

**JUSTIFICATION STATEMENT
FOR SITE PLAN NO. 820200080**

Site Plan Justification for Northpark at Montrose

I. INTRODUCTION

Owner and Applicant, Wilgus-Montrose Associates LLC (“Applicant”), by its attorneys, Miles & Stockbridge P.C., submits this Site Plan Justification Statement to demonstrate conformance of the proposed development with all applicable review requirements and criteria. The subject property consists of a gross tract area of 12.62 acres (549,796 square feet) generally bounded by Montrose Road to the north, Towne Road to the east, Montrose Parkway to the south, and East Jefferson Street to the west (the “Phase 1 Property”). It is currently zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75, and CRN-0.75, C-0.0, R-0.75, H-50’ and is subject to the recommendations of the White Flint 2 Sector Plan approved by the Montgomery County Council (sitting as the District Council) in December 2017 and adopted by the Maryland-National Capital Park and Planning Commission in January 2018 (the “Sector Plan”).

Pursuant to the applicable provisions of Chapter 59 of the Montgomery County Code (the “Zoning Ordinance”), Applicant submits this site plan application (the “Application” or “Site Plan”) for redevelopment of the Property with 107 townhouse units, 34 stacked two-over-two multi-family units, as well as new open spaces and streets (the “Project”). The Project is the first site plan to implement the previously approved Sketch Plan No. 320190070 (the “Sketch Plan”) and Preliminary Plan No. 120200140 (the “Preliminary Plan”) for the development of the approximately 16.64

acre property commonly known as Wilgus (the “Wilgus Property”) and will advance numerous recommendations of the Sector Plan, including providing new housing units (including a significant number of Moderately Priced Dwelling Units) proximate to transit, employment, and commercial services, integrating new welcoming public open spaces, and establishing compatibility with existing adjacent residential structures. Applicant respectfully requests that the Planning Board approve the requested Site Plan.

II. THE PROPERTY AND SURROUNDING AREA

The Phase 1 Property is unimproved, with the exception of Parcel Q (N208), which contains an approximately 3,120 square foot automobile service station constructed in 1985. According to the development tabulations table included on the Site Plan drawing, the Phase 1 Property contains a gross tract area of 12.62 acres (549,796 square feet) and a net tract area of 8.53 acres (371,745 square feet), the latter of which reflects prior and future dedications.

The Phase 1 Property is proximate to a diverse range of residential, office, retail, commercial, and institutional uses. Immediately south of the Property is the Executive Boulevard corridor, which includes commercial buildings containing approximately 2.3 million square feet of office uses. The Pike & Rose mixed-use neighborhood with restaurants, retail, entertainment, hotels, and multi-family homes is located across Towne Road to the southeast. North of the Phase 1 Property across Montrose Road is the Jewish Community Center and Hebrew Home campuses, multi-family apartments, and office condominiums. The Phase 1 Property confronts

the United States Postal Service annex and low-rise professional offices to the east along East Jefferson Street. Nearby are numerous retail shopping centers along Rockville Pike, including Montrose Crossing, the Pike Center, and Federal Plaza.

Additionally, the Phase 1 Property is convenient to multiple modes of transportation, including the White Flint Metrorail station, which is located less than a mile away and provides heavy rail service between Shady Grove and Glenmont via downtown Washington, DC, as well as RideOn bus routes 5, 26, 81, 42, and 46, and the Montrose Road/Rockville Pike Park & Ride facility. Montrose Parkway links the Property from Interstate 270 to the west and Rockville Pike and Randolph Road to the east. The Phase 1 Property is also well situated to numerous community facilities including Luxmanor Local Park, Luxmanor Elementary School, Josiah Henson Special Park, Wall Local Park, the Kennedy Shriver Aquatic Center, Timberlawn Local Park and temporary Tilden Middle School/the once and future Woodward High School.

III. PREVIOUS APPROVALS

1. The Sketch Plan

On August 1, 2019, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission (the “Planning Board”) approved the Sketch Plan through the adoption of Resolution No. 19-106 (the “Sketch Plan Resolution”). The Sketch Plan allows the development of the Wilgus Property up to 1,274,498 square feet of total cumulative development, with up to 1,025,789 square feet of multi-family and townhouse residential uses and up to 248,709 square feet of

commercial uses. The Sketch Resolution noted that the Sketch Plan’s maximum density and height, the approximate location of lots and public dedications, the general location and extent of public open space, the general location of vehicular access points, and the public benefit schedule supporting incentive density under the optional method of development in the CR family of zones were binding elements, with all other elements considered illustrative. Sketch Plan Resolution, pg. 2.

The Sketch Plan additionally incorporated certain conditions of approval. The Sketch Plan provided maximum densities and building heights arising from the Property’s mapped zone. Resolution, pg. 2. The Sketch Plan also identified a schedule of public benefits, as well as their anticipated phasing:

Public Benefit	Incentive Density Points					
	Max Points Allowed	Points Approved	Phase 1	Phase 2	Phase 3	Phase 4
Major Public Facility Category						
Public Park	70	12	X			
Bikeshare	n/a	5	To be determined at site plan			
School Contribution	70	25	To be determined at site plan			
Transit Proximity Category						
	Based on proximity	26.70	X	X		X
Connectivity/Mobility Category						
Advanced Dedication for Stonehenge Pl. Ext.	30	2.33	X	X		
Through-Block Connection	20	10	X			
Diversity of Uses and Activities Category						
Affordable Housing (MPDUs)	n/a	30	X			X
Quality of Building and Site Design Category						
Structured Parking	20	10.94				X
Protection and Enhancement of the Natural Environment Category						

BLTs ¹	30	18.79				
Cool Roof	10	5	X			X
Energy Conservation & Generation (High Rise Building)	30	5	To be determined at site plan			
Vegetated Roof (High Rise Building)	15	7.5	To be determined at site plan			
Total Points Required:	100 points in four categories					
Total Points Approved:	158.26 points in six categories					

Sketch Plan Resolution, pgs. 2-3, 17-21. As noted in the Sketch Plan Resolution, the amount of final points and phasing will be approved at the time of site plan review.

Sketch Plan Resolution, pgs. 3, 18.

2. The Preliminary Plan

On October 8, 2020, the Planning Board reissued Resolution No. 20-065 approving the Preliminary Plan (the “Preliminary Plan Resolution”). The Preliminary Plan permits the development of the Wilgus Property with up to 107 townhouse lots, two lots for stacked two-over-two multi-family units, one lot for a low-rise multi-family building, one lot for a mix of 15,000 square feet of ground floor commercial uses and multi-family units, and parcels for parks, roads, and open space. Consistent with the Sketch Plan, the Preliminary Plan anticipates the phased redevelopment of the Wilgus Property. The determination of Adequate Public Facilities and Preliminary Plan approval are valid for 10 years. Preliminary Plan Resolution, Condition 2.

IV. NARRATIVE DESCRIPTION OF SITE PLAN

The Project, as proposed in the Application, is the first phased site plan implementing the Sketch Plan and Preliminary Plan for the Wilgus Property.

