

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

October 11, 2024

MCPB No. 24-087  
Site Plan No. 82023007A  
The Reserve at Strathmore Square  
Date of Hearing: September 26, 2024

## **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 June 22, 2023, the Planning Board, by Resolution MCPB No. 23-067, approved Site Plan No. 820230070 for 336,700 square feet of total development on Lot 5, including up to 335,800 square feet of residential care facility uses, for up to 166 dwelling units (with 15% MPDUs) and 110 beds, and up to 4,000 square feet of retail/service establishment or restaurant uses on 14.72 acres of CR-3.0, C-0.5, R-2.75, H-300 zoned-land at the Grosvenor-Strathmore Metro Station ("Subject Property"), in the Grosvenor-Strathmore Metro Area Minor Master Plan") area; and

WHEREAS, on July 25, 2024, Experience Senior Living ("Applicant") filed an application for approval of an amendment to the previously approved site plan to reduce overall square footage (from 336,700 square feet to 287,083 square feet) and height (from 300 feet to 272 feet) of Building 5, and make associated changes to building interior and conditions of approval; adjust design of the 5th floor amenity roof; and modify the building elevations to adjust locations of balconies, remove select terraces, and refine materials/components on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82023007A, The Reserve at Strathmore Square ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated September 13, 2024, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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Approved as to  
Legal Sufficiency: Matthew T. Mills  
M-NCPPC Legal Department

WHEREAS, on September 26, 2024, 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 Commissioner Linden, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82023007A to reduce overall square footage of Building 5 (from 336,700 square feet to 287,083 square feet) and height (from 300 feet to 272 feet), and make associated changes to building interior and conditions of approval; adjust design of 5th floor amenity roof; and modify building elevations to adjust locations of balconies, remove select terraces, and refine materials/components by modifying the following conditions:<sup>1</sup>

1. Density

The Site Plan is limited to a maximum of 287,083 square feet of total development on the Subject Property, including up to 283,083 square feet of residential care facility uses, for up to 129 dwelling units and 110 beds; and up to 4,000 square feet of retail/service establishment or restaurant uses.

2. Height

The development is limited to a maximum height of 272 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Moderately Priced Dwelling Units (MPDUs)

\* \* \*

b) The development must provide 15 percent of the independent dwelling units as MPDUs or MCDHCA-approved equivalent consistent with the requirements of Chapter 25A and the applicable Master Plan. The Applicant is receiving a 33,711 square foot density bonus for providing 15 percent of the independent dwelling units as MPDUs or MCDHCA-approved equivalent.

4. Open Space, Facilities and Amenities

\* \* \*

b) Protection and Enhancement of the Natural Environment

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

i) Building Lot Terminations (BLTs) –

Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.6360 BLTs to the MCDPS and M-NCPPC Staff.

10. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 37 long-term and 2 short-term bicycle parking spaces in Building 5.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 82023007A, The Reserve at Strathmore Square 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 provided 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:

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

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

a. *Development Standards*

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

**Data Table**

<b>Development Standard</b>	<b>Proposed-Overall Project<sup>4</sup></b>	<b>Approved Site Plan No. 820230070</b>	<b>Approved Site Plan No. 82023007A</b>
Tract Area	635,073 SF (14.58 acres)	635,073 SF (14.58 acres)	No change
Proposed Dedication	387 SF	387 SF <sup>1</sup>	No change
Plus area of WMATA Parcel C for Building 6 <sup>2</sup>	6,150 SF	6,150 SF <sup>3</sup>	No change
Site Area	640,836 SF	640,836 SF	No change
Density (max)			
Mapped Residential	1,746,451 SF/ 2.75 FAR	296,359.5 SF	249,372 SF
Mapped Commercial	317,537 SF/ 0.5 FAR	4,000 SF	No change
Total Mapped Density	1,905,219 SF/ 3 FAR <sup>5</sup>	297,259 SF	253,372 SF
MPDU requirement (min)	15%	15% (DUs only) <sup>9</sup>	No change
MPDU Bonus Density	384,219 sf <sup>6</sup>	39,440.5 SF	33,711 SF
Total Residential Density (Including MPDU bonus)	2,130,670 sf	335,800 SF	283,083 SF

<b>Development Standard</b>	<b>Proposed-Overall Project<sup>4</sup></b>	<b>Approved Site Plan No. 820230070</b>	<b>Approved Site Plan No. 82023007A</b>
Total Density (Including MPDU bonus)	n/a	336,700 SF	287,083 SF
Dwelling Units	2,218	166 units (218,716 sf) and 110 beds	129 units (186,946 SF) and 110 beds
Building Height (max)	300 ft <sup>7</sup>	300 ft	272 ft
Public Open Space (min)	64,084 SF (10%)	7,100 SF	No Change
Setbacks (min)	0	0	No change

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

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

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

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

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

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

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

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

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

## **Density**

The maximum residential and total density calculation for Sketch Plan 320190010 excluded the gross floor area for 15% MPDUs (261,967 square feet) in accordance with the Zoning Ordinance requirements at the time of approval. Zoning Text Amendment (ZTA) No. 18-06, adopted by the Montgomery County Council (sitting as the District Council) on October 9, 2018, revised the MPDU density bonus standards for the CR Zone, and eliminated the exemption for MPDU floor area that applied to Sketch Plan 320190010. Preliminary Plan 120190180 reflects the approved density in conformance with the current Zoning Ordinance, as modified by ZTA No. 18-06, allowing up to 2,130,670 square feet of residential density (which includes the MPDU floor area and 384,219 square feet of bonus MPDU density for providing 15% MPDUs) and up to 2,289,438 square feet of total density.

