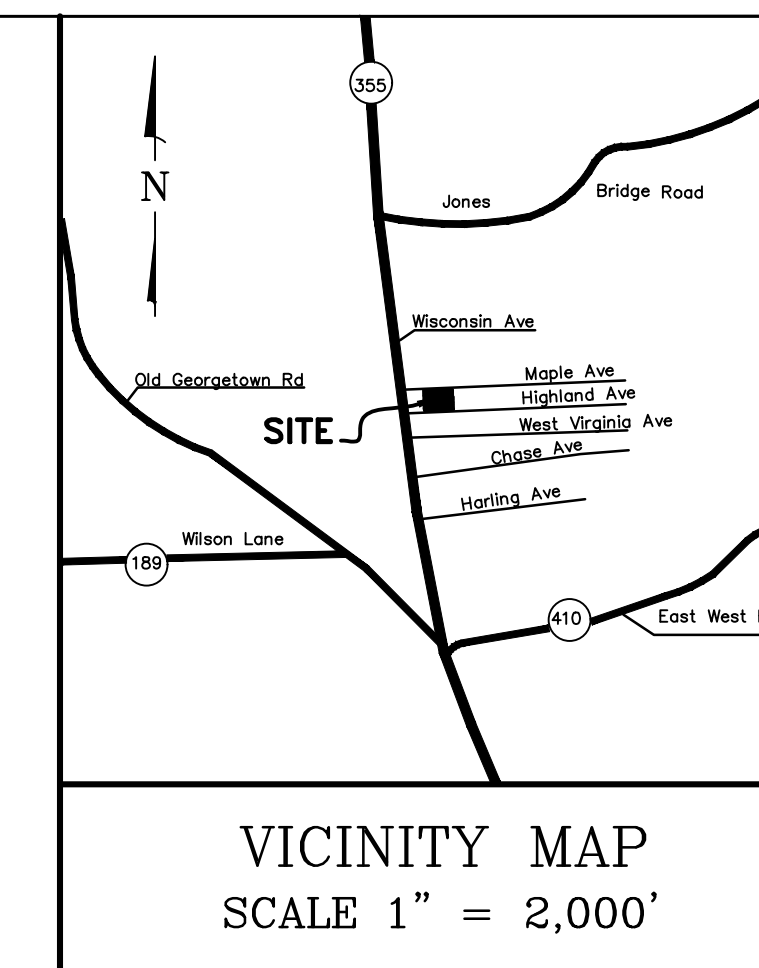




CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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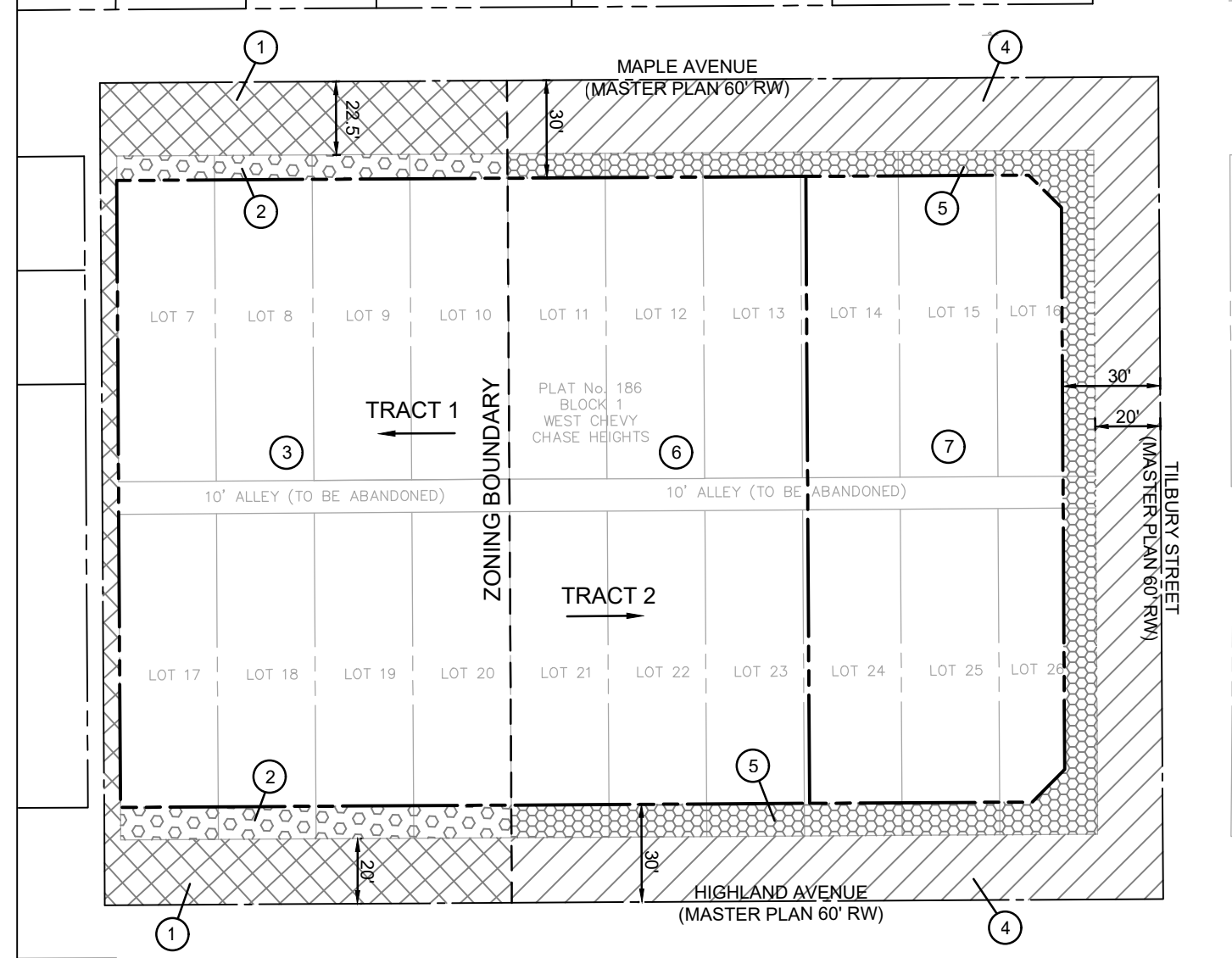
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SITE DATA	
SUBJECT PROPERTY	BLOCK 1 LOTS 25, 23, 21, 19, 17, 15, 13, 11, 9, 7
PROPERTY OWNER:	MONTGOMERY COUNTY E08 101 MONROE STREET ROCKVILLE, MD 20850
TRACT AREA 1:	31,563 SF (0.72 AC)
TRACT AREA 2:	50,500 SF (1.16 AC)
TOTAL TRACT AREA:	82,063 (1.88 AC)
PRIOR DEDICATIONS:	20,063 SF (0.46 AC)
EXISTING SITE AREA:	60,000 SF (1.38 AC)
PROPOSED ALLEY ABANDONMENT:	3,000 SF (0.07 AC)
PROPOSED RIGHT-OF-WAY DEDICATION:	7,275 SF (0.17 AC)
PROPOSED PARK DEDICATION:	14,995 SF (0.34 AC)
PROPOSED SITE AREA:	40,730 SF (0.94 AC)
PROPOSED NUMBER OF LOTS:	1 LOT, 1 PARCEL
ZONING CLASSIFICATIONS:	CR-3.0, C-2.0, R-2.75, H-70 (TRACT 1) CRT-0.5, C-0.25, R-0.5, H-70 (TRACT 2) BETHESDA OVERLAY ZONE
EXISTING USES:	PARKING PUBLIC SURFACE PARKING
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL

