefit points. [The Planning Board Staff](#) supports the categories listed in Table 2. Further discussion of the details of each Public Benefit is [in Site Plan Finding 2.d.ii](#) below.

Table 2: Public Benefit Calculations- Division 59-4.7

Public Benefit	Maximum Points Allowed	Approved
Connectivity and Mobility		
Minimum Parking	10	10
Quality Building and Site Design		
Architectural Elevations	20	10
Exceptional Design	10	5
Protection and Enhancement of the Natural Environment		
Cool Roof	10	5
Energy Conservation and Generation	15	15
Recycling Facility Plan	10	5
Total Points	50 (required)	50

CONNECTIVITY AND MOBILITY

Minimum Parking

The Applicant requests 10 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing maximum allowable number of on-site spaces to 10 points for providing no more than the minimum number of spaces on-site. The Applicant is providing even fewer than the minimum parking spaces as outlined in the Zoning Code and received a parking waiver to allow the provision of 12 spaces as part of the approved Conditional Use for the Subject Property. [The Planning Board Staff](#) supports 10 points for this category.

QUALITY BUILDING AND SITE DESIGN

Architectural Elevations

The Applicant requests 10 points for Architectural Elevations. The Project proposes to reinvest in the existing building architecture. The revised building architecture features a modern, new corner element, to emphasize the main visitor entrance. This element utilizes unique geometry to add interest and depth to the existing façade. The front façade of the existing building incorporates fiber cement siding with a natural wood appearance to provide warmth, which is designed to contrast with the dark charcoal elements expressed through the aluminum surrounds. Furthermore, the existing brightly colored opaque roll-up doors facing the front on the ground floor have been removed to provide a more neutral appearance. The loading doors along the front façade will be substantially screened by the cantilevered building addition. The storefront glass will remain at the front main entrance, which will create an inviting and activated expression, with ample ground-floor transparency.

Per CR Incentive Density Guidelines, 10 points is appropriate for development that provides and is bound by architectural elevations as part of the Certified Site Plan. The Applicant agrees to be bound by the following design parameters:

- Minimum of 12% transparency along the front elevation at the upper floor;
- Maximum of 30-foot separation between operable doors on existing building, facing New Hampshire Avenue; and
- Maximum front building setback of approximately 28 feet and maximum height of 49.5 feet along New Hampshire Avenue, consistent with recommendations of the Design Guidelines.

The Planning Board awards 10 points for this category.

Exceptional Design

The Applicant is seeking 5 points for Exceptional Design. The Applicant's reinvestment in the existing building will significantly elevate the appearance of the Property and hopefully serve as a catalyst for other nearby reinvestment and redevelopment. The Project meets the criterion established by the Zoning Ordinance and the Commercial/Residential and Employment Incentive Density Implementation Guidelines for Exceptional Design, as discussed below:

- Providing innovative solutions in response to the immediate context;

The existing self-storage facility has a very plain and somewhat sterile expression, with muted exterior colors that appear to the naked eye as a big concrete block, with bright colored, opaque metal roll-up doors at the base of this prominent frontage. This industrial looking architecture, and significant building setback, fails to activate the street, or contribute toward the goals of the Master Plan, which, in part, seeks to revitalize the commercial properties within the White Oak Center.

The existing self-storage use will remain unchanged. Additionally, given the internal configuration of the existing building, which will remain unchanged by the Application (e.g. elevator location and need for two points of access, given the length of the existing building), the existing parking and loading at the front of the site must remain. Nonetheless, the Applicant has developed a creative solution that will allow the Applicant to bring the building up to the street, in line with the goals of the County and Master Plan, while still accommodating the existing site constraints. This front building expansion will help to define and activate the pedestrian environment along this prominent frontage.

- Enhancing the public realm in a distinct and original manner;

The Subject Application will significantly enhance the public realm. The Applicant proposes to construct a third-floor elevated addition that will bring the building up to the street and visually conceal the necessary parking and loading in front of the building. The Subject Application will also provide new landscaping and seating opportunities along New Hampshire Avenue, to further enhance the streetscape and provide passive public gathering space. This, in combination with the substantial façade modifications to the existing building, will significantly transform and revitalize the site and the public realm.

- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;

With the goals of the Master Plan in mind, the Applicant is proposing to transform the existing building by redesigning the existing façade with new materials and building forms, to provide a more engaging and warm expression. The existing expressionless building will be updated to provide new massing proportions between the existing three-story building and the new elevated third-floor addition. The street frontage of the existing building and the new addition will introduce the variety of a new, modern color palette and textures. The use of wood-tone siding will provide warmth, which will be juxtaposed against charcoal aluminum metal panels. The use of masonry, steel, and glass as additional materials will aid in the updated building design.

- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and

The Property is a long narrow lot, the rear of which is currently used for vehicular storage. The Subject Application proposes to provide infill development on this challenging site, through the construction of a new self-storage building at the rear of the Property. This expanded self-storage facility will better serve the surrounding community and will be more compatible with the surrounding neighborhood, as compared to the existing vehicular storage lot.

- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Subject Application will significantly improve the treatment of stormwater management on-site, through the introduction of modern stormwater practices. Additionally, the new building will incorporate both cool roof and solar panels.