Consistent with the Sketch Plan and the Preliminary Plan approvals, the Application seeks to redevelop the Phase 1 Property with 107 townhouses, 34 stacked two-over-two multi-family units, public open spaces, a road network of public and private streets, open areas, and other amenities to achieve infill, compact, and urban inspired development.

1. Uses and Structures

The Project consists of a mix of 16' x 36' MPDU townhomes, 16' x 42' wide market-rate townhomes, 22' x 42' wide market-rate townhomes, and 24' x 50'-6" two-over-two stacked townhomes. This program provides a wide variety of housing options with a range of square footages and options by housing type which will allow the Applicant to offer homes at different price points to appeal to a varied and diverse group of homebuyers. In accordance with the Sketch Plan and Preliminary Plan, fifteen percent of the Project's dwelling units will be offered as Moderately Priced Dwelling Units ("MPDUs"). The MPDUs will be thoughtfully dispersed throughout the Phase 1 Property in seventeen (17) lower-level two-over-two units, as well as five (5) of the 16' wide townhomes.

All homes will utilize high-quality materials and the architectural style will be contemporary Brownstone with elements drawn from traditional urban neighborhoods updated for 21st century materials and lifestyles. The architectural style references the nearby Pike & Rose neighborhood by making use of large amounts of glazing in a consistent rhythm. Additionally, the homes merge clean lines with detailing that adds dimension, such as panel features and Juliet balconies. The

color scheme picks up the rich reds, dark greys, and earthy browns of Pike & Rose. Main entrances for all of the Project's townhouses and two-over-two units will front on streets or open spaces with lead walks to sidewalks and shared use paths, while alleys will offer access to rear-loaded garages. This design is intended to encourage pedestrian and bicycle activity, create a sense of community, and offer urban frontages.

2. Access and Circulation

The Application achieves improved pedestrian, bicycle, and vehicular circulation. Specifically, the Project establishes the street grid illustrated in the Sketch Plan and approved in the Preliminary Plan through a pattern of short blocks and internal streets consistent with Sector Plan recommendations. An extension of Stonehenge Place as a public street (proposed to be renamed Northpark Drive), along with a new public street (Public Street C), will create two north-south roadways through the Phase 1 Property linking Montrose Parkway and Montrose Road.

A new east-west private street (Private Street B) will connect Northpark Drive with East Jefferson Street. As recognized in the Preliminary Plan Resolution, most of Private Street B is shifted southward toward Montrose Parkway to create a greater degree of separation between the roadway and the Cherington community. Another private street (Private Street A) offers additional east-west access between Northpark Drive and Public Street C. Private Street D will connect alleys serving the townhouses immediately east of the Central Public Park to Private Street A.

The Project carries forward other access elements confirmed in the

Preliminary Plan: the Northpark Drive access point at Montrose Road will be right-in/right-out while Private Street B's access point at East Jefferson Street will be right-out only. This road network will offer safe and efficient access from the Property to all abutting streets and adequately serve emergency vehicles. Pursuant to a previous agreement acknowledged in the Preliminary Plan Resolution, the County will construct at its own cost and on its own schedule a traffic signal at the intersection of Montrose Parkway and Northpark Drive.

Additionally, the Project includes infrastructure to improve pedestrian and bicycle circulation. As shown on the submitted Site Plan drawings, the Project provides a twelve-foot wide breezeway along the Phase I Property's Montrose Parkway frontage from East Jefferson Street to Public Street C. The breezeway maintains at least six feet of separation between the facility and Montrose Parkway. New townhouses located along Montrose Parkway will have direct access with lead walks to the new breezeway. Furthermore, new six-foot wide sidewalks will be constructed along East Jefferson Street (with Applicant contributing a fee-in lieu of constructing the accompanying bike lane) and Montrose Road to enhance pedestrian links between the Project and surrounding areas. Applicant will provide a fee-in lieu of construction of a protected bicycle intersection at Montrose Parkway and East Jefferson Street to enhance cyclist safety.

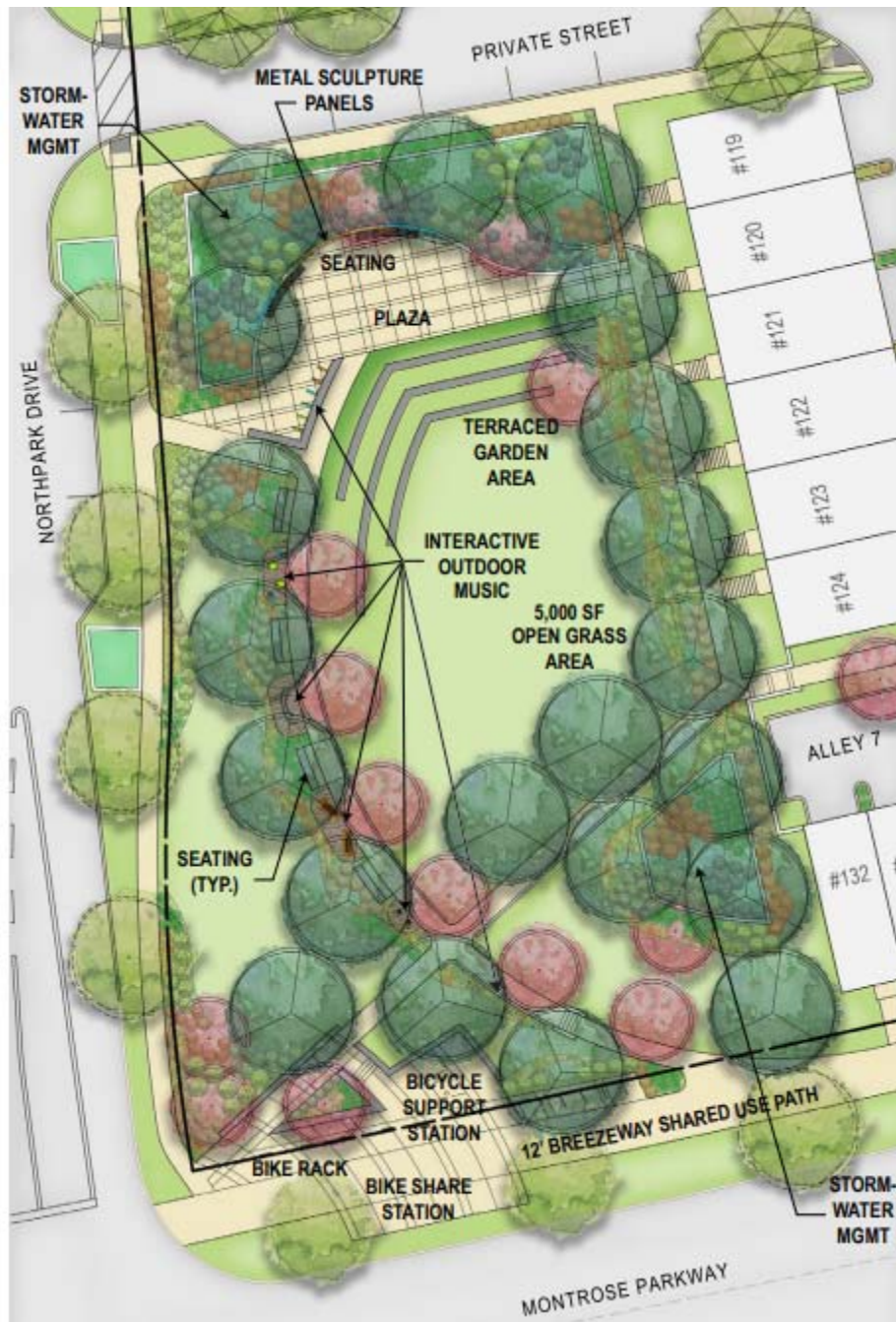
The Project is also designed to promote internal walkability through a system of short compact blocks appropriate for infill development. All townhouse and 2-over-2 buildings front sidewalks to encourage pedestrian activity. Sidewalks with street

