ZOM Bethesda
Preliminary Plan and Site Plan

Agenda item 7
Preliminary Plan 120180140
Site Plan 820180120
Site Description

- 1.84 acre Tract
  - CR 2.25 C 0.5 R 2.25 H60,
  - CR 2.0 C 0.25 R 2.0 H60,
  - CR 1.0 C 0.25 R 1.0 H60
- Arlington North District
- 2017 Bethesda Downtown Sector Plan
Site Description
Access and Circulation
Architecture

Arlington Road Elevation
Architecture

*Christopher Driveway and Moorland Lane Elevations*
Architecture

Arlington Road and Edgemoor Lane Elevations
Architecture
Right-of-Way Dedication
Right-of-Way Dedication
Public Art
Public Art

9' - 4 3/4"

7' - 8 1/2"

22' - 7"

14'

17'
Public Open Space

Requirement will be met off-site through either:

- Open space at the Bethesda Library site,
- Financial contribution, or
- A combination of the above

+/- 5,565 sf
Public Open Space

Off-site Construction:

- Subject to DGS approval
- Compliment Caroline Freeland Park

Condition #3.c would authorize limited delegation of the Board’s authority to staff to reduce open space to a minimum of 5,000 sf
Public Open Space
Public Open Space

Off-site Financial Contribution (59.6.3.6.C.2):

2. “[pay] all or part of the cost to design, construct, renovate, restore, install or operate a public open space located within or near the applicable master plan area if the payment:

   ii. Equals the cost of constructing the same amount of public open space and any associated amenity on-site per square foot plus the fair market value of the land per square foot…”

Staff recommends that the financial contribution be $805,895 based on:

<table>
<thead>
<tr>
<th>Staff’s Calculation</th>
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</thead>
<tbody>
<tr>
<td><strong>Land Value:</strong></td>
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<tr>
<td>• SDAT Site Value: $6,111,200</td>
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<tr>
<td>• 10% = $611,120</td>
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<td><strong>Cost of Improvements:</strong></td>
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<td>• $35/ square foot * 5,565 square feet = $194,761 $194,775</td>
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<td><strong>Total Cost:</strong></td>
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### Public Open Space

#### Staff’s Calculation

- **Land Value:**
  - SDAT Site Value: $6,111,200
  - 10% = $611,120

- **Cost of Improvements:**
  - $35/ square foot * 5,565 square feet = $194,761

- **Total Cost:**
  - $805,881

#### Applicant’s Calculation

- **Land Value:**
  - SDAT Site Value: $6,111,200
  - Site 57,592 sf = $106.11/ sf * 5,565 sf = $590,503

- **Cost of Improvements:**
  - $35/ square foot * 5,565 square feet = $194,775

- **Total Cost:**
  - $785,278
### Public Benefits

<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Incentive Density Points</th>
<th>Max Allowed</th>
<th>Requested</th>
</tr>
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<tbody>
<tr>
<td><strong>59.4.7.3C: Connectivity and Mobility</strong></td>
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<tr>
<td>Minimum Parking*</td>
<td></td>
<td>20</td>
<td>10</td>
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<tr>
<td><strong>59.4.7.3D: Diversity of Uses and Activities</strong></td>
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<tr>
<td>Enhanced Accessibility for the Disabled</td>
<td></td>
<td>20</td>
<td>20</td>
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<tr>
<td><strong>59.4.7.3E: Quality of Building and Site Design</strong></td>
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<tr>
<td>Exceptional Design*</td>
<td></td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Public Art</td>
<td></td>
<td>20</td>
<td>15</td>
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<tr>
<td>Structured Parking</td>
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<td>20</td>
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<tr>
<td><strong>59.4.7.3F: Protection and Enhancement of the Natural Environment</strong></td>
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<tr>
<td>Building Lot Termination (BLT)</td>
<td></td>
<td>30</td>
<td>4.56</td>
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<tr>
<td>Energy Conservation and Generation*</td>
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<tr>
<td>Vegetated Roof</td>
<td></td>
<td>20</td>
<td>15</td>
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<tr>
<td>Recycling Facility Plan</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
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<td><strong>114.56</strong></td>
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*Denotes Sector Plan priority*
Findings

• Consistent with the provisions of Chapter 50, the Subdivision Regulations, Chapter 59, the Zoning Ordinance, and the Sector Plan;

• Adequate public facilities exist for development to occur in this location;

• Findings as detailed in the Staff Report.
Community Outreach

• The Applicant has met all proper signage, noticing, and submittal requirements.

• On January 24, 2018, the Applicant held a pre-submittal public meeting at the Bethesda Elementary School.
Community Correspondence

• Staff has received several letters supporting the project from area residents, each of which was included in Attachment F.

• One letter stating opposition to the Project based on the proposed height. This letter was submitted directly to the Planning Board.

• Phone calls regarding: height and parking
Condition Changes

3. Public Open Space, Facilities, and Amenities

   a. In accordance with Section 59.6.3.6.C of the Zoning Ordinance, the Applicant must either provide 5,565 square feet of public open space improvements off-site at the Bethesda Library site or contribute $805,881 – $785,278 to the M-NCPCC for off-site public improvements in downtown Bethesda.
Staff Recommendation

Staff recommends approval with conditions of Preliminary Plan 120180140 and Site Plan 820180120, ZOM Bethesda, as enumerated in the staff report and as modified herein.