The Planning Board [awards](#) 5 points for this category.

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Energy Conservation and Generation

The Subject Application will provide solar panels on the roof of the new building that will provide renewable energy generation on-site equivalent to 2.5% of the new building's energy requirements. As such, the Planning Board awards 15 points for this category.

Cool Roof

In accordance with the CR Incentive Density Guidelines, on sites larger than 1 acre, 5 points is appropriate for constructing any roof area that is not covered with vegetated roof with a minimum solar reflective index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12.

The Planning Board [awards](#) 5 points for this category.

Recycling Facility Plan

The Subject Application proposes to incorporate a recycling plan and facilities that will meet or exceed the Executive Regulations 15-04AM and 18-04. In accordance with the CR Incentive Density requirements, five points are appropriate for developments that meet this requirement. The proposed Recycling Facility Plan has been accepted and approved by the Montgomery County Department of Environmental Protection – Recycling and Resource Management Division. The Planning Board awards 5 points for this category.

c. General Requirements

i. *Site Access*

Vehicular access will occur via the existing driveway access on New Hampshire Avenue (MD 650). Pedestrian access will also be made off New Hampshire Avenue (MD 650) utilizing the improved ten-foot-wide sidewalk which will be separated from the street with a six-foot-wide landscaped buffer. The existing six-foot-wide on-street bicycle lane will remain. However, as

conditioned, the Applicant will make a payment-in-lieu for an 11-foot-wide separated bikeway to be constructed as either a Capital Improvement Project or as part of adjacent redevelopment. The Subject Application does not preclude the future bicycle facilities from being implemented.

The 2014 White Oak Master Plan identifies a through-block connection between Lockwood Drive to the north and the FDA campus located to the south. To comply with this Master Plan connection, the Applicant is providing a covenant for future dedication of a 15-foot-wide easement at the rear of the property, along the Subject Property's eastern edge to allow for a future through-block connection. This is consistent with the previously approved Conditional Use and Local Map Amendment applications.

ii. *Parking, Queuing, and Loading*

Within the Site, a drive aisle will provide vehicular circulation between the two parking and loading areas. The first parking and loading area is located under the cantilevered expansion of the existing building. The second parking and loading area is located between the existing building and the proposed second building.

A total of twelve parking spaces and five loading spaces will be provided, including two ADA spaces. This is fewer spaces than the minimum parking requirements for the land use under the Zoning Code. However, the Hearing Examiner approved a 13-space Parking Waiver pursuant to Section 59.6.2.10 as part of the approved Conditional Use application (CU202302), allowing the Applicant to provide 12 parking spaces and 5 loading spaces on site. The proposed parking is also in compliance with condition number 5 of approved Conditional Use CU202302, requiring a minimum of 12 parking spaces and five loading spaces on site.

iii. *Open Space and Recreation*

Pursuant to Sections 59.5.3.5.D.2.b and 59.4.5.4.B.1.a, based on the Property's tract area and number of existing and proposed right-of-way frontages, no open space is required to be provided on-site. The project will provide enhanced landscaping and seating opportunities along New Hampshire Avenue, which will serve as a passive gathering space for the community and significantly enhance the pedestrian environment.

iv. *General Landscaping and Outdoor Lighting*

The Subject Application's landscaping and lighting meet all requirements of the Zoning Code.

2. *The Sketch Plan substantially conforms to the recommendations of the Master Plan.*

The Subject Property is within the 2014 White Oak Science Gateway Master Plan

area. The proposed expansion of the existing self-storage use was found to have been compliant with this Master Plan as part of the review and approval of the Local Map Amendment and Conditional Use for the property. The Subject Application is wholly consistent with what was previously approved, and the proposal continues to be in compliance with the Master Plan. The Master Plan's vision states that "reimagining existing centers – and providing a framework for reinvestment – is vital to the community's longevity". The Master Plan also envisions redevelopment that enhances "the entire area's quality of life, appearance, walkability, and sense of place." The Subject Application is designed to comply with this vision by reinvesting in an existing property in a way that will significantly improve the property's appearance and streetscape.

Given the demand for self-storage facilities, the existing use will remain for the foreseeable future, in any scenario. The Subject Application allows for the expansion and reinvestment in the existing improvements on-site, which accomplishes several of the goals of the Master Plan which are focused on physical improvements within the White Oak Center. The proposed exterior improvements will enhance the aesthetics of the Subject Property by elevating the building architecture and improving the building's relationship with the street.

The Subject Application also proposes environmental improvements in accordance with the Master Plan. The Master Plan recommends that imperviousness be reduced and that stormwater management be added to areas that currently lack treatment. The project will provide stormwater management where it does not currently exist through on-site micro-bioretenion planters. The imperviousness of the project will remain approximately the same, and the self-storage buildings will incorporate cool roofs and solar panels.

The Subject Application is also in compliance with the connectivity goals of the Master Plan. The front building addition will bring the building mass up to the street to define and enhance the streetscape. This, in combination with the landscaping and seating proposed along the Property frontage, will significantly improve the pedestrian experience. The Applicant will also record a covenant for future dedication of a 15-foot-wide trail easement, allowing the connection to be realized if and when the properties to the north redevelop and the FDA permits this connectivity. The *2014 White Oak Science Gateway Master Plan* included this recommendation as a future pedestrian connection, and does not call for this connection to be a vehicular connection or transit connection.

