



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JAN 31 2013

MCPB No. 13-05
Preliminary Plan No. 11986186A
Hanover Shady Grove
Date of Hearing: January 17, 2013

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on June 13, 2012, Hanover R.S. Limited Partnership on behalf of Shady Grove Investors I, LLC & Shady Grove Investors II, LLC ("Applicant"), filed an application for approval on two existing lots¹ for conversion of approved but unbuilt commercial development to residential uses to allow for a maximum density of 542,429 square feet of development with up to 452,152 square feet of residential uses for up to 366 multi-family units, including a minimum of 13.66% moderately priced dwelling units (MPDUs) on approximately 6.92 acres of land in the CR1.5 C1.5 R1.5 H100 zone, located on the north side of Research Boulevard approximately 500 feet east of the intersection with Omega Drive ("Subject Property"), in the Life Sciences Center North District of the Great Seneca Science Corridor Master Plan area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 11986186A, Hanover Shady Grove ("Preliminary 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

¹ On October 2, 1986, the Planning Board had previously approved Preliminary Plan No. 1-86186, Shady Grove Executive Center (Opinion dated December 10, 1986, and revised November 23, 1987), creating 6 lots and 3 outlots lots for 975,000 s.f. of office uses on 42.16 acres of land, of which the Subject Property is a part. On November 13, 1997, the Planning Board approved Preliminary Plan No. 1-86186R (Opinion dated November 14, 1997), to revise Preliminary Plan No. 1-86186 to allow for 65,688 s.f. of hotel uses, which resulted in a reduction of the approved office uses to a maximum of 920,371 s.f. As a result of the conversion of the two lots from office to residential use approved with this Preliminary Plan, there is a residual of 90,278 square feet of office uses. However, the 90,278 square feet of office uses cannot be developed on the two lots approved with this Preliminary Plan.

Approved as to
Legal Sufficiency:

Quayle 1/18/13
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Planning Board, dated January 4, 2013, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 17, 2013, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing the Planning Board voted to approve the Application, subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 11986186A subject to the following conditions:²

1. Approval is limited to two lots with a maximum density of 542,430 square feet of development with up to 452,152 square feet of residential uses for up to 366 multi-family units, including a minimum of 13.66% moderately priced dwelling units ("MPDUs").
2. The Applicant must enter into a Traffic Mitigation Agreement with the Montgomery County Department of Transportation ("MCDOT") and the Planning Board to participate in the Greater Shady Grove Transportation Management District ("TMD") and assist the Transportation Management Organization ("TMO") in achieving the 2010 *Great Seneca Science Corridor Master Plan's* Stage 2 non-auto driver mode share goal of 18%. The Traffic Mitigation Agreement must be executed prior to certification of the site plan.
3. The Applicant must provide bicycle parking spaces as required by Section 59-C-15.62(a) of the Zoning Ordinance for the total number of residential units approved at site plan.
4. The Applicant must clearly designate and distinguish visitor parking spaces from residential parking spaces within each garage so that residents are restricted from parking in visitor spaces.
5. The Applicant must accommodate the master-planned "signed shared roadway"/on-street bike lane on Omega Drive along the Subject Property frontage by widening the outside lane to 14 feet. The County will stripe or designate the bike lane when functional.
6. The Category I and Category II conservation easement areas must be recorded by plat prior to any land disturbing activities occurring on-site.
7. A financial security agreement reviewed and approved by M-NCPPC Associate General Counsel Office must be obtained for the planting requirements and invasive management work specified on the amendment to the final forest conservation plan ("FFCP") prior to any land disturbing activities occurring onsite.

² 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.