CR-3.0 C-2.0 R-2.75 H-70 ZONE & CRT-0.5 C-0.25 R-0.5 H-70 ZONE DEVELOPMENT STANDARDS		
OPTIONAL METHOD OF DEVELOPMENT / BETHESDA OVERLAY ZONE		
ZONING ORDINANCE SECTIONS 59-4.5.4 & 59-4.9.2		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	100 POINTS (2 CATEGORIES) ⁶	165 POINTS (3 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	10.0% (4,073 SF)	26.9% (14,995 SF) ¹
MINIMUM GREEN COVER	35%	35%
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 1	2.0 (63,126 SF)	0.25 (7,891 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 1	2.75 (86,798 SF)	2.75 (86,798 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 2	0.25 (12,625 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 2	0.50 (25,250 SF)	0.5 (25,250 SF)
MAXIMUM TOTAL DENSITY, MAPPED	1.46 (119,939 SF)	1.46 (119,939 SF)
BOZ DENSITY ²	N/A	110.061 SF ²
MAXIMUM TOTAL DENSITY (FAR)	1.46 (142,349 SF)	2.80 (230,000 SF)
MINIMUM MPDUS	15.0%	20.0%
MAXIMUM BUILDING HEIGHT	70 FT	82 FT ^{3,4}
MINIMUM VEHICLE PARKING SPACES REQUIRED	94 SPACES	103 SPACES ^{3,5}
MAXIMUM VEHICLE PARKING SPACES ALLOWED	310 SPACES	103 SPACES ^{3,5}
MINIMUM BICYCLE PARKING SPACES REQUIRED	100 SPACES	100 SPACES ¹

- PUBLIC OPEN SPACE REQUIREMENT PERCENTAGE SHOWN IS BASED ON COMBINED AREA OF SITE AND GREENWAY PARCEL.
- A PARK IMPACT PAYMENT (PIP) CONTRIBUTION FOR BOZ DENSITY WILL BE MADE IN ACCORDANCE WITH 59-4.9.2.C.2 AND ADJUSTED PER 59-4.9.2.C.3.
- FINAL BUILDING HEIGHT AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN.
- MAXIMUM HEIGHT IS BEING INCREASED BY 12 FEET IN ACCORDANCE WITH 59-4.5.2.A.2.
- AN ADDITIONAL 145 PUBLIC PARKING SPACES WILL BE LOCATED IN THE GARAGE, FOR A TOTAL OF 248 SPACES.
- THE PROJECT WILL PROVIDE 20% MPDUS, THEREFORE PER 59-4.9.2.C.3.d.iv, OTHER POINT CATEGORIES ARE NOT REQUIRED EXCEPT FOR EXCEPTIONAL DESIGN AND ENERGY CONSERVATION & GENERATION (WHEN LOCATED IN THE HIGH PERFORMANCE AREA). THE PROJECT IS NOT LOCATED IN THE HIGH PERFORMANCE AREA.



TRACT AREA 1 (CR-3.0, C-2.0, R-2.75, H-70)

- PRIOR RIGHT-OF-WAY DEDICATION (PLAT 186) = 7,563 SF
- PROPOSED RIGHT-OF-WAY DEDICATION = 2,100 SF
- PROPOSED DEVELOPMENT SITE AREA = 23,100 SF

TOTAL TRACT AREA 1 = 31,563 SF

*PROPOSED SITE AREA INCLUDES 1,200 SF OF ALLEY ABANDONMENT

TRACT AREA 2 CRT-0.5, C-0.25, R-0.5, H-70

- PRIOR RIGHT-OF-WAY DEDICATION (PLAT 186) = 12,700 SF
- PROPOSED RIGHT-OF-WAY DEDICATION = 5,175 SF
- PROPOSED DEVELOPMENT SITE AREA = 17,630 SF
- PROPOSED GREENWAY PARCEL AREA = 14,995 SF

TOTAL TRACT AREA 2 = 50,500 SF

*PROPOSED DEVELOPMENT SITE AND GREENWAY PARCEL AREAS INCLUDE 1,675 SF OF ALLEY ABANDONMENT

VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED WITHIN BETHESDA OVERLAY ZONE, WITH ADJUSTMENTS PER 59-6.2.3.I)						
USE	DENSITY	BASELINE	NADMS	MPDU	UNBUNDLED	REQUIREMENT
		METRIC	REDUC(20%)	REDUC(50%)	REDUC(50/75%)	
RES. UNITS (MPDUS)	47 UNITS	0.8/UNIT	0.64/UNIT	0.32/UNIT	N/A	15.04
RES. UNITS (STUDIO MARKET)	15 UNITS	0.8/UNIT	N/A	0.32/UNIT	5.12	
MF RES. UNITS (1BR, MARKET)	118 UNITS	0.8/UNIT	N/A	0.32/UNIT	37.76	
MF RES. UNITS (2BR, MARKET)	41 UNITS	0.8/UNIT	N/A	0.48/UNIT	19.68	
MF RES. UNITS (3 BR, MARKET)	14 UNITS	0.8/UNIT	N/A	0.48/UNIT	6.72	
RESIDENTIAL SUBTOTAL	235 UNITS				84.32 (94) ¹	
COMMERCIAL	7,891 SF	N/A	N/A	N/A	0.00	
TOTAL						94 SPACES