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

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

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

The Subject Application seeks to reinvest in the existing self-storage use on the Property. The front building addition and enhanced building architecture will significantly elevate the building's presence on the street. Additionally, the new building proposed at the rear of the site has been designed to ensure a compatible relationship with surrounding development. Consistent with previous approvals, the Project will have a maximum height of 55 feet. The new self-storage building proposed at the rear of the property has a rear setback of 15 feet from the property line, which results in a minimum of 42 feet and a maximum of 109 feet between the rear self-storage building and the adjacent garden apartments. The compatibility requirements of Section 59.4.1.8 do not apply to the Property because it does not abut an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone. The abutting property to the east is zoned R-20, which is a Residential Multifamily zone.

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

Adequate vehicular parking will be provided on-site to accommodate the proposed demand, as determined by the Hearing Examiner in approving the Applicant's parking waiver request. The existing parking and loading at the front of the site must remain given the internal configuration of the existing building, which will remain unchanged by the Subject Application, but will be substantially screened from view by the proposed front building addition. Additional vehicular parking will be provided internal to the site to serve the new, rear annex building. This parking and loading access in the approximate center of the Property is essential to the operation of the Project.

The Project also provides significant improvements to the pedestrian environment through the proposed streetscape improvements, including a 10-foot sidewalk and 6-foot landscape buffer. Additionally, the driveway access to the site has been narrowed to 25 feet (as compared to 34.5 feet, previously proposed) and the sidewalk crossing has been raised to provide a continuous pedestrian path along the Property's New Hampshire Avenue frontage.

As the Applicant's street sections demonstrate, there is more than adequate right-of-way width for New Hampshire Avenue to accommodate pedestrian, vehicular, and bicycle circulation, as well as the future Bus Rapid Transit. Per the County Council

Approved and Adopted Countywide Transit Corridors Functional Master Plan, Bus Rapid Transit is approved to operate within the New Hampshire Avenue right-of-way, which was reconfirmed by the *2014 White Oak Science Gateway Master Plan* (pages 61 and 62). Consistent with the recommendations of the Master Plan, and the previously approved Local Map Amendment and Conditional Use applications, the Project also provides a covenant for future dedication of a 15-foot-wide trail easement at the rear of the Subject Property.

While the MCDOT letter dated August 30, 2023 recommends a 54-foot-wide future dedication between the existing and proposed building aligned with the existing NW Loop Road on the FDA campus to implement Bus Rapid Transit, this recommendation is not consistent with the *2014 White Oak Science Gateway Master Plan*. The Local Map Amendment and Conditional Use plans that have already been approved for the Subject Property allowed for the Department of Transportation to make comments on the Project, and the 54-foot future dedication was not mentioned as part of that review process. Also, as part of the Local Map Amendment and Conditional Use plans, the Planning Board, Hearing Examiner, and County Council reviewed the Project and found it to be in compliance with the *2014 White Oak Science Gateway Master Plan*. The details of the Subject Application are unchanged from what was approved by the Planning Board, Hearing Examiner, and County Council. Furthermore, binding element number 3 of the approved Local Map Amendment states “Vehicular access to the Site will be limited to the existing access point.” For the reasons above, the Planning Board hereby eliminates recommendation number 3 of the Department of Transportation’s Agency Letter.

7. *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).

Public Benefit	Maximum Points Allowed	Approved
Connectivity and Mobility		
Minimum Parking	10	10
Quality Building and Site Design		
Architectural Elevations	20	10
Exceptional Design	10	5
Protection and Enhancement of the Natural Environment		
Cool Roof	10	5
Energy Conservation and Generation	15	15
Recycling Facility Plan	10	5
Total Points	50 (required)	50

CONNECTIVITY AND MOBILITY

Minimum Parking

The Applicant requests 10 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing maximum allowable number of on-site spaces to 10 points for providing no more than the minimum number of spaces on-site. The Applicant is providing even fewer than the minimum parking spaces as outlined in the Zoning Code and received a parking waiver to allow the provision of 12 spaces as part of the approved Conditional Use for the Subject Property. 10 points are supported and hereby awarded by the Planning Board at this time for this category.

QUALITY BUILDING AND SITE DESIGN

Architectural Elevations

The Applicant requests 10 points for Architectural Elevations. The Project proposes to reinvest in the existing building architecture. The revised building architecture features a modern, new corner element, to emphasize the main visitor entrance. This element utilizes unique geometry to add interest and depth to the existing façade. The front façade of the existing building incorporates fiber cement siding with a natural wood appearance to provide warmth, which is designed to contrast with the dark charcoal elements expressed through the aluminum surrounds. Furthermore, the existing brightly colored opaque roll-up doors facing the front on the ground floor have been removed to provide a more neutral appearance. The loading doors along the front façade will be substantially screened by the cantilevered building addition. The storefront glass

will remain at the front main entrance, which will create an inviting and activated expression, with ample ground-floor transparency.

