

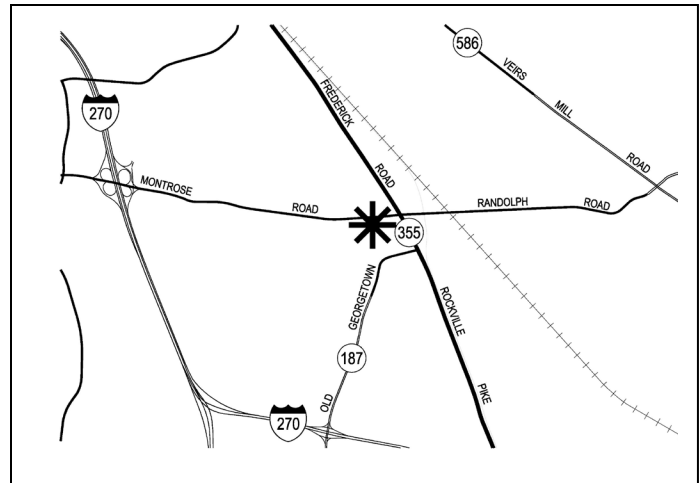
Northpark at Montrose Phase I, Site Plan No. 820210080

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Description

Completed: 6/14/2021

- **Proposal:** Request to redevelop the Property (formerly the Wilgus Tract) with 107 townhouse units, 34 stacked two-over-two multi-family units, stormwater management, landscape buffer, open spaces and streets, including a central park, and the school and park contribution as public benefits.
- **Location:** Montrose Road to the north, Towne Road to the east, Montrose Parkway to the south, and East Jefferson Street to the west.
- **Sector Plan:** 2018 *White Flint 2 Sector Plan*.
- **Current use:** Undeveloped except for an automobile service station.
- **Zones:** 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'.
- **Size:** 12.62 acres developed out of 16.64 acres in total.
- **Applicant:** Wilgus-Montrose Associates LLC.
- **Acceptance Date:** January 26, 2021.
- **Review Basis:** Chapters 22A & 59



Summary

- Staff recommends approval with conditions.
- The Planning Board previously approved Preliminary Plan No. 120200140, on October 15, 2020, and Sketch Plan No. 320190070, on August 1, 2019, which envisioned the development to be constructed in four phases.
- The Subject Application includes Phases I, II, and III of the originally approved four phases and defers previously approved Phase IV to a future Site Plan application.
- The Property has 11.30 acres of forest, all of which will be cleared. The Applicant will fulfill the required 8.15 acres of reforestation mitigation through the purchase of off-site banking credits.
- The Subject Application includes 15% moderately priced dwelling units (MPDUs); two parks: a 0.75-acre central park and a 0.21-acre western park; and five new roads.
- In accordance with Section 59.7.3.4.C of the Zoning Ordinance, the Planning Director extended the 120-day review period by 1 month, from May 27, 2021 to June 24, 2021.
- Staff has been in communication with the community throughout the Sketch Plan and Preliminary Plan approvals and the Site Plan review. Refer to Section 4 for additional discussion.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Phase I Site Plan No. 820210080, previously identified on the Preliminary Plan as Phases I, II, and III. The development must comply with the binding elements and conditions of approval for Sketch Plan No. 320190070 as listed in the MCPB Resolution No. 19-106, dated August 1, 2019 and Preliminary Plan No. 120200140 as listed in the MCPB Reissued Resolution No. 20-065, dated October 15, 2020. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Density, Height & Housing

1. Density

This Site Plan (“or Subject Property”) is limited to a maximum of 325,924 square feet of residential development on the Subject Property for up to 107 townhouse units and up to 34 stacked two-over-two multi-family units.

2. Height

The development is limited to a maximum height of 75 feet where townhouse and two-over-two units are zoned CR-2.0, C-1.0, R-1.5, H-200; a maximum of 75 feet where parcels are zoned CR-2.0, C-0.25, R-1.75, H-75; and a maximum of 50 feet where parcels are zoned CRN-0.75, C-0.0, R-0.75, H-50, as measured from the building height measuring point(s) illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 41,959 square feet of public open space on-site.
- b) Prior to the final inspection or issuance of use and occupancy certificate for the last dwelling unit, as applicable, the Applicant must construct the streetscape improvements along the Subject Property’s frontages that are consistent with the Certified Site Plan.
- c) Before the final inspection and issuance of use and occupancy certificates, as applicable, for the 106th dwelling unit on the Subject Property, the Eastern Park must be substantially completed.
- d) The Applicant must provide the landscaped buffer areas as shown on the Certified Site Plan.

4. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the *Commercial/Residential and Employment Zones Incentive Density Implementation Guidelines* for each one.

a) Major Public Facilities

- i. Applicant will make a financial contribution of up to \$427,603.60 towards a school or a park within the Sector Plan area based upon \$0.80 per square foot of non-MPDU optional method density used within the CR zone. This financial contribution is based on the overall number of dwelling units approved, phased over multiple site plan applications, and paid on a per unit basis at the time of building permit as follows:
 - a) \$209,525.76 will be paid under the Phase I Site Plan in the amount of \$1,478.63 per townhouse unit and \$1,509.19 per two-over-two multi-family unit to be assessed at the time of building permit.

¹ For the purposes 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.

- b) Additional financial contributions will be paid under future phased site plan(s) on a per unit basis to be assessed at the time of building permit in the amount of \$361.06 per multi-family unit, or other dwelling units rates as established in 4aia if amended to include those unit types.
 - c) The total amount of the financial contribution, as well as the amount of the per unit payment, is subject to change based on the number of units approved at the time of site plan and building permits issued.
 - ii. Construction of a park under private ownership identified on the Site Plan as the Central Park must be substantially completed before the final inspection and issuance of use and occupancy certificates, as applicable, for the 71st dwelling unit on the Subject Property.
 - a) The Applicant must record the Public Access Easements across the West and Central Parks prior to recording the plat and the recordation information included on the plat.
- b) Transit Proximity – The Applicant’s requested points are achieved through the Property’s location within 1/4 and 1/2 mile, and 1/2 and 1 mile of the proposed north entrance to the White Flint Metrorail Station on Rockville Pike (Level 2).
- c) Connectivity between Uses, Activities, and Mobility Options
 - i. Advance Dedication – With the initial record plat, and prior to the first building permit, the Applicant must dedicate the proposed extension of Stonehenge Place from its current terminus to Montrose Road.
 - ii. Through-Block Connection – In future Site Plan Phase(s), the Applicant must provide the pedestrian through-block connection that links homes and commercial areas to the East Urban Plaza and Towne Road. The pedestrian connection must be located as shown on the Certified Preliminary Plan.
- d) Diversity of Uses and Activities
 - i. Affordable Housing/MPDUs
 - a) The overall development must provide 15 percent MPDUs, or MCDHCA -approved equivalent, consistent with the requirements of Chapter 25A and the applicable Master Plan. The MPDUs may be dispersed in Phase I as approved by MCDHCA among the townhouses and ground floors of the stacked two-over-two multi-family units.
 - b) Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the MCDHCA must be executed.
 - c) The Planning Board has reviewed and accepts the recommendations of MCDHCA in its letter dated May 12, 2020 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.
- e) Quality Building and Site Design
 - i. Structured Parking – In future Site Plan Phase(s), the Applicant will provide structured parking (either above grade or below grade spaces), with final points to be determined at the applicable future Site Plan phase.
- f) Protection and Enhancement of the Natural Environment
 - i. Building Lot Terminations (BLTs) – Before the issuance of any residential building permit, the Applicant must provide proof of purchase and/or payment of 0.1215 BLT to the MCDPS and M-NCPPC staff.
 - ii. Cool Roof – In future Site Plan Phase(s), the Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.

- iii. Energy Conservation and Generation – In future Site Plan Phase(s), the Applicant must construct the building to exceed energy efficiency standards for the building type by 17.5%, as determined by MCDPS through the methodology established by ASHRAE 90.1 (2013) Appendix G. The energy model must be submitted to MCDPS with the building permit application.
- iv. Vegetated Roof – In future Site Plan Phase(s), the Applicant must install a vegetated roof with a soil depth of a minimum of 4 inches covering a minimum of 33% of the building's roof, excluding space for mechanical equipment.

5. Recreation Facilities

The Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to, public open spaces and publicly accessible pedestrian paths.

Site Plan

7. Site Design

- a) The exterior architectural character, proportion, materials, articulation, and dwelling units must be substantially similar to the schematic elevations shown in all architectural Sheets, including Sheets A1.0 through A3.1 of the submitted architectural drawings, as determined by M-NCPPC Staff.
- b) The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.

8. Lighting

- a) Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on both existing and proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

Environment

9. Forest Conservation & Tree Save

The development must comply with the Final Forest Conservation Plan:

- a) Except for the demolition and clearing of the existing gas station on Parcel Q, prior to any demolition, clearing, grading or construction for this development Application, the Applicant must record a Certificate of Compliance in a form approved by the M-NCPPC Office of General Counsel for an off-site forest bank within the Cabin John watershed to satisfy the reforestation requirement for

a total of 8.15 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Cabin John watershed or by making a fee-in-lieu payment if mitigation credits are not available.

