

***Revision: The conditions hereon supersede previous conditions of approval dated April 23, 2020.

820200080 12500 Ardennes Ave

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We have reviewed site and landscape plans files:

“07-SITE-820200080-004.pdf V5” uploaded on/ dated “4/21/2020”,
“08-LL-820200080-102.pdf V4” uploaded on/ dated “4/21/2020” and

The followings need to be addressed prior to the certification of site plan:

1. Provide a minimum 6feet pedestrian refuge island.
2. Signal equipment at the intersection of Twinbrook Pkwy and Ardennes Ave, please:
 - a. verify where they will be relocated to by the applicant;
 - b. Label the associated easement to be granted to the County as proposed.

And, the followings need to be conditions of the certified site plan:

1. Address MCDOT approval letter dated June 14, 2019 for sketch plan condition 4a; the applicant needs to contribute the pro-rata share of \$42000.00 toward Twinbrook Pkwy separated bike lanes improvements prior to the issuance of any ROW permit.
2. MCDOT- Commuter Services Section comments:

Given site constraints and streetscape requirements, space for an on-site bikeshare station or for the storage of micro-mobility devices is not required for the Project. Instead, to help the Project meet the Non-Auto Driver Mode Share (“NADMS”) goals of the TMD, the Applicant must financially support the use of bikesharing and other shared micro-mobility services among residents and Project employees. The support must be in the form of a financial contribution in the amount of \$100.00 per dwelling unit, for a maximum total of \$20,000 (*i.e.*, \$100.00 x 200 dwelling units) (the "Bikesharing Contribution"). The Applicant must set aside the Bikesharing Contribution and, either directly or through its TBC, make disbursements from the Bikesharing Contribution available to residents and building staff employees who elect to use a bikesharing or micro-mobility service. The Applicant must begin making disbursements of the Bikesharing Contribution available to residents and building staff upon issuance of the final residential U & O Certificate for the Project. The Applicant must continue making such disbursements until the Bikesharing Contribution is fully expended and, upon written notice from the Applicant or its TBC to MCDOT confirming that the entirety of the Bikesharing Contribution has been disbursed to residents and building staff, the obligations to financially support the use of bikesharing and other shared micro-mobility services among residents and employees at the Project will be fulfilled.

The Applicant must work with MCDOT to promote the use of bikeshare and other shared-use micro-mobility devices among residents and employees at the Project in order to accomplish the objectives of the TMD.