trees and other attractive landscaping are also incorporated in each new street to strengthen links between the Project and surrounding communities. Vehicular access points have been designed to enhance safety, reduce conflicts, and promote mobility. A system of alleys will offer efficient pathways between the Project's roadways and rear-loaded garages in townhouses and two-over-two buildings. As confirmed during Preliminary Plan review, the Project's streetscape features advance Vision Zero goals.

3. Open Spaces

The Project also includes two thoughtfully designed public parks: the Central Park and Western Park. As shown on the development standards included on the Site Plan drawing, these two areas comprise 0.96 acres (or 41,949 square feet). The Central Park and Western Park will remain in private ownership and Applicant will provide public access. At buildout, the development of the Wilgus Property will include 1.40 acres of public use space in accordance with the Sketch Plan and Preliminary Plan.

The heart of the Project's public open space is the 0.75 acre (32,647 square feet) Central Park, which is located in the middle of the Phase 1 Property fronting Montrose Parkway and Northpark Drive as illustrated in the following rendering:



The Central Park is designed to serve as a welcoming and prominent gathering space for both the Project and surrounding communities. Applicant has closely consulted with staff from the Planning Department, the Parks Department, and Montgomery County Department of Permitting Services (“DPS”) on programming,

layout, and stormwater management during Sketch Plan and Preliminary Plan review. Consistent with this coordination, the Central Park includes amenities to serve users of the adjoining Montrose Parkway breezeway, including bike racks and a bicycle support station. Earlier park concepts that included above grade and underground stormwater management facilities were updated with bio-retention planting areas integrated with the plaza and other park amenities. Central Park amenities also provide opportunities for users of all ages to enjoy both passive and active recreation. Artistic and musical elements, together with accent lighting, will energize the park and attract residents from the Project and the greater White Flint community.

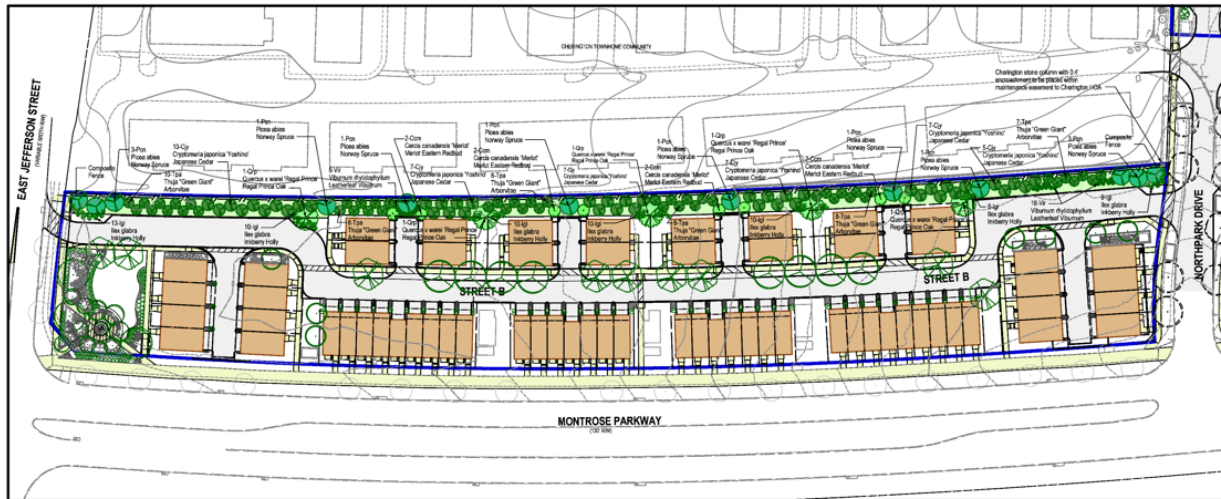
The Project also includes the 0.21 acres (9,302 sq. ft.) Western Park at the corner of Montrose Parkway and East Jefferson Street:



This public open space is designed to include lawn area, attractive landscaping within the bioretention facilities, a boardwalk, seating, and clear pathways. The Western Park is intended to serve as a gathering area for the Project's residents, as well as pedestrians and cyclists using the Montrose Parkway breezeway and members of the

surrounding residential neighborhoods. Abutting sidewalks, townhouse lead-walks, and the breezeway will enliven this highly-visible corner. A large focal element near the intersection of Montrose Parkway and East Jefferson Street will serve as a gateway feature and landmark to create a unique sense of place.

Pursuant to the Sketch Plan and the Preliminary Plan, the Project also incorporates a twenty-foot wide vegetated buffer between the Cherington townhouse community to the north and the proposed townhouse development to the immediate south with landscape screening:



The dimensions of the vegetated buffer are approximately 20 feet wide by 1,080 feet long, resulting in an area of approximately 0.49 acres (21,200 square feet).

Applicant and Cherington community representatives have closely coordinated on the specific design of the vegetated buffer and have agreed upon the following planting schedule to maximize year-round screening at both the ground level and at elevation:

Proposed New Planting Buffer Schedule						
	Sym	Qty	Botanical Name	Common Name	Size	Remarks
	Qrp	5	<i>Quercus x warei</i> 'Regal Prince'	Regal Prince Oak	3-3½" cal.	Planted height approx. 10'. Approx. 40' height at 10 years.
	Pcn	12	<i>Picea abies</i>	Norway Spruce	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 45' height at 10 years.
	Tpa	49	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 30' height at 10 years.
	Cjy	43	<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Cryptomeria	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 45' height at 10 years.
	Ccm	8	<i>Cercis canadensis</i> 'Merlot'	Merlot Eastern Redbud	5 gallon	Planted height approx. 8'. Approx. 15' height at 10 years.
	Vir	24	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	5 gallon	Planted height approx. 3'. Approx. 8' height at 10 years.
	Igl	68	<i>Ilex glabra</i>	Inkberry Holly	5 gallon	Planted height approx 3'. Approx. 6' height at 10 years.