- b) The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- c) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- d) The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

10. Noise Attenuation

- a) Prior to the issuance of the first residential building permit, the Applicant/developer/builder must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
 - i. The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn, as indicated on the noise study dated September 3, 2020, will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b) Before the final inspection for any residential unit affected by excessive noise levels as indicated on the noise study dated September 3, 2020, the Applicant must certify to M-NCPPC Staff that the noise impacted units have been constructed in accordance with the certification of the engineer that specializes in acoustical treatments.
- c) If any changes occur to the Site Plan which affect the validity of the noise analysis dated September 3, 2020, acoustical certifications, and/or noise attenuation features, a new noise analysis will be required to reflect the changes and new noise attenuation features may be required.
- d) Before the final inspection for the townhouses for any of the noise impacted units, a Professional Engineer must certify to the Planning Department and Department of Permitting Services that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in acoustical treatments.
- e) For all noise impacted residential dwelling units, the Applicant must disclose in writing to all prospective purchasers that those homes are impacted by transportation noise. Such notification may be accomplished by inclusion of this information and any measures to reduce the impacts in brochures and promotional documents and must be included in any noise impacted sales contracts, any illustrative site plan(s) on display within any sales related offices(s); in Homeowner Association documents; with all Deeds of Conveyance of noise impacted units; and by inclusion on all signature subdivision and site plans.

11. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated May 5, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Underground Utilities

12. Before the final inspection and issuance of use and occupancy certificates for all the dwelling units, as applicable, the undergrounding of new utility poles must be completed.
13. Before the issuance of the final use and occupancy certificate for the first high-rise multi-family building to be included in a future site plan phase, the Applicant must underground the existing and future utility poles located along the Property's frontage on Towne Road, between Montrose Parkway and Montrose Road. The existing utility pole located at the intersection of Montrose Road and Towne Road identified as PEPCO 766444-199097 may remain.

Transportation & Circulation

14. Transportation

The Applicant must submit a Level 2 Transportation Demand Management (TDM) Action Plan (the "Plan") to the Montgomery County Department of Transportation for the portion of the Subject Property located outside the White Flint Special Taxing District. Applicant must obtain approval from the Department for the Plan prior to the issuance of any residential building permit for the portion of the Subject Property located outside the White Flint Special Taxing District by the Montgomery County Department of Permitting Services. Level 2 TDM Action Plan requirements are: identification of a transportation coordinator; provision of notification of the coordinator's contact information (and any subsequent changes to the contact information); provision of access to the 2x2 buildings, and display of TDM information to residents. Action Plans also require: a) selection of specific TDM strategies that will contribute toward achieving commuting goals; b) a commitment to fund and implement the Plan; c) self-monitoring; d) biennial reports; e) addition and, or, substitution of strategies if those initially selected by the owner or an applicant do not result in the plan contributing toward achieving North Bethesda TMD goals by four years after final occupancy; and, f) commitment to provide additional funding if the project does not contribute toward achievement of the commuting goals by six years after final occupancy. The portion of the Subject Property located east of Stonehenge Place is subject to the White Flint Special Taxing District requirements of Chapter 68C of the County Code.

15. Bicycle/Pedestrian Facility

- a) The Applicant shall construct a twelve-foot wide Breezeway along the Site's Montrose Parkway frontage (the "Breezeway"). The Breezeway must maintain no less than six (6) feet of separation between the facility and Montrose Parkway per the Parking Lots to Places: White Flint 2 and Rock Spring Urban Design Guidelines. Details and specifications of the Breezeway must be provided on the certified site plan(s), acceptable to MCDOT. The timing for the construction of the Breezeway will be provided in future applicable phased Site Plan(s) as follows:
 - i. The segment of the Breezeway from East Jefferson Street to Townhouse Unit 141 aligned with Street D west of Street C must be constructed prior to the issuance of the final use and occupancy certificate for the mid-rise apartment building to be included in a future site plan phase.
 - ii. The remaining segment of the Breezeway between Street C to Towne Road must be constructed prior to the issuance of the final use and occupancy certificate for the first high-rise multi-family building to be included in a future site plan phase.
- b) Prior to the issuance of the final Use and Occupancy Certificate for a dwelling unit in the Phase I Site Plan, the Applicant must provide a fee-in-lieu to the Montgomery County Department of Transportation (MCDOT), in the amount of \$241,640 subject to MCDOT review and approval, for the construction of a protected bicycle intersection at Montrose Parkway and East Jefferson Street and the master-planned separated bicycle lanes along East Jefferson Street.

16. Private Roads

- a) The Applicant must provide Private Roads labelled on the Site Plan as Street A, Street B, and Street D, including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by the Site Plan within the delineated private road area (collectively, the “Private Road”).
- b) A separate bond shall be set aside for ongoing maintenance requirements with respect to the private roads, in an amount approved by M-NCPPC Staff.

17. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 32 long-term and 24 short-term bicycle parking spaces.
- b) The long-term spaces must be in secured, well-lit parking areas, and for townhouses, are provided in the garages of those units capable of bicycle storage. The short-term spaces must be inverted-U racks (or approved equivalent) installed in a location convenient within the Central and Western Parks (weather protected preferred) at the specific location(s) as identified on the Certified Site Plan.
- c) The Applicant must provide one bicycle repair station within the Central Park.
- d) The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, before right-of-way permit:
 - i. Stonehenge Place Extension: five-foot-wide (5 ft.) sidewalk with a green buffer from traffic that varies between 6 ft. to 17 ft. wide;
 - ii. E. Jefferson Street: five-foot-wide (5 ft.) sidewalk along the Subject Property’s frontage.
 - iii. Street C: five-foot-wide (5 ft.) sidewalk;
 - iv. Montrose Road between Stonehenge Place Extended and Street C: five-foot-wide sidewalk with green buffer from traffic that varies between 9 ft. to 11.5 ft. wide.
 - v. Montrose Parkway: In future applicable Site Plan(s), 12-foot-wide shared-use path (the Breezeway) with a green buffer from traffic that varies between 11.5 ft. to 13.5 ft. wide; and
 - vi. In future applicable Site Plan(s), a protected intersection where the separated bicycle lanes on Towne Road meet the sidepath on Montrose Parkway.

18. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 3, 2021 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

19. Site Plan Surety and Maintenance Agreement

Prior to issuance of any above grade building permit or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant and may be phased in accordance with the approved development plan. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites,

trash enclosures, retaining walls, fences, railings, sidewalks, private utilities, paths and associated improvements of the development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit for the development and will be tied to the development program.

- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

20. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

21. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Details and specifications of private roads and pathways.
- g) Include the final fence manufacturer, color, and style of the proposed 6-foot 6-inch high fence proposed within the landscape buffer.
- h) Revise public benefit point table including the calculation details in the summary for Phase I and future phases.
- i) Provide an exhibit that identifies the locations within the Site of residential end units that face rights-of-ways and parks which correspond with the architectural elevations shown in all architectural Sheets, including Sheets A1.0 through A3.1 of the submitted architectural drawings. The elevations must also contain corresponding architectural elevations for the 8 townhouse units facing the existing Cherington Townhomes.

SECTION 2: VICINITY AND SITE DESCRIPTION

Vicinity

Generally, the Wilgus Property (Figure 1) is bounded by Montrose Road to the north, Towne Road to the east, Montrose Parkway to the south, and East Jefferson Street to the west and within close proximity to a range of residential, office, retail, commercial, and institutional uses. Located across Towne Road to the southeast is the Pike and Rose mixed-use neighborhood. Located across Montrose Road to the north are the Jewish Community Center and Hebrew Home campuses, multi-family apartments, and office condominiums. The Property confronts the United States Postal Service annex and low-rise professional offices to the east along East Jefferson Street. There are numerous retail shopping centers along Rockville Pike, including Montrose Crossing, the Pike Center, and Federal Plaza. Additionally, the Property is within a mile of the White Flint Metrorail Station and has quick access to Ride On bus service, and the Montrose Road/Rockville Pike Park and Ride facility.



Figure 1: Vicinity Map (Subject Property outlined in red)

To the north and west of the Subject Property is the Cherington townhouse community which is located at the corner of Montrose Road and East Jefferson Street and accessed from surrounding arterials via Stonehenge Place and Kings Bridge Way. To the south of the Subject Property, between Montrose Parkway and Executive Boulevard, is a swath of commercial buildings containing approximately 2.3 million square feet of office uses.

Site Location

The Wilgus Property contains a tract area of 725,023 square feet (approximately 16.64 acres), with a Site area of 561,128 square feet and 163,895 square feet of prior dedications for Montrose Parkway, Montrose Road, Stonehenge Place, and East Jefferson Street. The Wilgus Property is split zoned: CRN-0.75, C-0.0, R-0.75, H-50, adjacent to the Cherington townhouses; CR-2.0, C-0.25, R-1.75, H-75, for the middle portion of the Property, including the gas station; and CR-2.0, C-1.0, R-1.5, H-200, for the area immediately west of Towne Road. The Wilgus Property is located within the Rockville Pike-Montrose North district of the 2018 *White Flint 2 Sector Plan* (Sector Plan) and identified as the Cherington Area. Also, the portion of Wilgus located east of Stonehenge Place is situated within the White Flint Special Taxing District.

The Subject Property for this Phase I Site Plan Application (“Subject Property”, “Property”, or “Phase I Property”) encompasses the significant portion of the land area on the Wilgus Property, as shown highlighted in grey in Figure 2. The Phase I Site Plan application (Subject Application) includes Phases I, II, and III, as envisioned through Preliminary Plan 120200140. Except for the 3,120-square foot automobile service station (Parcel Q (N208)) with access onto Montrose Road, the Phase I Property is unimproved and has over 11 acres of the existing forest. Taken from the 16.64-acre Tract of the Wilgus Property, the Subject Application contains a tract area of 12.62 acres (549,796 square feet) and a Site area of 8.53 acres (371,745 square feet) which reflects prior and future dedications.