Per CR Incentive Density Guidelines, 10 points is appropriate for development that provides and is bound by architectural elevations as part of the Certified Site Plan. The Applicant agrees to be bound by the following design parameters:

- Minimum of 12% transparency along the front elevation at the upper floor;
- Maximum of 30-foot separation between operable doors on existing building, facing New Hampshire Avenue; and
- Maximum front building setback of approximately 28 feet and maximum height of 49.5 feet along New Hampshire Avenue, consistent with recommendations of the Design Guidelines.

10 points are supported and hereby awarded by the Planning Board at this time for this category.

Exceptional Design

The Applicant is seeking 5 points for Exceptional Design. The Applicant's reinvestment in the existing building will significantly elevate the appearance of the Property and hopefully serve as a catalyst for other nearby reinvestment and redevelopment. The Project meets the criterion established by the Zoning Ordinance and the Commercial/Residential and Employment Incentive Density Implementation Guidelines for Exceptional Design, as discussed below:

- Providing innovative solutions in response to the immediate context;

The existing self-storage facility has a very plain and somewhat sterile expression, with muted exterior colors that appear to the naked eye as a big concrete block, with bright colored, opaque metal roll-up doors at the base of this prominent frontage. This industrial looking architecture, and significant building setback, fails to activate the street, or contribute toward the goals of the Master Plan, which, in part, seeks to revitalize the commercial properties within the White Oak Center.

The existing self-storage use will remain unchanged. Additionally, given the internal configuration of the existing building, which will remain unchanged by the Application (e.g. elevator location and need for two points of access, given the length of the existing building), the existing parking and loading at the front of the site must remain. Nonetheless, the Applicant has developed a creative solution that will allow the Applicant to bring the building up to the street, in line with the goals of the County and Master Plan, while still accommodating the existing site constraints. This front building expansion will help to define and activate the pedestrian environment along this prominent frontage.

- Enhancing the public realm in a distinct and original manner;

The Subject Application will significantly enhance the public realm. The Applicant proposes to construct a third-floor elevated addition that will bring the building up to the street and visually conceal the necessary parking and loading in front of the building. The Subject Application will also provide new landscaping and seating opportunities along New Hampshire Avenue, to further enhance the streetscape and provide passive public gathering space. This, in combination with the substantial façade modifications to the existing building, will significantly transform and revitalize the site and the public realm.

- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;

With the goals of the Master Plan in mind, the Applicant is proposing to transform the existing building by redesigning the existing façade with new materials and building forms, to provide a more engaging and warm expression. The existing expressionless building will be updated to provide new massing proportions between the existing three-story building and the new elevated third-floor addition. The street frontage of the existing building and the new addition will introduce a variety of a new, modern color palette and textures. The use of wood-tone siding will provide warmth, which will be juxtaposed against charcoal aluminum metal panels. The use of masonry, steel, and glass as additional materials will aid in the updated building design.

- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and

The Property is a long narrow lot, the rear of which is currently used for vehicular storage. The Subject Application proposes to provide infill development on this challenging site, through the construction of a new self-storage building at the rear of the Property. This expanded self-storage facility will better serve the surrounding community and will be more compatible with the surrounding neighborhood, as compared to the existing vehicular storage lot.

- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Subject Application will significantly improve the treatment of stormwater management on-site, through the introduction of modern stormwater practices. Additionally, the new building will incorporate both cool roof and solar panels.

5 points are supported and hereby awarded by the Planning Board at this time for this category.

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Energy Conservation and Generation

The Subject Application will provide solar panels on the roof of the new building that will provide renewable energy generation on-site equivalent to 2.5% of the new building's energy requirements. 15 points are supported and hereby awarded by the Planning Board at this time for this category.

Cool Roof

In accordance with the CR Incentive Density Guidelines, on sites larger than 1 acre, 5 points are appropriate for constructing any roof area that is not covered with vegetated roof with a minimum solar reflective index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12.

5 points are supported and hereby awarded by the Planning Board at this time for this category.

Recycling Facility Plan

The Subject Application proposes to incorporate a recycling plan and facilities that will meet or exceed the Executive Regulations 15-04AM and 18-04. In accordance with the CR Incentive Density requirements, five points are appropriate for developments that meet this requirement. The proposed Recycling Facility Plan has been accepted and approved by the Montgomery County Department of Environmental Protection – Recycling and Resource Management Division. 5 points are supported by the Planning Board at this time for this category.

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

The Project will be developed in one phase.

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 Master 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 White Oak Self Storage 320230040, 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 Corrected Resolution constitutes the written opinion of the Board in this matter, and the date of this Corrected Resolution remains December 14, 2023, (which is the date that the original Resolution was 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 consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

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 [_____], seconded by Commissioner [_____], with a vote of [XX-XX-XX]; Chair [_____], Vice Chair [_____], and Commissioners [_____], [_____], and [_____], voting in favor of the motion, **[if any abstaining - Commissioner _____ abstaining]** at its regular meeting held on Thursday, [_____], in Wheaton, Maryland and via video conference.