This thoughtful array of plantings will result in diverse trees that are between three feet and ten feet tall when planted, and are between six feet and forty feet in height in ten years' time. In accordance with the Preliminary Plan, the Project will also provide a six and a half foot tall composite material fence along the length of the vegetated buffer at the Cherington property line. Details regarding planting schedules, buffer care, and timing are included on the plans submitted with the Site Plan.

4. Stormwater Management

As shown on the stormwater management concept plans included with the Application, the Project also includes state-of-the-art environmental site design ("ESD") facilities implemented to the maximum extent practicable pursuant to State and County law. ESD utilizes small scale stormwater management practices, nonstructural techniques, and enhanced site planning to optimize conservation of natural features, mimic natural hydrologic runoff characteristics, and minimize the impact of development on water resources.

The Project intends to incorporate modern ESD techniques such as micro-bioretenion planter boxes, bioswales, permeable pavement, and modular wetland

systems. These ESDs will incorporate natural systems, vegetation, and soils to create a more natural drainage system, promote runoff reduction and water quality treatment, and allow for recharge at the source. Where possible, plantings will also be used in ESDs. Selected plants will be low maintenance to tolerate wet and dry conditions, as well as properly spaced to provide room to grow while ensuring a full appearance. Stormwater plantings will be approved by DPS. All ESD facilities will filter and retain stormwater on-site and are acceptable management practices at both the State and County levels.

DPS has approved the stormwater management concept for the Wilgus Property on June 30, 2020. Applicant has submitted a site stormwater management site development concept for the Project for DPS review and approval.

5. Noise Mitigation

Condition 8 of the Preliminary Plan Resolution requires Applicant to submit a noise study with the initial site plan from an acoustical engineer showing existing noise impacts on Phase 1. Included in the submission is an outdoor noise report prepared by HUSH Acoustics LLC dated September 3, 2020. This Report provides the results of sound level measurements on the site and models the 20-year projected noise levels for the proposed development. Submitted also is a supplemental letter from HUSH, dated December 15, 2020 (the “Barrier Letter”), outlining necessary noise barriers that would need to be constructed to reduce the noise levels on the Western and Central Parks to 65 dBA Ldn as recommended in the 1983 Staff Guidelines For the Consideration of Transportation Noise Impacts in Land Use

Planning and Development (“Noise Guidelines”). These barriers would range from 7 to 9 feet in height and would need to be constructed along Montrose Parkway and East Jefferson as described in the Barrier Letter.

The Barrier Letter requests that the Planning Board waive this provision in the Guidelines pursuant to Section 2.2 of the Guidelines to allow the use of 75 dBA Ldn for the Application. Section 2.2 allows the Board to waive part or all of the Guidelines: “If use of all feasible exterior attenuation measures cannot protect noise sensitive rooms on upper floors or outdoor patio areas, or if exterior attenuation is not feasible. Exterior noise attenuation measures may be infeasible due to economics, aesthetics or site-related constraints of size, shape, or topography”.

The Phase 1 Property is located in an urban area adjacent to Montrose Parkway, a major highway, and East Jefferson Street, a heavily travelled roadway paralleling a portion of Maryland 355 from Old Georgetown Road to Montrose Road and beyond. The Western and Central parks are intended and designed to be open to the public and to be visible and inviting to the community, including pedestrians and the travelling public. Walling these parks off by large and imposing noise walls, including preventing sidewalk access from Montrose Parkway is completely contrary to the intent and purpose of the project design and prior project approvals. In view of the aesthetics and site related constraints, Applicant respectfully requests that the staff support and the Planning Board grant the requested waiver.

Applicant will meet the 45 dBA Ldn standard for interior spaces as recommended in the Guidelines. When the construction design for the final

architecture is prepared, Applicant will be able to detail the construction materials planned for this purpose.

V. COMPLIANCE WITH SECTION 7.3.4.E.2 OF THE ZONING ORDINANCE

Section 7.3.4.E.2 of the Zoning Ordinance provides the findings the Planning Board must make before approving a site plan application. The following is an analysis of how the Application satisfies these findings:

a. satisfies any previous approval that applies to the site;

The materials submitted with the Application demonstrate satisfaction of the applicable requirements of the previously approved Sketch Plan and Preliminary Plan. The materials submitted with the Application establish the Project conforms to the binding elements of maximum density and height, approximately location of lots and public dedications, general location and extent of public open space, general location of vehicular access points, and public benefit schedule. See Sketch Plan Resolution, Binding Elements.

The Sketch Plan anticipates that provision of public benefits will be phased. The Project, as the first phased site plan implementing the Sketch Plan, provides the following public benefits with the accompanying number of incentive density points:

Public Benefit	Incentive Density Points		
	Approved in Concept at Sketch Plan	Phase 1	Future Phases
Major Public Facility Category			
Central Public Park	12	12	N/A
Bicycle Share	5	5	N/A
School & Park Contribution	25	12.25	12.75
Transit Proximity Category			

	26.70	19.43	7.27
Connectivity/Mobility Category			
Advance Dedication for Stonehenge Pl. Extension	2.33	2.33	N/A
Through-Block Connection	10	N/A	10
Diversity of Uses and Activities Category			
Affordable Housing (15% MPDUs)	30	5.89	24.11
Quality of Building and Site Design Category			
Structured Parking	10.94	N/A	10.94
Protection and Enhancement of the Natural Environment			
Building Lot Termination	18.79	1.09	17.7
Cool Roof	5	N/A	5
Energy Conservation & Generation (High Rise)	5	N/A	5
Vegetated Roof (High Rise)	7.5	N/A	7.5
Totals	158.26	57.99	100.27

See Sketch Plan Resolution, Condition B.3.

The Project also includes the Central Park and Western Park public spaces, the 20-foot-wide-vegetated buffer between the Cherington townhouse community to the north and the proposed townhouse development to the immediate south, and the breezeway along the Phase I Property’s Montrose Parkway frontage. See Sketch Plan Resolution, Conditions B.4, B.5, & B.6.

The Project also complies with the relevant Preliminary Plan conditions of approval. The 107 townhouses and 34 stacked two-over-two multi-family units are included in the development approved in the Preliminary Plan. See Preliminary Plan Condition 1. As shown on the submitted Site Plan, the Project includes the construction of the breezeway along the Phase I Property’s Montrose Parkway frontage, six foot sidewalks along East Jefferson Street (with accompanying bike

lane) and Montrose Road, appropriate pedestrian ramps and crossings connecting both sides of Private Street B where the roadway bends, and a fee-in lieu of constructing a protected bicycle intersection at Montrose Parkway and East Jefferson Street,. *See* Preliminary Plan Conditions 10, 12, 16 & 19. Applicant will dedicate the rights-of-way for Public Street C and Northpark Drive (previously known as Stonehenge Place Extended) ensuring construction of road improvements shown on the Preliminary Plan, as well as provide Private Roads A, B, and D. *See* Preliminary Plan Conditions 20 & 21. Furthermore, the Project will provide 15% of dwelling units as MPDUs and distributed among the townhouses and stacked two-over-two multi-family units as approved by DHCA. *See* Preliminary Plan Condition 31.