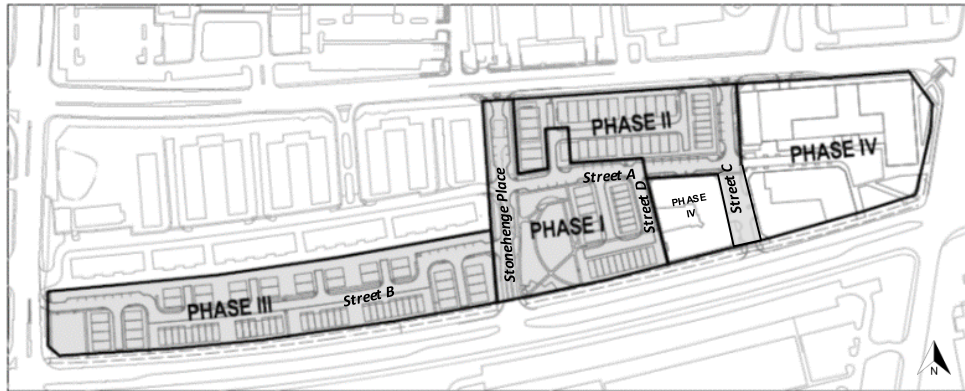


Figure 2: Phase I Subject Property (highlighted in grey)

Previous Approvals

Preliminary Plan No. 11999029A

The Subject Property also includes “Wilgus East”, which is in the southwest quadrant of Montrose Road and Towne Road, is approximately 6.6 acres, and consists of Parcel N174 and Parcel N231. Wilgus East is a part of an original 40-acre tract and roughly 20 acres of this original tract was reserved for the right-of-way for Montrose Parkway. At the time of the Preliminary Plan approval (Planning Board Resolution dated October 24, 2004), Wilgus East was zoned Employment Office (EOF) 1.5, H-75 and EOF-3.0, H-100. The rezoning of Parcel N231, from the EOF-3.0, H-100 Zone to CR-2.0, C-1.0, R-1.5, H-200 Zone, was to promote mixed-use development that contributes to the Sector Plan’s public benefits. The Wilgus East Property is permitted to receive excess density transferred from the adjacent Parcel N279. This Plan is superseded by Preliminary Plan No. 120200140.

Natural Resources Inventory/ Forest Stand Delineation No. 420182300

Staff approved a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for the Subject Property on July 9, 2018.

Sketch Plan No. 320190070

The Planning Board approved Sketch Plan No. 320190070 through MCPB Resolution 19-106, dated August 1, 2019, for a mixed-use project of up to 1,274,498 square feet of total development. Sketch Plan No. 320190070 is comprised of up to 1,025,789 square feet of residential development (townhouse and multifamily dwelling units), including 15% Moderately Priced Dwelling Units (MPDUs), and up to 248,709 square feet of commercial development. The Sketch Plan approved maximum heights on the Subject Property, ranging from 50 feet in height for the townhouse units and apartment buildings on the central and eastern portions of the Property, an apartment building of up to 85 feet in height on the eastern portion of the Property, and mixed-use buildings up to 200 feet in height on the Property’s eastern edge. In addition to the land use density described above, the Sketch Plan approved a conceptual alignment of the Site’s internal roadway network and circulation patterns.

Preliminary Plan No. 120200140

The Planning Board approved Preliminary Plan No. 120200140 through MCPB Corrected Resolution No. 20-065, dated October 15, 2020. Consistent with Sketch Plan No. 320190070, the Preliminary Plan approved a maximum total development of 1,040,789 square feet as follows: up to 107 townhouse dwelling units on 107 lots; up to 638 multi-family dwelling units on four lots; and up to 15,000 square feet of ground-floor retail oriented towards the intersection of Montrose Parkway and Towne Road. In addition to the new lots, the Preliminary Plan approved site access and circulation, right-of-way dedication for both public and private streets, and frontage improvements. Preliminary Plan No. 120200140 also approved Preliminary Forest Conservation Plan and associated Variance to remove all 11.30 acres of forest area on the Subject Property.



Figure 3: Preliminary Plan No. 120200140 (site limits outlined in red)

SECTION 3: PROJECT DESCRIPTION

Proposal

Consistent with the previously approved Sketch and Preliminary Plans, the Subject Application seeks to develop the first portion of the Property, designated the Phase I Site Plan (formerly Phases I – III), with 107 townhouses (57 units are 16' wide and 50 units are 22' wide), 34 stacked two-over-two multi-family units, public open spaces, a network of public and private streets, and other improvements. The Subject Application includes 325,924 square feet (approximately 32%) of the 1,025,789 square feet of total development permitted for the entire Site governed by Sketch Plan No. 320190070 and Preliminary Plan No. 120200140.