8. The Planning Board has accepted the recommendations of the MCDOT in its letter dated November 9, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
9. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
10. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services ("DPS") stormwater management concept approval letter dated July 5, 2012, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
11. The Subject Property is located in the Gaithersburg High School Cluster. The Applicant must make a School Facilities Payment to DPS at the elementary school level. The Applicant will be required to pay at the "highrise/mid-rise with/structured parking" residential unit rate for all units for which a building permit is issued and a School Facilities Payment is applicable. The amount of the payment will be determined by the rate in effect at the time the payment is made. The timing of the payment is determined by DPS.
12. No clearing and grading of the site, or recording of plats prior to certified site plan approval. The Applicant may receive a demolition permit prior to approval of the certified site plan and record plat, subject to approval from DPS.
13. Final approval of the number and location of buildings, dwelling units, on-site parking, and site circulation will be determined at site plan.
14. In the event that a subsequent site plan approval substantially modifies the subdivision shown on the Preliminary Plan with respect to lot configuration or right-of-way location, width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the site plan.
15. The certified Preliminary Plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan review. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."
16. All necessary easements must be shown on the Record Plat.
17. The Adequate Public Facilities ("APF") review for the Preliminary Plan will remain valid until December 14, 2013.

18. All other applicable terms, conditions, and findings of the previous preliminary plan approval, as contained in the Planning Board Opinion dated August 29, 2002, remain in full force and effect, including up to 90,278 square feet of office uses remaining from the conversion of the two lots approved with this Preliminary Plan to residential use; provided however, the 90,278 square feet of office uses cannot be developed on the two lots approved with this Preliminary Plan.

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and 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:

1. *The Preliminary Plan substantially conforms to the Great Seneca Science Corridor ("GSSC") Master Plan ("Master Plan").*

General Recommendations

The project is located within the North District of the Life Science Center ("LSC") of the Master Plan area. The Master Plan provides the following general applicable recommendations for the Subject Property:

- Transform the LSC into a dynamic live/work community while ensuring growth opportunities for research, medical, and bioscience interests;
- Create the LSC Loop as the organizing element of the open space plan to connect districts and destinations, incorporate natural features, and provide opportunities for recreation and non-motorized transportation;
- Create a sustainable community that will attract nationwide interest with design and materials that minimize carbon emissions, maximize energy conservation, and preserve water and air quality; and

There is a shortage of housing in the Master Plan area, and with the Subject Property located near a planned CCT station, the significant residential density approved with the Preliminary Plan will add to the housing stock at a strategic and convenient location in the LSC. The pedestrian linkages will tie into the overall LSC pedestrian circulation system.

Two of the six recommendations listed on pages 15-16 of the Master Plan to help implement its vision are applicable to the Subject Property:

- Mixed-use development is emphasized; single purpose or free-standing retail buildings are inconsistent with the Master Plan's vision in any phase of development.

- Structured parking should be hidden from the street; although surface parking is inconsistent with the Master Plan's vision, it is anticipated and acceptable on an interim basis.

The development is entirely residential and will complement the approximately 710,000 square feet of commercial uses that have been constructed over the original preliminary plan area. Two parking garages will support the development. One will be contained within the interior of one of the buildings and hidden from the street as the Master Plan recommends. The other is already constructed on one of the adjoining properties, and there is a shared agreement with the property owners. This garage will serve the other building. The existing garage is somewhat screened from the street by existing trees and landscaping, and will be connected to one of the buildings by a pedestrian bridge.

Transportation and Circulation

The Master Plan and the GSSC Design Guidelines make the following recommendations for parking (p. 28): "The Plan recommends a strong pedestrian orientation for future development, reducing the amount of surface parking lots by:

- Reducing parking requirements and using structured and/or shared parking;
- Relieving smaller properties from self-park requirement.

A new parking garage will be constructed as part of this Application, and an adjacent existing parking garage will provide parking through a shared parking arrangement.

Water Quality

The Master Plan recommends "site design and construction options that minimize imperviousness," including "compact development" and "parking options such as reduced parking requirements and the use of structured parking and/or shared parking facilities." This Application includes both structured parking and shared parking.

The Master Plan also recommends Environmental Site Design approaches as required by State and County regulations. The stormwater concept proposes micro-bioretenion, planter boxes, and bio-swales to treat stormwater runoff.

Climate Protection and Sustainability

The Master Plan makes a number of recommendations to reduce carbon footprint (page 29) and reduce impacts to air quality. The Preliminary Plan features a development that is walkable and served by public transit to make efficient use of land and resources, to reduce vehicle miles traveled and facilitate non-motorized travel" (page 29).

