

## SKETCH PLAN NO. 320230020

Staff recommends approval of Sketch Plan No. 320230020, for up to 460,000 square feet of density on 3.96 acres, zoned CRT-2.5, C-2.5, R-2.5, H-120, in the 2020 *Forest Glen/Montgomery Hills Sector Plan*. The following site development elements shown on the latest electronic version of Sketch Plan No. 320230020, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the conditions below.

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 of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan.

This approval is subject to the following conditions:

### **Density**

1. The Sketch Plan is limited to a maximum of 460,000 square feet of total development composed of 455,000 square feet of residential development (including bonus density for providing 15% Moderately Priced Dwelling Units (MPDUs)) and 5,000 square feet of commercial development.

### **Height**

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

### **Incentive Density**

3. 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 Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.
  - a) Transit Proximity, achieved through level 1 transit proximity;
  - b) Connectivity and Mobility, achieved by providing a through-block connection;
  - c) Diversity of Uses and Activities, achieved by providing 15% Moderately Priced Dwelling Units;
  - d) Quality of Building and Site Design, achieved through architectural elevations and structured parking; and

- e) Protection and Enhancement of the Natural Environment achieved through providing a cool roof, energy generation, and vegetated area.

**Building Design/ Urban Design**

- 4. Before submittal of the Site Plan, the Applicant must revise the Project's architectural design to mitigate the proposed building's bulk and massing along Woodland Drive and reduce the perceived length of the building along Georgia Avenue.
  - a) Woodland Drive. At a minimum, the proposed Woodland Drive building façade must be revised to ensure compatibility with the residential neighborhood. Design elements should consider the following (as shown in Figure 9 on page 22):
    - i. The mass of the Woodland Drive façade must be visually broken up to appear as three or more buildings at a townhouse scale with visible spaces between each of the building masses.
    - ii. Set back Facade 1 by a minimum of 30 feet to create an open space at the northeastern corner of the building.
    - iii. Provide residential-scale porches/stoops for units at the ground level to facilitate direct access from the abutting Woodland Drive sidewalk.
    - iv. Use architectural elements, such as a varied façade that uses articulation step backs, glazing, material changes and varied heights to mitigate the perceived mass of the building, as seen from the single-family homes across Woodland Drive.
    - v. Set back the building's mass above 35 feet of height by a minimum of 12 feet from the primary façade along Woodland Drive.
  - b) Georgia Avenue. At a minimum, the proposed Georgia Avenue building façade must be revised at the time of Site Plan to break down the building mass. Design elements should consider the following:
    - i. Utilize setbacks, varied materials, and articulation to differentiate façades 5, 6, 7 and 8 on sheet number 20-ARCH-320230020-003.
    - ii. Set back the building's mass a minimum of 10 feet above the fourth floor along façade 8 (on sheet number 20-ARCH-320230020-003).
    - iii. Provide residential-scale porches/stoops for all units at the ground level to facilitate direct access from the abutting Georgia Avenue sidewalk.
- 5. The Civic Green/ Urban Park located along Forest Glen Road must have a functional space of at least one-half (½) acre, per the Sector Plan, as determined by the design shown on the Certified Site Plan.
- 6. The Applicant must underground existing utilities on Forest Glen Road, unless the Montgomery County Department of Transportation accepts responsibility as part of the "Forest Glen Passageway" project, and the Applicant must develop a plan to underground utilities on Woodland Drive along as much of the Property frontage as possible, while minimizing the impacts on adjacent properties. Final determination of the extent of undergrounding on Woodland Drive will be established at Site Plan.

**Transportation and Access**

7. The Applicant must provide a designated pick-up/drop-off area for the Forest Glen Metrorail Station along Woodland Drive.
8. Vehicular access on Forest Glen Road is prohibited.
9. The Project must accommodate the County CIP project, "Forest Glen Passageway" P501911.
10. Sidewalks shown on the Forest Glen Road frontage must be located within the public right-of-way.

**Public Open Space**

11. The Applicant must provide a minimum of 10% of the Site Area (172,886 square feet) as Public Open Space, totaling a minimum of 17,289 square feet.

**Future Coordination for the Preliminary and Site Plan**

12. In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed in future applications:
  - a) The Applicant must conduct a Transportation Study in accordance with the Local Area Transportation Review Guidelines.
  - b) The Applicant should unbundle residential parking and reduce parking accordingly to encourage transit use.
  - c) The Applicant should evaluate potential traffic calming measures on Woodland Drive, in coordination with MCDOT.
  - d) The Applicant must work to remove or fully screen the transformers along the sidewalks of Woodland Drive and Forest Glen Road.
  - e) The Applicant must submit and receive approval of a Preliminary/Final Forest Conservation Plan.
  - f) Plantings should use a variety of native plants that provide habitat and food sources for wildlife.
  - g) The Applicant should revisit the unit mix provided with the development in order to meet the Sector Plan recommendation (Section 3.1.7) for 3-bedroom units.
  - h) Include the on-street parking spaces in all parking calculations.
  - i) The North Open Space must be designed to be safe, comfortable, and well-lit.
  - j) The Applicant must try to save or relocate the cherry trees on the Forest Glen Road frontage, with the help of an arborist.

**Validity**

13. A site plan must be submitted within 36 months after the date the resolution for this Sketch Plan is sent.

Additional Transportation Requirement

14. Vehicular access on Georgia Avenue is preferred. Vehicular access on Woodland Drive may be permitted by the Planning Board at the time of the Preliminary Plan based on an operational traffic study of the site access point.