The construction of Phase IV (shown previously in Figure 2), which entails the high-rise and mid-rise multi-family buildings with ground-floor retail and remaining open spaces and roadway improvements, will require future Site Plan application(s).



Figure 4: Illustrative Phase I Site Plan (outlined in red)



Figure 5: 22' Townhouse Elevations



Figure 6: 22' Townhouse End Unit Side Elevations facing the Cherington Buffer

Phasing

Although identified in the approved Sketch Plan as Phases 1, 2, 3, 4A, and 4B, it was determined that phases may occur in any order or may be combined. The elements of the project that are proposed to be included in the Application are described below. Right-of-way dedication will occur at the time of record plat.

Phase I Subject Property

Sub-Phase I

1. Three sticks of townhomes and associated internal access aisles and sidewalks.
2. The .75-acre Central Park as a public benefit amenity.
3. Advanced dedication for the extension of Stonehenge Place for Sub-Phase II.
4. Stonehenge Place street extension to Montrose Road.
5. Proposed private Street A from Stonehenge Place to proposed private Street D.
6. Landscaping and Lighting.

Sub-Phase II

1. Demolition of existing automobile service station.
2. A new access point on Montrose Parkway for Public Street C from Montrose Parkway to Montrose Road.
3. Proposed private Street A from private Street D to proposed public Street C.
4. Three sticks of two-over-two's and three sticks of townhouses.
5. Additional portions of the internal street network.
6. Landscaping and Lighting.
7. A paved sidewalk and streetscaping along Montrose Road.

Sub-Phase III

1. Right-of-way (ROW) dedication along East Jefferson Street.
2. Townhouses south of the existing Cherington townhouse community.
3. Proposed private Street B from Stonehenge Place to East Jefferson Street.
4. The 0.21-acre Western Park at the intersection of Montrose Parkway and East Jefferson Street.

Future Site Plan(s)/Phase IV

1. ROW dedication along Towne Road and Montrose Road.
2. First 250-unit multi-family residential building with linear units and retail at ground floor (Tower A), located at the corner of Towne Road and Montrose Road.
3. Multi-family residential building with linear units at ground floor (Tower B), located at the corner of proposed public Street C and Montrose Road.
4. The .44-acre East Urban Plaza fronting Towne Road.
5. The through-block connection between the East Urban Plaza on Towne Road and Street C.
6. Remaining portions of the multi-family residential building with linear units at ground floor (Tower B).
7. Second 250-unit multi-family residential building (Tower C) front Montrose Parkway.
8. Privately-owned Street A from proposed public Street C to the urban plaza fronting Towne Road.
9. Structured/underground parking.
10. A segment of the proposed through-block connection.
11. A 126-unit mid-rise multi-family building with main entrance on Montrose Parkway and associated internal access aisles and sidewalks.
12. Construction of the 12-foot-wide Breezeway along the Property's Montrose Parkway frontage.

Access and Circulation

While the Phase I Property (formerly Phases I – III approved in the Preliminary Plan) is largely undeveloped, except for the existing gas station (6060 Montrose Road, Rockville, MD 20852), there is one existing access point onto Montrose Parkway (Stonehenge Place) that will be utilized for the Project. The Phase I Site Plan includes the construction of an internal road network that provides connectivity to adjacent roadways.