Artie L. Harris, Chair
Montgomery County Planning Board

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-112

Site Plan No. 820230100

White Oak Self Storage

Date of Hearing: November 9, 2023

CORRECED 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 July 12, 2023, White Oak Self Storage, LLC (“Applicant”) filed an application for approval of a site plan for a 3,600-square-foot addition to the front of the existing building and a new 116,000-square-foot self-storage building on 2.61 acres of CRTF zoned-land, located at 11105 New Hampshire Avenue, 1,800 feet south of the intersection of Columbia Pike and New Hampshire Avenue (“Subject Property”), in the White Oak Policy Area and *2014 White Oak Science Gateway Master Plan* (“Master Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820230100, White Oak Self Storage (“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 October ~~27~~³⁰, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on November 9, 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 4-0-1; Chair Harris, Vice Chair Pedoeem, Commissioners Hedrick and Linden voting in favor. Commissioner Bartley abstained.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820230100 for a 3,600-square-foot addition to the front of the existing building and a new

116,000-square-foot self-storage building, the Subject Property, subject to the following conditions:¹

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 234,800 square feet of total development Gross Floor Area on the Subject Property, including 234,800 square feet of self-storage non-residential uses.

2. Height

The development is limited to a maximum height of 55 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- a) Before release of the site plan surety bond, the Applicant must construct the interim streetscape improvements along the property's frontage on New Hampshire Avenue as shown on the Certified Site Plan, consistent with the *2014 White Oak Science Gateway Master Plan Streetscape Standards*.
- b) The Applicant must provide a landscape buffer between the sidewalk and the street of at least six feet.

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) Connectivity between Uses, Activities, and Mobility Options
 - i. Minimum Parking
The Applicant must not provide/construct more than 12 parking spaces.
- b) Quality Building and Site Design
 - i. Architectural Elevations
Final elevation design must be shown on the Certified Site Plan. The exterior architectural elements must be substantially similar to architectural elevations as shown on the Certified Site Plan and as determined by M-NCPPC Staff.
 - ii. Exceptional Design
The Applicant must continue to work with Planning Staff to ensure the design quality of the project. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the

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.

schematic elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff at time of Certified Site Plan.

c) Protection and Enhancement of the Natural Environment

i. Cool Roof

The Applicant must provide a minimum solar reflectance index (SRI) of 75 for newly constructed roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.

ii. Energy Conservation and Generation

The Applicant must construct rooftop solar panels that generate a minimum of 2.5% of the projected energy requirement for the new construction. The Applicant must provide an energy use/generation model with comparisons to average use/generation (in kwh) for building type based on U.S. Department of Energy standards or as modeled by a LEED-accredited professional as part of the Certified Site Plan.

iii. Recycling Facility Plan

The Applicant must provide a plastic bag recycling container, electronics/e-waste recycling collection containers and service, and a Compact Fluorescent Light Bulb Recycling container on-site. The Applicant must abide by the recommendations of the Montgomery County Department of Environmental Protection as outlined in their Recycling Facility Plan approval letter dated August 30, 2023.

5. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to benches and landscaping.

Environment

6. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated May 22, 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.

Transportation & Circulation/Adequate Public Facilities (APF)

7. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated July 19, 2023 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) At the time DPS collects development impact taxes, the applicant must comply with the White Oak Local Area Transportation Improvement Program (LATIP). The LATIP may be satisfied by either the payment of the required fee according to Chapter 52 and the 2020-2024 Growth and Infrastructure Policy, or construction of an improvement identified in “White Oak Science Gateway LATR/LATIP Cost Estimating Analysis White Paper” dated May 2019, as determined by MCDOT.

8. Pedestrian & Bicycle Circulation

- a) Before issuance of the first building permit, the Applicant must record a covenant for future dedication in the Land Records of Montgomery County for a north-south 15-foot-wide easement located at the rear of the property. The covenant will allow for the future construction of a pedestrian/bike connection (by others) and unencumbered pedestrian and bicycle access.
- b) Before issuance of the first use and occupancy permit, Applicant must construct New a 10-foot-wide sidewalk with 6-foot-wide street buffer along Hampshire Avenue (MD 650), which must be designed and permitted in accordance with the requirements of the Maryland State Highway Administration.
- c) Before issuance of the first building permit, the Applicant must accommodate and make a payment to provide for the following master planned bicycle facility, the exact location, design, and construction of which must comply with requirements of the Maryland State Highway Administration, before right-of-way permit.
 - i. New Hampshire Avenue (MD 650): 6-foot-wide raised pedestrian/bicycle buffer, 11-foot-wide separated bike lane, and pavement striping.

9. 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 September 16, 2022, 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.

10. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets P200 to P207 of the submitted architectural drawings, as determined by M-NCPPC Staff.

11. 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 proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

12. 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 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 on-site plant material, lighting, benches, retaining walls, fences, railings, sidewalks, cool roof elements, 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.

13. 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.

14. APF Validity

The Adequate Public Facilities Review (APF) will remain valid for five (5) years from the mailing date of the site plan resolution in Section 50.4.3.J.5 of the County Code.

15. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b) Add the following notes:
 - i. “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
 - ii. “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services and/or the Maryland State Highway Administration as appropriate.”
 - iii. “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 DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- c) Include approved Fire and Rescue Access 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.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of White Oak Self Storage 820230100, 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:

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

The Site Plan is consistent with the binding elements of the approved Local Map Amendment (No. H-147) and the use and densities of the approved Conditional Use (CU202302).