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)			
USE	DENSITY	METRIC	REQUIREMENT
RES. UNITS (STUDIO)	20 UNITS	1.00/UNIT	20.00
RES. UNITS (1 BR)	147 UNITS	1.25/UNIT	183.75
RES. UNITS (2 BR)	51 UNITS	1.50/UNIT	76.50
RES. UNITS (3 BR)	17 UNITS	1.75/UNIT	29.75
COMMERCIAL	7,891 SF	N/A	0.00
TOTAL			310 SPACES

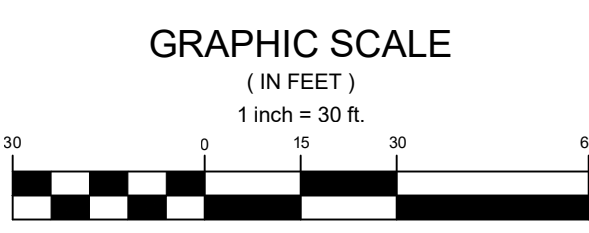
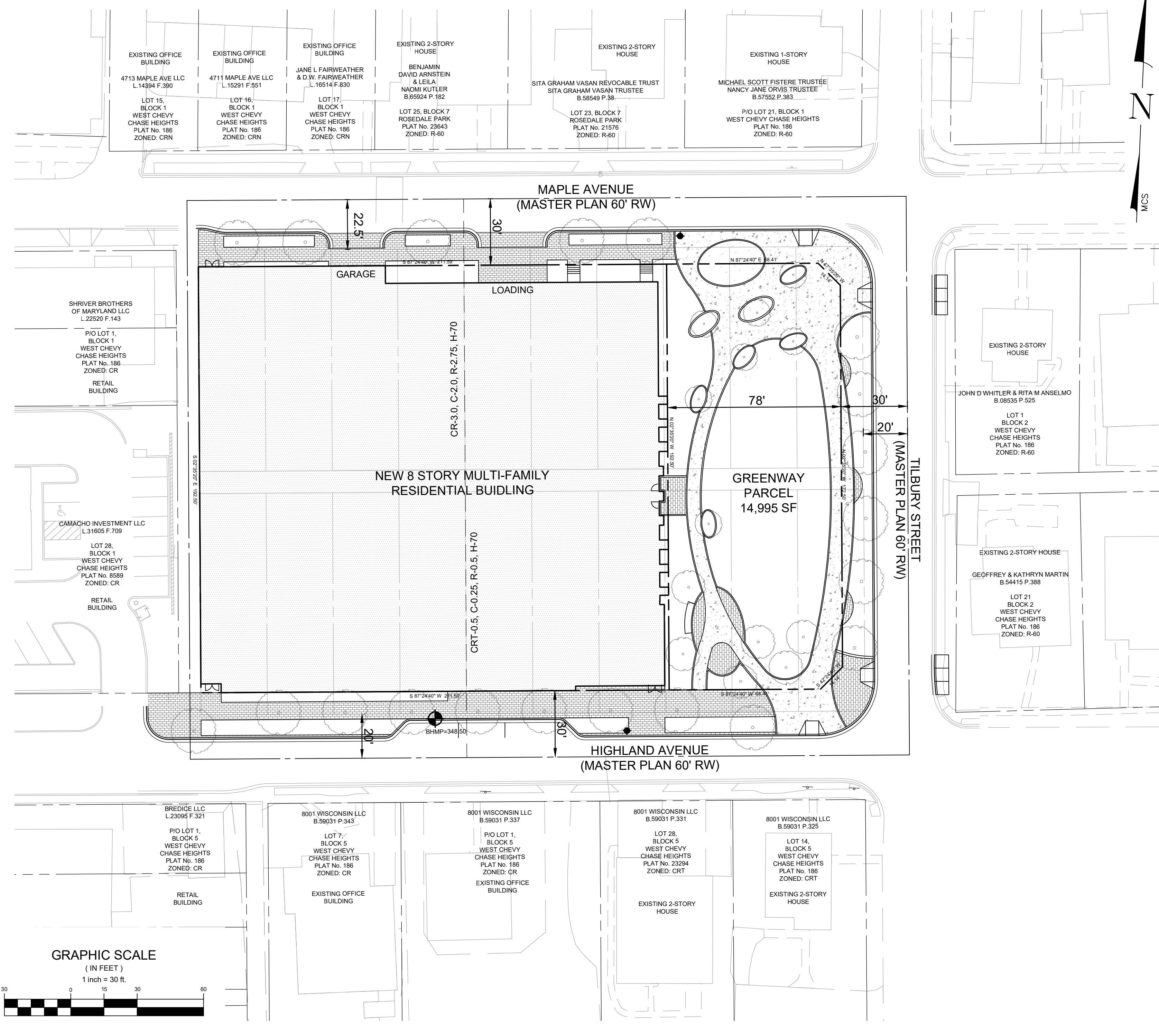
LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	235 UNITS	0.475/UNIT (95 MAX)	95.00
COMMERCIAL	7,891 SF	N/A	0.00
TOTAL			95 SPACES

SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	235 UNITS	0.025/UNIT (5 MAX)	5.00
COMMERCIAL	7,891 SF	N/A	0.00
TOTAL			5 SPACES

- COMMERCIAL (SHARED WORK SPACES) WILL BE ANCILLARY TO THE RESIDENTIAL USE AND ARE THEREFORE NOT PARKED SEPARATELY.
- ADJUSTMENTS MAY NOT RESULT IN BELOW THAN 50% OF THE BASELINE PARKING MINIMUM WHICH IS 94 SPACES.

PUBLIC BENEFIT POINT CALCULATIONS		
MAJOR PUBLIC FACILITY		
NET LOT AREA (N) = 55,725 SF		
LAND AREA CONVEYED (L) = 18,567 SF		
FLOOR AREA CONVEYED (F) = 0 SF		
CONSTRUCTED AREA OF FACILITY (C) = 18,567 SF		
FORMULA: $[(L+F)/N] \times 2 - [(C/N)^4] \times 100 = [((18,567 + 0) / 55,725) \times 2] + [((18,567 / 55,725) \times 4)] \times 100 = 200$		
POINTS PROPOSED = 70		
DIVERSITY OF USES AND ACTIVITIES		
AFFORDABLE HOUSING: PER THE CR INCENTIVE DENSITY GUIDELINES & BETHESDA OVERLAY ZONE, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 15.0% MPDUS. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 15.0% MUST BE PROVIDED.		
TOTAL UNITS PROVIDED = 235 UNITS		
MPDUS AT 15.0% = 36 UNITS		
TOTAL MPDUS PROVIDED = 47 (20.0%)		
FORMULA = $(20.0 - 15.0) \times 15.0 = 75$ POINTS		
POINTS PROPOSED = 75		
QUALITY BUILDING AND SITE DESIGN		
EXCEPTIONAL DESIGN: PER CR INCENTIVE GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA. THE APPLICANT SEEKS ADDITIONAL POINTS FOR BEING LOCATED IN THE BETHESDA OVERLAY ZONE AND GAINING SUPPORT OF THE DESIGN ADVISORY PANEL (DAP) REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS		
*PROVIDING INNOVATIVE SOLUTIONS IN RESPONSE TO THE IMMEDIATE CONTEXT.		
*CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.		
*ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER		
*INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.		
*DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.		
*INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.		
POINTS APPROVED = 20 POINTS		

PUBLIC BENEFIT POINTS SUMMARY		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS REQUESTED
MAJOR PUBLIC FACILITY	70	70
DIVERSITY OF USES & ACTIVITIES	N/A	75
QUALITY BUILDING & SITE DESIGN	30	20
EXCEPTIONAL DESIGN		
TOTAL POINTS, ROUNDED (4 CATEGORIES)		165



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP H23 WSSC 210N055
PLAT 186
7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOTS 7 to 26
BLOCK 1
WEST CHEVY CHASE HEIGHTS

PROJ. MGR PGL
DRAWN BY PGL
SCALE 1" = 30'
DATE 04.03.2024

SKETCH PLAN
#320240070

PROJECT NO. 2022.240.21
SHEET NO. 1 OF 1

SK0.01