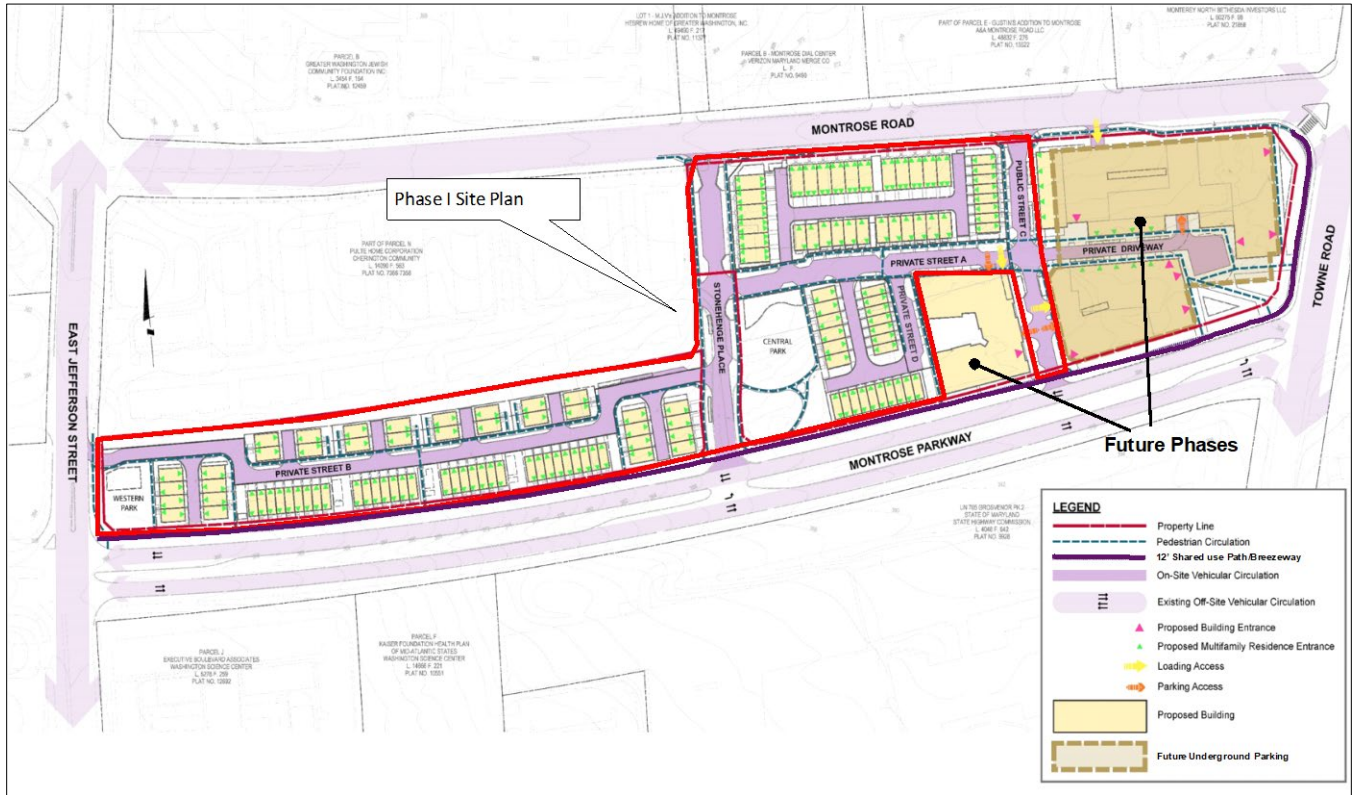


Figure 7: Site Plan Circulation

The proposed private roads (Street A, Street B, Street D) will be maintained by a future homeowners' association and public roads (Stonehenge Place Extension and Street C) will be dedicated. This new road network will offer safe and efficient access from the Property to all abutting streets and adequately serve emergency vehicles. As noted in the Preliminary Plan Resolution, due to a former agreement, Montgomery County will construct a traffic signal at the intersection of Montrose Parkway and Stonehenge Place Extension. Future Site Plan(s) will include the remainder of the proposed road network that was approved in the Preliminary Plan and includes the proposed private driveway in between the high-rise and mid-rise multi-family buildings and the mid-block connection.

Pedestrian and Bicycle Facilities

Consistent with prior approvals, the Phase I Site Plan provides internal pedestrian and bicycle connectivity through a system of compact blocks and associated pedestrian and bicycle facilities along the Site's frontage. Pedestrians can enter the Site through the walkways proposed through the public open spaces, by the construction of sidewalks associated with roadway connections into the Site, and by using new lead walks that connect alleys to the proposed townhomes.

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 per Preliminary Plan Condition No. 12) and Montrose Road to enhance pedestrian links between the Project and surrounding areas. Per the Preliminary Plan conditions of approval, the Applicant will provide a fee-in-lieu of construction of a protected bicycle intersection at Montrose Parkway and East Jefferson Street to enhance bicyclist safety.

Affordable Housing

The Application is required to provide Moderately Priced Dwelling Units (MPDUs) per Chapter 25A-5 of the Montgomery County Code, as the Project results in the development of more than 20 dwelling units. The entire Project will provide a minimum of 15% of the total number of residential units or residential square footage as

MPDUs. A total of 22 MPDUs, or 5 townhouses and 17 two-over-two multi-family units, will be constructed under the Phase I Site Plan in accordance with the Department of Housing and Community Affairs (DHCA) approval. All lower level units of the proposed two-over-twos will be MPDUs. The remaining 90 multi-family high-rise MPDUs will be delivered in future Site Plan phases per the Preliminary Plan Resolution.

Height Requirements

The Subject Property falls within three distinct zoning categories and the maximum building heights for the proposed townhomes and multi-family units and will adhere to the mapped zones. Specifically, the maximum building height for proposed townhouses and two-over-twos is 75 feet within the CR-2.0 C-1.0 R-1.50 H-200 and CR-2.0 C-0.25 R-1.75 H-75 zoned portions of the Property. The maximum building height for the townhouses is 50 feet within the CRN-0.75 C-0.0 R-0.75 H-50 zoned portion of the Property.