- b. *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.

- c. *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 because the zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

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

- a. Use Standards

The Subject Property received approval of Conditional Use CU2020302 to allow a self-storage facility on-site.

- b. Development Standards

The Subject Property includes approximately 2.61 acres zoned CRTF. The Application satisfies the applicable development standards as shown in the following data table:

Development Standard	Permitted/ Required	Approved
Tract Area	n/a	2.62 acres
Site Area	n/a	2.62 acres
Commercial (GFA/FAR)	2.25 FAR	2.06 FAR
Total Mapped Density (GFA/FAR)	2.5 FAR	2.06 FAR
Building Height	200 feet	55 feet
Public Open Space (min s.f.)	n/a	n/a
Minimum Setbacks (ft) – Front*	25 feet	25 feet
Minimum Setbacks (ft) – Rear*	15 feet	15 feet
Minimum Setbacks (ft) – Side*	0 feet	0 feet
Parking Spaces (min)	25 spaces	12 spaces**

*Established by approved Local Map Amendment H-147

**Parking Waiver for 13 spaces granted by the Hearing Examiner in Conditional Use CU202302

The Subject Application achieves 50 Public Benefit points. A description of how the Subject Application meets the criterion of the proposed Public Benefit categories is below.

Public Benefit	Maximum Points Allowed	Approved
Connectivity and Mobility		
Minimum Parking	10	10
Quality Building and Site Design		
Architectural Elevations	20	10
Exceptional Design	10	5
Protection and Enhancement of the Natural Environment		
Cool Roof	10	5
Energy Conservation and Generation	15	15
Recycling Facility Plan	10	5
Total Points	50 (required)	50

CONNECTIVITY AND MOBILITY

Minimum Parking

The Applicant requests 10 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing maximum allowable number of on-site spaces to 10 points for providing no more than the minimum number of spaces on-site. The Applicant is providing even fewer than the minimum parking spaces as outlined in the Zoning Code and received a parking waiver to allow

the provision of 12 spaces as part of the approved Conditional Use for the Subject Property. The Planning Board supports and hereby awards 10 points for this category.

QUALITY BUILDING AND SITE DESIGN

Architectural Elevations

The Applicant requests 10 points for Architectural Elevations. The Project proposes to reinvest in the existing building architecture. The revised building architecture features a modern, new corner element, to emphasize the main visitor entrance. This element utilizes unique geometry to add interest and depth to the existing façade. The front façade of the existing building incorporates fiber cement siding with a natural wood appearance to provide warmth, which is designed to contrast with the dark charcoal elements expressed through the aluminum surrounds. Furthermore, the existing brightly colored opaque roll-up doors facing the front on the ground floor have been removed to provide a more neutral appearance. The loading doors along the front façade will be substantially screened by the cantilevered building addition. The storefront glass will remain at the front main entrance, which will create an inviting and activated expression, with ample ground-floor transparency.

Per CR Incentive Density Guidelines, 10 points is appropriate for development that provides and is bound by architectural elevations as part of the Certified Site Plan. The Applicant agrees to be bound by the following design parameters:

- Minimum of 12% transparency along the front elevation at the upper floor;
- Maximum of 30-foot separation between operable doors on existing building, facing New Hampshire Avenue; and
- Maximum front building setback of approximately 28 feet and maximum height of 49.5 feet along New Hampshire Avenue, consistent with recommendations of the Design Guidelines.

The Planning Board supports and hereby awards 10 points for this category.

Exceptional Design

The Applicant is seeking 5 points for Exceptional Design. The Applicant's reinvestment in the existing building will significantly elevate the appearance of the Property and hopefully serve as a catalyst for other nearby reinvestment and redevelopment. The Project meets the criterion established by the Zoning Ordinance and the Commercial/Residential and Employment Incentive Density Implementation Guidelines for Exceptional Design, as discussed below:

- Providing innovative solutions in response to the immediate context;

The existing self-storage facility has a very plain and somewhat sterile expression, with muted exterior colors that appear to the naked eye as a big concrete block, with bright colored, opaque metal roll-up doors at the base of this prominent frontage. This industrial looking architecture, and significant building setback, fails to activate the street, or contribute toward the goals of the Master Plan, which, in part, seeks to revitalize the commercial properties within the White Oak Center.

The existing self-storage use will remain unchanged. Additionally, given the internal configuration of the existing building, which will remain unchanged by the Application (e.g. elevator location and need for two points of access, given the length of the existing building), the existing parking and loading at the front of the site must remain. Nonetheless, the Applicant has developed a creative solution that will allow the Applicant to bring the building up to the street, in line with the goals of the County and Master Plan, while still accommodating the existing site constraints. This front building expansion will help to define and activate the pedestrian environment along this prominent frontage.

- Enhancing the public realm in a distinct and original manner;

The Subject Application will significantly enhance the public realm. The Applicant proposes to construct a third-floor elevated addition that will bring the building up to the street and visually conceal the necessary parking and loading in front of the building. The Subject Application will also provide new landscaping and seating opportunities along New Hampshire Avenue, to further enhance the streetscape and provide passive public gathering space. This, in combination with the substantial façade modifications to the existing building, will significantly transform and revitalize the site and the public realm.

- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way;

With the goals of the Master Plan in mind, the Applicant is proposing to transform the existing building by redesigning the existing façade with new materials and building forms, to provide a more engaging and warm expression. The existing expressionless building will be updated to provide new massing proportions between the existing three-story building and the new elevated third-floor addition. The street frontage of the existing building and the new addition will introduce a variety of a new, modern color palette and textures. The use of wood-tone siding will provide warmth, which will be juxtaposed against charcoal aluminum metal panels. The use of masonry, steel, and glass as additional materials will aid in the updated building design.

- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site; and

The Property is a long narrow lot, the rear of which is currently used for vehicular storage. The Subject Application proposes to provide infill development on this challenging site, through the construction of a new self-storage building at the rear of the Property. This expanded self-storage facility will better serve the surrounding community and will be more compatible with the surrounding neighborhood, as compared to the existing vehicular storage lot.

- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Subject Application will significantly improve the treatment of stormwater management on-site, through the introduction of modern stormwater practices. Additionally, the new building will incorporate both cool roof and solar panels.

The Planning Board supports and hereby awards 5 points for this category.

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Energy Conservation and Generation

The Subject Application will provide solar panels on the roof of the new building that will provide renewable energy generation on-site equivalent to 2.5% of the new building's energy requirements. As such, the Planning Board supports and hereby awards 15 points for this category.

Cool Roof

In accordance with the CR Incentive Density Guidelines, on sites larger than 1 acre, 5 points is appropriate for constructing any roof area that is not covered with vegetated roof with a minimum solar reflective index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12.

The Planning Board supports and hereby awards 5 points for this category.

Recycling Facility Plan

The Subject Application proposes to incorporate a recycling plan and facilities that will meet or exceed the Executive Regulations 15-04AM and 18-04. In accordance with the CR Incentive Density requirements, five points are appropriate for developments that meet this requirement. The proposed Recycling Facility Plan has been accepted and approved by the Montgomery County Department of Environmental Protection – Recycling and Resource Management Division. The Planning Board supports and hereby awards 5 points for this category.

c. General Requirements

i. *Site Access*

Vehicular access will occur via the existing driveway access on New Hampshire Avenue (MD 650). Pedestrian access will also be made off New Hampshire Avenue (MD 650) utilizing the improved ten-foot-wide sidewalk which will be separated from the street with a six-foot-wide landscaped buffer. The existing six-foot-wide on-street bicycle lane will remain. However, as conditioned, the Applicant will make a payment-in-lieu for an 11-foot-wide separated bikeway to be constructed as either a Capital Improvement Project or as part of adjacent redevelopment. The Subject Application does not preclude the future bicycle facilities from being implemented.

The 2014 White Oak Master Plan identifies a through-block connection between Lockwood Drive to the north and the FDA campus located to the south. To comply with this Master Plan connection, the Applicant is providing a covenant for future dedication of a 15-foot-wide easement at the rear of the property, along the Subject Property's eastern edge to allow for a future through-block connection. This is consistent with the previously approved Conditional Use and Local Map Amendment applications.

ii. *Parking, Queuing, and Loading*

Within the Site, a drive aisle will provide vehicular circulation between the two parking and loading areas. The first parking and loading area is located under the cantilevered expansion of the existing building. The second parking and loading area is located between the existing building and the proposed second building.

A total of twelve parking spaces and five loading spaces will be provided, including two ADA spaces. This is fewer spaces than the minimum parking requirements for the land use under the Zoning Code. However, the Hearing Examiner approved a 13-space Parking Waiver pursuant to Section 59.6.2.10 as part of the approved Conditional Use application (CU202302), allowing the Applicant to provide 12 parking spaces and 5 loading spaces on site. The proposed parking is also in compliance with condition number 5 of approved Conditional Use CU202302, requiring a minimum of 12 parking spaces and five loading spaces on site.

iii. *Open Space and Recreation*

Pursuant to Sections 59.5.3.5.D.2.b and 59.4.5.4.B.1.a, based on the Property's tract area and number of existing and proposed right-of-way frontages, no open space is required to be provided on-site. The project will provide enhanced landscaping and seating opportunities along New Hampshire Avenue, which will serve as a passive gathering space for the community and significantly enhance the pedestrian environment.

iv. *General Landscaping and Outdoor Lighting*

The Subject Application's landscaping and lighting meets all requirements of the Zoning Code.

e. 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 22, 2023. The plan will meet stormwater management requirements using micro-bio planter boxes and a request for a waiver.

b. Chapter 22A, Forest Conservation

The Board finds that as conditioned the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The total net tract area for forest conservation purposes includes the tract area of 2.622 acres and 0.11 acres of off-site disturbance for a total of 2.73 acres. The Property is zoned CRTF-2.5, C-2.25, R-1.5, H-200' and is a commercial development. The Property contains no forest but there is a 0.41-acre afforestation requirement as calculated in the Forest Conservation Worksheet. The afforestation requirement will be met off-site in a forest bank or by payment of fee-in-lieu.