This project will contribute to sustainability by improving the jobs-housing balance in the LSC and provide residential units within walking and bicycling distance of employment.

The development is also within a half mile of the planned CCT station at the DANAC property.

Housing

The Master Plan encourages the provision of housing to improve the area's job-housing balance. The Master Plan recommends a range of housing options to help meet County housing goals, including MPDUs and workforce housing (page 23). The Preliminary Plan is approved with 13.66% MPDUs.

Staging Considerations

According to the Master Plan, converting from non-residential to residential development is exempt from the Master Plan's staging requirement, as long it does not increase the number of previously approved vehicle trips. This Application converts the existing 210,340 square feet of commercial uses into 452,152 square feet of residential uses, for 366 multi-family units. All 366 residential units are exempt from the residential staging requirements of the Master Plan because 120,062 square feet of commercial uses; less than the previously existing 210,340 square feet of commercial uses equates to the 366 units approved.

Site Specific Recommendations

The Master Plan Specifically encourages mixed-use infill for the Shady Grove Executive Center site. Residential uses are encouraged, as are pedestrian-oriented local retail facilities that are compatible with and provide convenience for residents. The Applicant is providing residential uses to compliment the 710,000 square feet of commercial uses that have been constructed on the property covered by the original preliminary plan (No. 1-86186). The Application addresses the need for residential units in the area.

- 2. Public facilities will be adequate to support and service the area of the approved subdivision.*

Vehicular Access Points

Vehicular access points to the buildings and their parking garages are from an internal north-south driveway via Research Boulevard, an east-west driveway via Omega Drive, and the adjacent Shady Grove Executive Center's parking lot via Omega Drive. Private access easements exist between the Subject Property and the existing office park. Additional private access easements will be executed to accommodate the residential development.

On-Site Parking

The 627 on-site parking spaces exceed the 468 spaces required for the mixture of the 366 residential units. Approximately 31 of the 159 extra parking spaces are dedicated to office use located on the adjacent lot and will replace existing surface parking displaced by the residential development.

Transportation Demand Management

The site is located within the boundary of the Greater Shady Grove TMD. Since the Master Plan does not explicitly differentiate between vehicular trips generated by residents and employees, nor limit participation with the TMO for residential and non-residential developments, the Applicant must participate with the TMO and assist the County in achieving and maintaining the Master Plan's Stage 2 non-auto driver mode share goal of 18% and the ultimate goal of 30%.

Public Transit Service

Ride-On bus service is available from the adjacent and nearby roadways.

One of the candidate Bus Rapid Transit ("BRT") corridors would operate transit vehicles along Research Boulevard between Shady Grove Road and Omega Drive to provide a transit connection between the Rockville Metrorail and MARC Stations and the Life Science Center. A BRT station is proposed at the nearby intersection of Shady Grove Road and Research Boulevard.

The nearest CCT station is approximately 3,500 feet to the west of the Subject Property on Broschart Road near Key West Avenue.

Pedestrian and Bicycle Facilities

The Applicant will construct 5-foot-wide sidewalks along the Research Boulevard and Omega Drive frontages. Within the site, new or upgraded sidewalk connections are provided along the internal north-south from Research Boulevard and east-west Corporate Boulevard. The internal pedestrian circulation is ADA compliant with handicapped ramps or at-grade sidewalk crossings including across the garage vehicular access points. Pedestrian crosswalks must be provided as required by MCDOT.

This approval is conditioned on compliance with Section 59-C-15.62 of the County Zoning Ordinance. The Applicant must provide the required bicycle parking spaces for each building, the number and location to be determined at site plan.

Local Area Transportation Review (LATR)

The Property is located on a portion of property approved under Preliminary Plan No. 1-86186, Shady Grove Executive Center, and the following site plans:

- 81987011B – Approved 77,758 square feet of general office space on Parcel R-R.
- 81987011C – Approved 132,582 square feet of general office space on Parcel T-T.