### *b. Division 4.7 Optional Method Public Benefits*

For optional method projects of this size in the CR Zone, the Zoning Ordinance requires a minimum of 100 points in four categories for the Overall Project. The Applicant provided a significant number of public benefits with the Phase 1/ Building 3 Site Plan (No. 820220070), earning 111.01 points in six categories. As such, fewer points are expected during each subsequent phase.

Site Plan No. 820230070 previously earned 7.88 public benefit points for public open space and building lot terminations (BLTs). Due to the reduction in density, the Planning Board approves a reduction in the BLT requirement and thus the number of public benefits earned.

**Public Benefits**

<b>Public Benefit</b>	<b>Total Points Possible</b>	<b>Proposed for Overall Project<sup>1</sup></b>	<b>Approved Building 5 (Reserve) Site Plan No. 820230070</b>	<b>Approved Building 5 (Reserve) Site Plan No. 82023007A</b>
<b>Major Public Facilities</b>				
WMATA Bike Station	<b>70</b>	10 <sup>2</sup>	0	No Change
5,000 sf (min) of cultural/art space		3	0	No Change
<b>Transit Proximity</b>	<b>50</b>	<b>50</b>	<b>0</b>	No Change
<b>Connectivity and Mobility</b>				
<b>Minimum Parking</b>	<b>10</b>	<b>9</b>	<b>0</b>	No Change
<b>Wayfinding</b>	<b>10</b>	<b>5</b>	<b>0</b>	No Change
<b>Diversity of Uses</b>				
Affordable Housing	N/A	32	0	No Change
<b>Quality Building and Site Design</b>				
Public Open Space	20	8	1.1	No Change
Exceptional Design	10	5	0	No Change
Public Art	15	7	0	No Change
Structured Parking	20	10	0	No Change
Tower Step-Back	10	3	0	No Change
<b>Protection and Enhancement of the Natural Environment</b>				
<b>Building Lot Termination</b>	30	30	6.78	5.72
<b>Total Points</b>	<b>N/A</b>	<b>172</b>	<b>7.88</b>	<b>6.82</b>
<sup>1</sup> Includes all public benefit categories required by Sketch Plan 320190010, as amended. <sup>2</sup> Additional points may be granted in the future depending on the size of future expansions.				

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Building Lot Terminations (BLTs)

The Applicant will purchase Building Lot Termination easements, or make an equivalent payment to the Agricultural Land Preservation Fund, in an amount equal to 7.5 percent of the incentive density floor area.

Based on the density approved by this Site Plan Amendment (up to 287,083 square feet), the Applicant will be required to purchase 0.6360 BLTs, based on the following calculation:

- (Lot 5 Density- Standard Method Density)\*0.75)/31,500
- 287,083 square feet – 19,981.5 square feet base density = 267,101.5 square feet of incentive density
- 267,101.5 square feet x 0.075 = 20,032.6125/31,500 = 0.6360 BLTs

Since one BLT is equivalent to nine public benefit points, the Planning Board approves 5.72 points for this category.

*c. Division 6.2 Parking, Queuing and Loading*

As demonstrated by the Parking and Loading table below, the parking and loading for Building 5 meets the requirements of Division 6.2.

**Parking and Loading Requirements**

<b>Type of Parking</b>	<b>Required/Allowed Building 5</b>	<b>Provided in Building 5</b>
<b>Vehicle</b>		
Residential Care Facility	0 min <sup>1</sup> /192 max	79 valet spaces
Retail/Restaurant	16 min/48 max	
<b>Total Vehicle</b>	<b>16 min/240 max</b>	
Bicycle	37 long-term, 2 short-term	37 long-term, 2 short-term
Loading	1	2

<sup>1</sup> Under Section 59-6.2.3.I.8.a.i, residential uses are exempt from the baseline parking minimum if located within ½ mile of a Metro station.



2. *Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

The reduction in building mass will not have a significant impact on the safety or the integration of the building into the Strathmore Square development. The proposed building will continue to frame the north side of the Central Park and the pedestrian entrance to Strathmore Square from the Metro station. The reduction in the amount of parking is appropriate given the decrease in the proposed number of units and beds. Circulation patterns, open spaces, and site amenities remain consistent with the prior approval.

3. *on a property in all other zones, is compatible with existing, approved or pending adjacent development.*

The proposed building will be eight stories shorter than previously approved and continues to be compatible with existing and pending adjacent development at this prime, transit-proximate location.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

October 11, 2024

(which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

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**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 Hedrick, seconded by Commissioner Linden, with a vote of **5-0**; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, October 3, 2024, in Wheaton, Maryland and via video conference.



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Artie L. Harris, Chair  
Montgomery County Planning Board