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

The project provides safe, adequate and efficient vehicular, pedestrian, and bicyclist access, circulation, and parking and loading. Vehicular access to the Site will occur off New Hampshire Avenue (MD 650) via an existing access point. Within the Site, a drive aisle will provide vehicular circulation between the two parking and loading areas. The first parking and loading area is located under the cantilevered expansion of the existing building. The second parking and loading area is located between the existing building and the proposed second building. Bicycle and pedestrian access will be made using the improved frontage on New Hampshire Avenue (MD 650).

g. 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 Subject Property is within the 2014 White Oak Science Gateway Master Plan area. The proposed expansion of the existing self-storage use was found to have been compliant with this Master Plan as part of the review and approval of the Local Map Amendment and Conditional Use for the property. The Subject Application is wholly

consistent with what was previously approved, and the proposal continues to be in compliance with the Master Plan. The Master Plan's vision states that "reimagining existing centers – and providing a framework for reinvestment – is vital to the community's longevity". The Master Plan also envisions redevelopment that enhances "the entire area's quality of life, appearance, walkability, and sense of place." The Subject Application is designed to comply with this vision by reinvesting in an existing property in a way that will significantly improve the property's appearance and streetscape.

Given the demand for self-storage facilities, the existing use will remain for the foreseeable future, in any scenario. The Subject Application allows for the expansion and reinvestment in the existing improvements on-site, which accomplishes several of the goals of the Master Plan which are focused on physical improvements within the White Oak Center. The proposed exterior improvements will enhance the aesthetics of the Subject Property by elevating the building architecture and improving the building's relationship with the street.

The Subject Application also proposes environmental improvements in accordance with the Master Plan. The Master Plan recommends that imperviousness be reduced and that stormwater management be added to areas that currently lack treatment. The project will provide stormwater management where it does not currently exist through on-site micro-bioretenion planters. The imperviousness of the project will remain approximately the same, and the self-storage buildings will incorporate cool roofs and solar panels.

The Subject Application is also in compliance with the connectivity goals of the Master Plan. The front building addition will bring the building mass up to the street to define and enhance the streetscape. This, in combination with the landscaping and seating proposed along the Property frontage, will significantly improve the pedestrian experience. The Applicant will also record a covenant for future dedication of a 15-foot-wide trail easement, allowing the connection to be realized if and when the properties to the north redevelop and the FDA permits this connectivity. The *2014 White Oak Science Gateway Master Plan* included this recommendation as a future pedestrian connection, and does not call for this connection to be a vehicular connection or transit connection.

- h. 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 public facilities will be adequate to accommodate the proposed development. The Traffic Statement submitted with the Conditional Use application demonstrates that the Project will result in fewer than 50 net new peak hour person trips.

Additionally, in accordance with the 2020-2024 Growth and Infrastructure Policy, a transportation impact study is not required to satisfy the LATR test because projects within the White Oak Policy Area are exempt from the LATR but are subject to a Local Area Transportation Improvement Program (LATIP). By virtue of this exemption, the transportation portion of the Growth and Infrastructure policy is satisfied and Adequate Public Facilities exist to serve this site. The Adequate Public Facilities validity period for the Project will be five years from the mailing date of the Planning Board Resolution. The Applicant will pay a fee per their assumed impact based on trip generation, to the satisfaction of the Montgomery County Department of Transportation (MCDOT), which operates the LATIP program, prior to the issuance of building permit.

The Project has no residential component and as such, will have no impact on school facilities. The Property already is served by existing water and sewer. The Property is located within water and sewer categories W-1 and S-1. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission ("WSSC") through connections to the existing water and sewer lines. WSSC will evaluate the water and sewer capacity through a Hydraulic Planning Analysis in connection with the building permit. There is a new water service connection and new sanitary service connection planned for the new self-storage building proposed at the rear of the Property. The existing water and sanitary service to the existing building will be reconfigured to accommodate the front building addition. Electric, gas and telecommunications services will also be available. Other public facilities and services including police stations, firehouses, and health care facilities are currently operating in accordance with the Growth and Infrastructure Policy and will continue to be sufficient following completion of the Project expansion.

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

The Project has been designed to ensure that it is compatible with, and not detrimental to, existing and future development surrounding the Property. Consistent with previous approvals, the Project will have a maximum height of 55 feet. The new self-storage building proposed at the rear of the property has a rear setback of 15 feet from the property line, which results in a minimum of 42 feet and a maximum of 109 feet between the rear self-storage building and the adjacent garden apartments. The compatibility requirements of Section 59.4.1.8 do not apply to the Property because it does not abut an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone. The abutting property to the east is zoned R-20, which is a Residential Multifamily zone.

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 Corrected Resolution constitutes the written opinion of the Board in this matter, and the date of this Corrected Resolution remains December 14, 2023, (which is the date that the original resolution was 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 consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

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 [_____], seconded by Commissioner [_____], with a vote of [XX-XX-XX]; Chair [_____], Vice Chair [_____], and Commissioners [_____], [_____], and [_____], voting in favor of the motion, **[if any abstaining - Commissioner _____ abstaining]** at its regular meeting held on Thursday, [_____], in Wheaton, Maryland and via video conference.

Artie L. Harris, Chair
Montgomery County Planning Board