The design of the Central Park and Western Park as depicted on drawings included with the Application reflect previous feedback from Planning, Parks, and DPS staff. Applicant will continue coordinating with Planning and Parks staff during development review of the Site Plan. *See* Preliminary Plan Condition 38.

The Application also addresses Preliminary Plan conditions regarding compatibility between the Project's townhouses immediately south of the Cherington Community and the existing Cherington Community to the north. The planting schedule and locations for the 20-foot wide landscape buffer area between the Cherington Community to the north and the proposed townhouse development to the immediate south, which have been agreed upon by Applicant and Cherington representatives, are detailed on plans submitted with the Application. *See* Preliminary Plan Condition 39a. As shown on the buffer plan included with the Site

Plan, careful consideration has been given to the timing for the installation of the buffer plantings, and the frequency of watering and care for the new plantings are included in the required planting schedule. *See* Preliminary Plan Condition 39b. Furthermore, the buffer plan also details phasing for addressing the planting of the buffer area. *See* Preliminary Plan Condition 43. Long-term maintenance of the buffer will be the responsibility of the HOA and addressed in the HOA bylaws. *See* Preliminary Plan Condition 39c. The Application also includes the installation of a six and a half foot tall composite material fence along the length of the vegetated buffer at the Cherington property line. *See* Preliminary Plan Condition 40.

Applicant will also continue coordinating with Planning staff and Cherington representatives regarding surface draining water that may adversely impact the Cherington community, and continue to explore with the Montgomery County Department of Transportation (“DOT”) and DPS on the feasibility of providing a planted buffer between the row of townhouses on Castle Gate Road and Northpark Drive given existing utility and easement conflicts. *See* Preliminary Plan Conditions 41 & 42.

- b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is inapplicable to the Application as there are no binding elements for any development plan or schematic development plan in effect on October 29, 2014 for the Phase 1 Property.

- c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is inapplicable to the Application as there are no green area requirements in effect on October 29, 2014 for the Phase 1 Property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

The materials submitted with the Application detail how the Project satisfies applicable Zoning Ordinance standards and requirements.

(i) Applicable Use Standards

There are no use standards for townhouse living or multi-unit living uses in Article 59-3 of the Zoning Ordinance in the CR or CRN zones.

(ii) Development Standards

(a) CR Optional Method Development

With respect to the CR zone optional method development standards, all building types are allowed. § 4.5.4.A.3 of the Zoning Ordinance. As confirmed in the Preliminary Plan, the compatibility standards of Section 4.1.8 of the Zoning Ordinance do not apply to the redevelopment of the Wilgus Property. § 4.5.4.A.4 of the Zoning Ordinance. The development standard table included in the Site Plan details that the Project incorporates 0.96 acres (41,959 square feet) of the required 1.25 acres (54,450 square feet) of open space (all provided as public open space) in accordance with the Preliminary Plan. § 4.5.4.B.1 of the Zoning Ordinance. As shown on the Site Plan drawings, all public open space will abut a public sidewalk or other public pedestrian route, include space for pedestrian circulation, landscaping,

seating, shade, artwork, or recreation, and be in a contiguous space or spaces that abut other public open space or sidewalks or pedestrian routes and are not so fragmented and disconnected that they do not satisfy the intent of providing adequate light, air, circulation, and recreation, as well as encouraging preservation and enhancement of natural resources, including improvement of water and air quality. § 6.3.6 of the Zoning Ordinance. Lot standards, setbacks (including for principal buildings and parking), and form standards (transparency, blank walls, and active entrances) are established by the site plan approval process. §§ 4.5.4.B.2, 4.5.4.B.3, & 4.5.4.B.4 of the Zoning Ordinance. The development standard table also reflects that the Project's proposed FAR and building heights conform with the mapped zone. § 4.5.4.B.2.b of the Zoning Ordinance.

(b) CRN Standard Method Development Standards

As approved in the Sketch Plan and Preliminary Plan, all open space associated with the townhouse building types will be provided as public open space (rather than common open space). § 4.5.3.C.1 of the Zoning Ordinance. The Site Plan's development standard table confirms all townhouse lots zoned CRN comply with area and width at front building line standards. § 4.5.3.C.2 of the Zoning Ordinance. The redevelopment of the Wilgus Property, which includes the Phase 1 Property, will comply with maximum densities as established on the zoning map and in the Sketch Plan and Preliminary Plan. See § 4.5.3.C.2 of the Zoning Ordinance. The development standards table on the Site Plan drawing notes conformance with applicable front, side street, side, and rear setbacks for the townhouse units in the

CRN zone, as well as compliance with maximum front setbacks and percentage of buildings in the front street build-to areas. § 4.5.3.C.3 of the Zoning Ordinance. Additionally, the townhouses in the CRN zone will comply with the maximum building height per the zoning map. § 4.5.3.C.4 of the Zoning Ordinance. With respect to form, the Site Plan drawings depict that all townhouse rows in the CRN zone are less than the maximum number of units permitted in one row, are oriented with entrance facing the street or open space, do not have front and side/rear blank walls exceeding the 35 foot maximums, and do not include any prohibited building elements. § 4.5.3.C.5 of the Zoning Ordinance.

(iii) General Requirements

The Application satisfies the applicable general development requirements of Article 59-6 as follows:

(a) Division 6.1 – Site Access

Division 6.1 is not applicable to the Application as the Project does not propose an apartment, multi-use, or general building type. See § 6.1.2 of the Zoning Ordinance.

(b) Division 6.2 – Parking, Queuing, and Loading

As shown on the Site Plan development standards table, each townhouse unit and each two-over-two unit will provide two on-lot parking spaces. See § 6.2.4.B of the Zoning Ordinance. The required number of long-term bicycle parking spaces associated with the two-over-two units will be accommodated in the garages, while the required number of short-term bicycle parking spaces will be provided in the

Central Park and/or the Western Park. *See* § 6.2.4.C of the Zoning Ordinance.

Each required vehicle parking space will be within ¼ mile of the entrance to the establishment served by such facilities and have access to a street or alley open to use by the public. *See* § 6.2.5.B & C of the Zoning Ordinance. As shown on the Site Plan, the parking spaces satisfy the applicable minimum dimensional requirements of § 6.2.5.E of the Zoning Ordinance. All off-street parking facilities will have pedestrian walkways or sidewalks as needed for pedestrian safety, be drained to prevent damage to abutting properties and public streets, be constructed of material that will assure a surface resistant to erosion, and satisfy the principles of ESD as specified in the Stormwater Management Manual adopted by the County as applicable. *See* § 6.2.5.I & J of the Zoning Ordinance.