The prior APF approvals for these two parcels were for a sum of 210,340 square feet of office uses with APF validity through December 14, 2013. A traffic study is not required to satisfy the Local Area Transportation Review ("LATR") test because the number of total peak-hour trips generated by the residential units is less than the trips generated by the previously-approved and unbuilt office uses.

Policy Area Mobility Review

Under the current *Subdivision Staging Policy*, because the new peak-hour trips generated by the residential units is less than the trips generated by the previously approved and unbuilt office space, mitigation is not required to satisfy PAMR.

Other Public Facilities and Services

The development will be served by public water and sewer systems. The Application has been reviewed by the Montgomery County Fire and Rescue Service which has determined that the Subject Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following the construction of the Project. Electric, gas and telecommunications services will also be available and adequate. The Project is located in the Gaithersburg Cluster, and therefore, approval is conditioned on a School Facilities Payment at the elementary school level.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision.*

The size, shape, and width of the approved lots allow the development to meet the Master Plan goals to provide a more urban and walkable community while providing much needed residential development. Further, the lots are designed to meet all other requirements of the Subdivision Regulations, including access, frontage, dedication for public uses, adequacy of public facilities and conformance to Master Plan recommendations.

The Lots have been reviewed for compliance with the Montgomery County Code, Chapter 50-29(a) of the Subdivision Regulations, and Chapter 59, the Zoning Ordinance.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

Environmental Guidelines

The boundary of the FFCP is not located within a 100-yr floodplain or within a Special Protection Area and does not contain rare, threatened, or endangered species.

Final Forest Conservation Plan

The boundary of the FFCP includes 15.5 acres consisting of an existing hotel building on a separate lot in the southwest corner of the FFCP site, two undeveloped sites that are currently maintained as lawn and landscaping, and two Category I conservation easement areas that are forested. A FFCP Amendment (#82087011A) for the Subject Property was approved on November 20, 1997, and resulted in a planting requirement of 1.9 acres. This planting requirement was to be met by planting 50 landscape trees for 0.8 acre of afforestation credit, the preservation of the critical root zones of two specimen trees for 0.7 acre of afforestation credit, and 0.4 acre of on-site forest planting buffering the existing wetlands onsite and placed in a Category I conservation easement. In addition, the remaining 0.4 acres of retained forest on-site was placed in a Category I conservation easement.

Currently, the approved 1997 FFCP Amendment planting requirements have not been met on-site. With This Application, the Planning Board approves an amendment to the 1997 FFCP, requiring Applicant to i) plant the remaining 17 landscape trees for tree canopy credit that were missing on-site, ii) expand the existing 0.4 acre Category I conservation easement area within the southern portion of the site to include an additional 0.3 acres of Category I conservation easement, and iii) provide supplement tree and shrub plantings in a large landscape area in the northeastern portion of the site that will be placed in a Category II conservation easement.

Because the planting requirements of the 1997 FFCP were not completed as required, the Applicant must post financial security for the planting requirements and invasive management work identified on this approval to ensure compliance.

Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to four Protected Trees as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board agreed that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board made the following findings necessary to grant the Variance:

1. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.

Granting the Variance will not confer a special privilege on the Applicant as this phased plan was approved by previous preliminary plans in 1986 and 1997. The Applicant is continuing the development by constructing infill residential development on the two remaining undeveloped parcels. In order to meet the density projected for the CR-zone and as identified in the Master Plan, the intensity of development will require the removal of the identified Protected Trees.

2. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.

The need for the Variance is based on the constraints of the site, the development density, and the public facilities and amenities, rather than on conditions or circumstances which are the result of actions by the Applicant.

3. The need for the Variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The Variance is not as a result of the site design and layout on the Subject Property and not as a result of land or building use on a neighboring property.

4. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.

The Protected Trees requested for removal are not located in an environmental buffer or special protection area. This approval is conditioned on mitigation that approximates the form and function of the trees removed. Therefore, their removal will not violate State water quality standards or cause measurable degradation in water quality. The remaining other Protected Tree is being impacted, but will remain to provide the same level of water quality protection as it currently provides.