(c) Division 6.3 – Open Space and Recreation

As noted above, and as approved in the Sketch Plan and Preliminary Plan, all open space associated with the Project’s townhouses and two-over-two units will be provided as public open space in the Central Park and Western Park. The Site Plan drawings confirm these areas will not include any prohibited features identified in Section 6.3.3.A and B of the Zoning Ordinance. The Central Park and Western Park will attract public appreciation due to its location and amenities and will abut a public sidewalk or other public pedestrian route, include space for pedestrian circulation, landscaping, seating, shade, artwork or recreation, and be in a contiguous space or spaces that abut other public open space or sidewalks or pedestrian routes. *See* § 6.3.6 of the Zoning Ordinance.

(d) Division 6.4 – General Landscaping and Outdoor Lighting

As shown on the landscape plans submitted with the Application, all plant material and trees comply with the applicable requirements of Section 6.4.3.B of the Zoning Ordinance, including size at time of planting standards for trees. In accordance with the Preliminary Plan, a six and a half foot tall composite material fence will be installed along the length of the vegetated buffer at the Cherington property line and adhere to the relevant requirements of Section 6.4.3.C of the Zoning Ordinance.

Furthermore, the lighting plans included with the Site Plan application also demonstrate compliance with the applicable design requirements for proposed lighting types. *See* § 6.4.4 of the Zoning Ordinance.

(e) Division 6.5 – Screening Requirements

The Application is not required to provide screening between the Phase 1 Property's townhouses under Division 6.5 of the Zoning Ordinance as the abutting residentially zoned property is zoned R-20 (a Residential Multi-Unit zone). *See* § 6.5.2.C of the Zoning Ordinance. The Project, however, incorporates the vegetated buffer in accordance with the Sketch Plan and the Preliminary Plan Resolutions. As shown on the landscaping plans submitted with the Application, this vegetated buffer significantly exceeds the standard screening requirements of Section 6.5.3 of the Zoning Ordinance.

(f) Division 6.6 – Outdoor Display and Storage

Division 6.6 of the Zoning Ordinance is inapplicable to the Application as the

Project does not propose displaying or storing merchandise, material, or equipment outside a completely enclosed building. See § 6.6.2 of the Zoning Ordinance.

e. satisfies the requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

As shown on the Sediment and Erosion Control and Stormwater Management Plans included with the Application, the Project meets all applicable requirements of Chapter 19 of the Montgomery County Code.

ii. Chapter 22A, Forest Conservation

As shown on the Forest Conservation Plans included with the Application, the Project meets all applicable requirements of Chapter 22A of the Montgomery County Code.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Project provides safe, well-integrated parking, circulation patterns, building massing, open spaces, and other site amenities. All residential units will have rear loaded driveways and garages accessed by alleys to provide efficient vehicular access while facilitating safe walking and cycling. The Project also implements the portion of a grid network of streets approved in the Sketch Plan and Preliminary Plan on the Phase 1 Property, which will enhance circulation with two new north-south roads connecting Montrose Parkway and Montrose Road (Northpark Drive and Public Street C), and two new east-west roads: Private Street B, which will link Northpark Drive and East Jefferson Street, and Private Street A, which will

provide access between Northpark Drive and Public Street C. Private Street A will also connect with a new through-block connection constructed in a future phase of development leading to a new urban plaza along Towne Road. All new streets will have sidewalks, and wider sidewalks will be provided on Montrose Road and East Jefferson Street along the Phase 1 Property's frontage. These improvements will encourage multi-modal connections within the Phase 1 Property, as well as with surrounding communities.

The Project's residential structures provide appropriate building massing. All new units front on roads, open spaces (Central Park, Western Park, or open space parcels), or the new Montrose Parkway breezeway to support street level activity. The sixteen townhouse units closest to the Cherington community have been rotated, thereby reducing the number of confronting structures and ensuring only eight side facades (rather than front or rear entrances) are oriented to the north. These units are also separated from the Cherington neighborhood by fencing and the vegetated buffer, which will provide attractive natural screening at both the ground level and at elevation. All rows of townhouses have ten abutting units or less, in order to reduce building massing and achieve an appropriate scale of development. Townhouse rows are oriented both north/south and east/west to increase variation and enhance visual interest at the street level.

The Project also offers attractive new public open spaces and amenities. As reflected in the materials submitted with the Application, the Central Park is proposed to include seating, a plaza, a terraced garden area, open lawn areas,

interactive outdoor music facilities, and extensive landscaping to provide a welcoming space for recreation, gathering, and community interaction. Similarly, the Western Park also offers seat walls, an open grass area, attractive landscaping, pathways, and a focal element to establish an inviting space and create a new sense of place. Pursuant to the Sketch Plan and Preliminary Plan, the Project also incorporates a new 12 foot wide breezeway along the Phase 1 Property's Montrose Parkway frontage. This desirable amenity will increase pedestrian and cycle connections in the surrounding area.

- g. substantially conform with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Project is the first phased site plan that implements the approved Sketch Plan and Preliminary Plan, both of which the Planning Board found substantially conformed with Sector Plan recommendations. The Phase 1 Property is located within Area 1 (Cherington Area) of the Rockville Pike Montrose North District. Sector Plan, pgs. 36-38. The Project's densities, building types, open spaces, street network, and amenities are consistent with the Sector Plan's recognition (and acknowledged by the Planning Board) that "[t]he undeveloped portions of the Wilgus property have the greatest potential for new development" and acknowledgment that "[r]edevelopment in this area would serve as an important link between the Executive Boulevard District and the Pike & Rose development." Sector Plan, pg. 35-36; Preliminary Plan Resolution, pg. 14.

Additionally, the Project's transition from higher densities and taller buildings

along Towne Road (to be developed in future phased site plan(s)) to the Project's proposed townhouses and landscaping on the Property's west supports the Sector Plan's "land use and zoning recommendations for the Wilgus property [that] will permit greater intensities and building heights via the CR Zone on the eastern portion, and lower heights and densities via the CRN Zone on the western portion adjacent to the existing Cherington Townhouses." Sector Plan, pg. 37. The Planning Board found that these densities and building heights "are consistent with the Sector Plan's recommendations." Preliminary Plan Resolution, pg. 15.

As shown on the plans, exhibits, and charts submitted with the Application, the Project includes the Central Park and Western Park, which comprise approximately 0.96 acres of the 1.40 acres of public open space approved for the Wilgus Property in the Preliminary Plan. Consistent with the approved Sketch Plan and Preliminary Plan, all open space associated with the townhouse development will be provided as public use space, rather than common open space. The Central Park will serve "as a neighborhood green on the central or eastern portion of the Wilgus property." Sector Plan, pg. 37. The proposed design and programming of the Central Park and Western Park reflect past feedback from Planning, Parks, and DPS staff and Applicant will continue to coordinate with agencies during development review of the Application. By providing a 20-foot-wide landscaped buffer with extensive plantings to maximize natural screening both at the ground level and at elevation, setting back townhouse units from the shared property line at least as far as the Cherington residential structures, and rotating townhouses units so only the side

façade of eight new townhouses confront existing townhouses in the Cherington neighborhood, the Project offers “appropriate transitions between the two communities, including landscaping.” *Id.*

The Planning Board clearly found that preserving existing forest or individual trees on the Wilgus Property along Montrose Parkway is infeasible for multiple reasons, including the difficulty of protecting the health and viability of any retained trees and the preclusion of achieving other desirable Sector Plan recommendations. Preliminary Plan, pg. 17. Instead, the Planning Board confirmed that compatibility between the Cherington townhouses to the north and the Project’s new townhouses to the south will be achieved through the vegetated buffer with extensive landscaping, a new fence, consideration of the timing for installing the buffer plantings, assurance of long-term maintenance in the newly formed HOA, and further coordination regarding surface drainage water during site plan review.

Furthermore, the Project is harmonious with the design and connectivity recommendations for the Property listed on pages 37 and 38 of the Sector Plan. Specifically, the Project will:

- Establish a pattern of short blocks and internal streets to promote walkability

Consistent with the Sketch Plan and Preliminary Plan, and as implemented in the Application, the Project breaks up the existing Property with blocks of appropriate length that are contained in a grid pattern of internal streets, which include comfortable sidewalks and provide attractive landscaping. The street network offers north-south roadways that offer multiple connections between

Montrose Parkway and Montrose Road (including an extension of Stonehenge Place) and provide access to new residential units. The Project also includes new east-west roadways that link East Jefferson Street with Northpark Drive, and Northpark Drive with the new through-block connection on the eastern portion of the Wilgus Property to be included in a future phased site plan. New and widened sidewalks will encourage walkability by offering multiple convenient routes through the Property to surrounding neighborhoods and amenities.

- Locate maximum building heights at the eastern end of the Property along Towne Road

The Application implements the Sketch Plan and Preliminary Plan by stepping down building heights towards the Cherington townhouses and East Jefferson Street. The previously approved multi-use buildings up to 200 feet in height near Towne Road will be included in a future phased site plan application.

- Reduce building heights toward the existing Cherington townhouse development to establish a compatible relationship with the existing residential development

The Project tapers down building heights approaching the Cherington townhouses. Specifically, the Project transitions from the multi-use buildings up to 200 feet in building height along the eastern portion of the Wilgus Property included in the Sketch Plan and Preliminary Plan to townhouses up to 50 feet adjacent to the existing Cherington townhouses. The Project also provides 2-over-2 and townhouses structures east of the Cherington community with building heights significantly less than the 75 foot maximum allowed per zoning.

- Enhance pedestrian areas along Towne Road to improve pedestrian

connectivity between northern and southern districts

Pedestrian and bicycle improvements along Towne Road approved in the Sketch Plan and Preliminary Plan will be implemented in a future phased site plan covering that portion of the Wilgus Property.

- Extend Stonehenge Place as a public street to connect between Montrose Parkway and Montrose Road

Consistent with the recommendations of the Sector Plan, the Project includes an extension of Stonehenge Place (proposed to be renamed to Northpark Drive) as a public street to Montrose Road. This improvement will offer one of the Project's two proposed north-south connections between Montrose Parkway and Montrose Road.

- Create open spaces, including an area with a minimum 1.25 acres, for public use that are connected to the overall open space network.

As shown on the development tabulations included with the Application, the Project integrates 0.96 acres of public open space approved in the Preliminary Plan in the Central Park and Western Park. When combined with the East Urban Plaza, which will be included in a future phased site plan, the redevelopment of the Wilgus Property will contain 1.40 acres of public open space and exceed the 1.25 acre area recommended in the Sector Plan. The Central Park and Western Park are designed to accommodate a wide range of desirable amenities, including seating areas, open grass lawns, terraced gardens, attractive landscaping, interactive elements, pedestrian pathways, and plazas. See also Sector Plan, pg. 88. Applicant will continue coordinating with Planning, Parks, and DPS staff on the design of the public use spaces during development review.

In addition to these public open spaces, the Project also provides approximately 0.49 acres as a vegetated buffer between the Project and the Cherington townhouses. Applicant has selected a diverse planting palette that is intended to offer a year-round green screen both at the ground level and at elevation in this area.

- Provide screening via fencing, a hedge, tree planting or other appropriate means between the existing Cherington townhouses to the north, and any new development to the immediate south

The Project will also include effective screening in a landscaped buffer as well as compatible building setbacks and building orientation to offer an appropriate relationship between the Cherington townhouses and the Project's townhouses to the south. In accordance with the Sketch Plan and Preliminary Plan, the Project provides a 20-foot-wide vegetated buffer between the Cherington townhouse community to the north and proposed townhouse development to the south. This area is expected to be densely landscaped with new deciduous trees, evergreen trees, ornamental streets, and evergreen shrubs that will create a visually attractive natural buffer.

Pursuant to the Preliminary Plan, the Project will also include the installation of a six and a half foot tall composite material fence along the length of the vegetated buffer at the Cherington property line. Additionally, the Project's townhouses in this area will be set back from the shared property line at least as far as the Cherington townhouses to create a harmonious relationship. The Project's townhouses closest to Cherington will also be rotated so that the side facades of eight new units will confront the existing residential structures across the shared property line.

Lastly, the Project conforms to the general recommendations for the overall

White Flint 2 planning area. The Project will advance the Sector Plan’s vision of achieving “infill and transitional development at key locations” near Pike & Rose and transit, supporting a “broad range of affordable housing options in the Plan area” with 15% MPDUs and “missing middle” building types, and providing “compatib[ility] with existing residential neighborhoods.” Sector Plan, pg. 2; *see also* Sector Plan, pg. 24. The Project’s new grid of local roads will “permit alternative ways to navigate the Plan area and provide links to adjacent communities” while accommodating “the expansion of the 2010 *White Flint Sector Plan* street network” and “new bikeways that link to the 2010 *White Flint Sector Plan* area and the City of Rockville.” Sector Plan, pg. 20; *see also* Sector Plan pg. 26. The Project intends to incorporate compatible urban design for successful integration with existing communities, complete streets with sidewalks and bike facilities, and create new programmed open spaces effectively distributed in the Central Park and Western Park to “recognize the unique context and development challenges of individual areas,” “promote walkability[,] variety in new building height[, and] a livable environment for existing and future residents[.]” Sector Plan, pgs. 20-21; *accord* pgs. 24, 26.

The Project also facilitates the Sector Plan’s objective to provide new infill housing, especially affordable units, in an area near significant amounts of retail, employment opportunities, and public transit. Sector Plan, pg. 58. As recognized by the Planning Board in the Preliminary Plan Resolution, offering 15% of the Project’s dwelling units as MPDUs will also achieve “the highest priority public benefit for new residential development under the optional method of development” in a planning

area where only one development has provided MPDUs. Sector Plan, pgs. 21, 7, 58; Preliminary Plan Resolution, pgs. 15-16. Additionally, the Project's townhouses, 2-over-2 structures, apartment buildings, and multi-family units in mixed-use buildings will create "a range of unit types, including for families, seniors, and persons with physical challenges." Sector Plan, pg. 59.