Mitigation should be at a rate that approximates the form and function of the trees removed. Therefore, the Planning Board is requiring that replacement occur at a ratio of approximately 1" diameter at breast height ("DBH") for every 4" DBH removed, using trees that are a minimum of 3" DBH. This means that for the 140" DBH of trees removed, the required mitigation will be 12 native canopy trees with a minimum size of 3" caliper to be planted on-site. While these trees will not be as large as the trees lost, they will provide some immediate canopy and will help augment the canopy coverage.

They are in addition to and do not count toward reforestation/afforestation requirements identified in the forest conservation worksheet.

5. *All storm water management requirements shall be met as provided in Chapter 19, article II, title "storm water management", Section 19-20 through 19-35.*

DPS issued a letter accepting the Stormwater Management Concept approval for the Preliminary Plan on July 5, 2012. The Preliminary Plan will meet stormwater management requirements through a variety of Environmental Site Design techniques, including micro-bioretenion facilities, planter box micro-bioretenion facilities, and bio-swales.

6. *A Subdivision Regulations Waiver under Section 50-38 is appropriate to provide relief from Section 50-20(b) of the Subdivision Regulations.*

The Application will connect one of the residential buildings to an existing parking garage on a separate lot via a pedestrian bridge. However, Section 50-20(b) states:

"A building permit must not be approved for the construction of a dwelling or other structure, except a dwelling or structure strictly for agricultural use, which is located on more than one lot, which crosses a lot line, which is located on the unplatted remainder of a resubdivided lot, or which is located on an outlot,..."

In order to provide relief from Section 50-20(b) of the Subdivision Regulations, the Planning Board approves a waiver pursuant to Section 50-38, which states:

"The Board may grant a waiver from the requirements of this Chapter upon a determination that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved, and that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest."

The waiver request pertains only to Parcel TT. The Planning Board believes that a practical difficulty exists due to the fact that the parking garage is located on a lot separate from but adjacent to the Subject Property. Applicant has entered into a shared use arrangement with the owner of the adjoining property, as the Applicant would like to use the existing parking garage for the building on Parcel TT. In fact, the Master Plan calls for reducing parking requirements and using structured and/or shared parking. The parking garage and pedestrian bridge will become limited access as an additional security measure for residents. The pedestrian bridge will be above grade and connect to the second floor of the building and the second floor of the existing parking garage.

Therefore, in order for the residential building to fully utilize the parking spaces available in the existing garage on a separate lot as contemplated in the Master Plan, while providing a secure connection, the Planning Board finds that a practical difficulty exists. Further, the Planning Board finds that the requested waiver is the minimum necessary to provide relief from this requirement; any less would not allow the secure connection to be made. The waiver is not adverse to the objectives of the General Plan as the Master Plan recommends shared parking to minimize imperviousness on the site. The waiver is not adverse to the public interest because the connection allows for safe, adequate, and efficient pedestrian circulation for residents and will not impede public vehicular or pedestrian circulation.

7. All previous findings remain in full force and effect.

Unless specifically set forth herein, this Preliminary Plan does not alter the intent, objectives, or requirements in the originally approved preliminary plans in any manner that would affect the Board's original findings, and therefore, and all findings not specifically addressed remain in effect.

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 Preliminary Plan will remain valid until December 14, 2013, and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; 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 JAN 31 2013 (which is the date that this Resolution is mailed to all parties of record); and

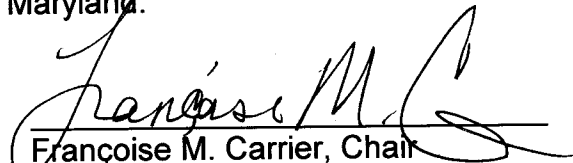
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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 Anderson, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor at its regular meeting held on Thursday, January 17, 2013, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

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PA-26

Hanover Shady Grove
Item #7
January 17, 2013
Speaker Sign-up Sheet

11986186A
& 30120190

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10				
11				
12				
			TOTAL	15