Furthermore, the Project supports the Sector Plan's sustainability recommendations to "establish a landscaped area between the southern boundary of the existing Cherington townhouse community and the proposed new development on the Wilgus property" by planting a significant number of new deciduous trees, evergreen trees, ornamental trees, and evergreen shrubs. These proposed plantings in the approximately 0.49 acre vegetated buffer area will provide a pleasant green screen throughout the year at both ground level and at elevation. Sector Plan, pg. 62. The Project intends to "incorporate multiple layers of native vegetation in landscaping," while the proposed design for the Central Park and Western Park promote "green features (soft landscaping) in required open space areas[.]" Sector Plan, pgs. 62-63. The stormwater management concept plan prepared for the Application also uses "ESD techniques to reduce impervious areas." Sector Plan, pg. 63.

The Property's location and Applicant's proposal for new compact, walkable, and mixed-use development convenient to existing and proposed transit, bike and pedestrian facilities, and personal services will also reduce reliance on the automobile as well as greenhouse gas emissions. Sector Plan, pgs. 64-66. Short blocks, multiple

pathways through the Central Park and Western Park, the new Montrose Parkway breezeway, ample sidewalks, and other new bicycle infrastructure will also encourage residents of the Project and existing surrounding communities to use non-auto modes of transportation. Sector Plan, pg. 64. Per the public benefits schedule included in the Sketch Plan, the Project will also provide important amenities to advance sustainable development, including the new Central Park, a bikeshare station, a financial contribution to the Montgomery Parks Department for land acquisition for parks or capital projects, and the purchase of BLTs. Sector Plan, pg. 64.

With respect to mobility, the Project's location near Metrorail and future BRT, the introduction of a new road system in short walkable blocks, the extension of Stonehenge Place (proposed to be renamed Northpark Drive) to Montrose Road (identified as Business Street B-2), and the construction of the Montrose Parkway breezeway along the Phase 1 Property's frontage will "improve the street grid, particularly on the western side on the Plan area," "reduce single occupancy vehicle usage," and "enhance[] street connections within the Plan area to benefit all users[.]" Sector Plan, pgs. 70-71, 73, 76-77.

The Project's anticipated design, landscaping, and programming of the Central Park and Western Park recognize the importance of thoughtful open spaces, especially to those living in urban areas, include open lawns and other attractive landscaping, address the lack of quality open space in the planning area, and assist in meeting demand for such amenities. Sector Plan, pgs. 84, 86. These public open spaces will include neighborhood amenities, help create community cohesion, provide

opportunities for gathering, create areas for passive and active recreation, and be easily accessed from the new Montrose Parkway breezeway. Sector Plan, pgs. 84, 88. Applicant will continue coordinating with Planning, Parks, and DPS staff regarding programming and design of the Central Park and Western Park during development review.

The Sector Plan also recommends that “each and every development application should be thoroughly evaluated for a potential school site,” including an area for a school. Sector Plan, pgs. 96, 104. The Planning Board has determined that this recommendation will be achieved through a proportional financial contribution that will be used to acquire new parkland and new parks facilities on new parkland within the White Flint and White Flint 2 Sector Planning areas. Preliminary Plan Resolution, pg. 16. This financial contribution will be phased and paid on a per unit basis at the time of building permit, derived from the percentage of elementary school students generated by each unit type for the entire Preliminary Plan. *See* Preliminary Plan Resolution, Condition 30.

Implementation of public benefits will be achieved through the inclusion of 15% MPDUs, which is the Sector Plan’s highest priority public benefit for new residential development (in a planning area that has only one development providing MPDUs), as well as other desired identified benefits including major public facilities for the new Central Park and bikeshare station, connectivity and mobility for advanced dedication for Stonehenge Place Extended (proposed to be renamed Northpark Drive), and protection and enhancement of the natural environment for

the purchase of BLTs. Sector Plan, pg. 104. Furthermore, the Sketch Plan's public benefit schedule includes a proportional financial contribution for the acquisition of new parkland and/or new parks facilities on new parkland within the boundaries of the White Flint or White Flint 2 Sector Plans. See Resolution, pg. 16.

- h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

The Project will be served by adequate public services and facilities. The Project's proposed 107 townhouses and 34 stacked two-over-two multi-family units are within the development envelope of the approved Preliminary Plan. See Preliminary Plan Resolution, Condition 1. The Planning Board's determination of Adequate Public Facilities associated with the preliminary plan is valid for ten years and expires in 2030. See Preliminary Plan Resolution, Condition 2.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

This section is inapplicable to the Application as the Property is not in a Rural Residential or Residential zone.

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

The Project is compatible with existing and approved adjacent development. In accordance with the approved Sketch Plan and Preliminary Plan, the Project

incorporates a 20 foot wide vegetated buffer between the Cherington Community to the north and the proposed townhouse development to the immediate south. This buffer area will be landscaped in accordance with a mutually agreed upon planting schedule that incorporates deciduous, ornamental, and evergreen trees, as well as evergreen shrubs. The Application also includes the installation of a six and a half foot tall composite material fence along the length of the vegetated buffer at the Cherington property line.

Furthermore, the 16 townhouses closest to the Cherington community are also rotated so that the side façade of only eight units (rather than the front or rear entrances of all 16 units) confront the existing structures to the north. A significant length of Private Street B is also shifted south toward Montrose Parkway to create a greater degree of separation between the roadway and the Cherington townhouses. East of Northpark Drive, the Project includes townhouse units and two stacked two-over-two multi-family units with building heights significantly less than the zoned maximum of 75 feet as approved in the Sketch Plan and Preliminary Plan. Although there are existing utility and easement conflicts along Northpark Drive, Applicant will continue exploring with DOT and/or DPS regarding the feasibility of providing a planted buffer between the existing row of townhomes on Castle Gate Road and Northpark Drive.

Multi-modal connections between the Phase 1 Property and adjacent development will be enhanced with two new north/south roadways (Northpark Drive and Public Street C), and two new east/west roadways (Private Street B and Private

Street A). All new streets will include sidewalks. Along the Phase 1 Property's frontage, a new 12 foot wide breezeway will be constructed at Montrose Parkway, a six foot wide sidewalk (with Applicant contributing a fee-in lieu of constructing the accompanying bike lane) will be provided at East Jefferson Street, and a six foot wide sidewalk will be incorporated at Montrose Road. Private Street A will eventually and seamlessly lead to a new through-block connection that will allow access to new high-rise buildings, the East Urban Plaza, and the Pike & Rose community across Towne Road approved for the Wilgus Property in the Sketch Plan and Preliminary Plan.

VI. CONCLUSION

Applicant respectfully requests the Planning Board grant approval of the Application. As explained above and shown in the materials submitted with the Application, the Project satisfies the findings the Planning Board must make to approve a site plan under Section 7.3.4.E.2 of the Zoning Ordinance.

Respectfully submitted,

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