Open Space

Per the previously approved Sketch and Preliminary Plans, the full buildout of the Wilgus Property will include three public open spaces areas distributed throughout the Property that will total approximately 1.40 acres. These open spaces exceed the minimum 10% open space requirement of 1.25 acres. Under this Phase I Site Plan proposal, the Applicant will provide the Central Park and Western Park, which combined comprise 0.96 acres (41,949 square feet) and represent approximately 7.7% of the Sketch Plan Site Area. Both proposed parks will have a Public Access Easement that will provide public accessibility. The balance of the Project's 10% open space requirement, the 0.44-acre East Urban Plaza, will be provided in future Site Plan Applications.

As proposed, the Central Park and Western Park will remain in private ownership and the Applicant will provide public access. The largest of the Project's public open spaces is the Central Park, which is approximately 0.75-acres and is located in the middle of the Property fronting Montrose Parkway and Stonehenge Place. As shown in Figures 8 through 10, the Central Park is intended to create both active and passive recreation opportunities for the surrounding neighborhood. The Central Park includes amenities to serve users of the adjoining Montrose Parkway Breezeway, including bike racks and a bike repair station. Other features of the park are inclusive play equipment, artistic and musical elements, lawn area and terraced seating, accent lighting, cable railings, specialty paving, and townhouse lead walks. Additionally, proposed bio-retention planting areas are integrated with the plaza and other park amenities. Due to grading that creates a downward slope, much of the Park will not be readily visible from the street level and several staircases and ADA ramps are proposed.



Figure 8: Rendering for the Central Park (view from Montrose Parkway and Stonehenge Place)



Figure 9: Rendering for the Central Park (view from Stonehenge Place and Montrose Road)



Figure 10: Proposed Hardscape Plan for the Central Park

The Subject Application also includes the construction of the approximately 0.21-acre Western Park at the corner of East Jefferson Street and Montrose Parkway (Figures 11 through 13). The Western Park is designed to serve as a gathering area for the Project’s residents, as well as pedestrians and cyclists using the shared-use path along Montrose Parkway. The Site Plan proposes this public open space will include lawn area, landscaping, seating, and pathways, abutting sidewalks, and townhouse lead walks.



Figure 11: Rendering for the Western Park (view from Montrose Parkway at the intersection of E. Jefferson Street)



Figure 12: Rendering for the Western Park
 (viewing looking south towards at Montrose Parkway at the intersection of E. Jefferson Street)

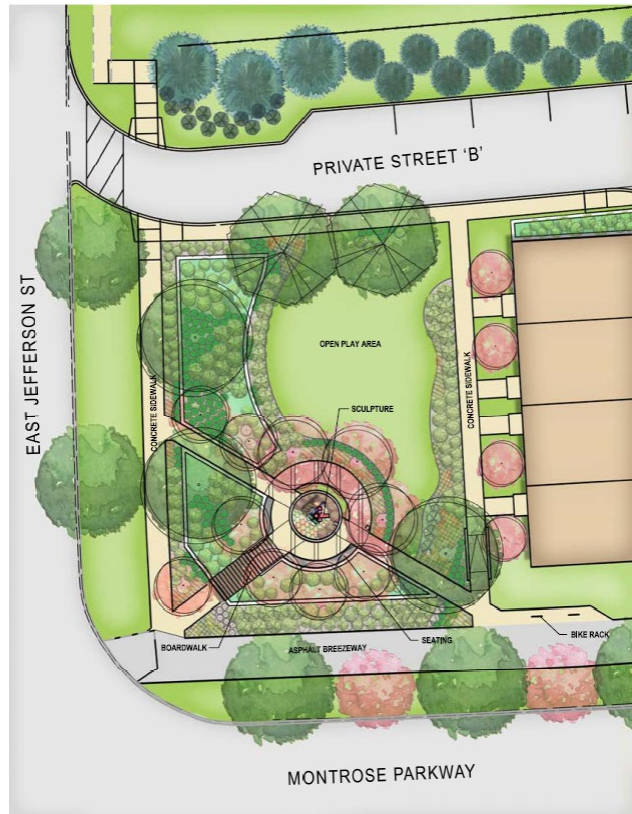


Figure 13: Proposed Hardscape Plan for the Western Park

Vegetated Buffers and Fence

Following the 2018 *White Flint 2 Sector Plan* recommendations for screening and the Preliminary Plan Condition No. 39a, the Application includes the construction of a 20-foot-wide vegetated buffer with landscape screening between the existing Cherington townhomes to the north and the Project's proposed 64 townhouses to the south, generally extending between E. Jefferson Street and Stonehenge Place Extension. This buffer area contains approximately 0.45 acres; however, this area is not public open space nor included in the public open space calculations. The landscaping buffer area, shown in Figure 14 below, emphasizes screening with roughly 200 new plantings such as deciduous trees, evergreen trees, ornamental trees, and shrubs. The proposed buffer is substantially consistent with the Cherington HOA Evergreen Buffer Planting Design exhibit dated April 7, 2020, submitted during the Preliminary Plan.

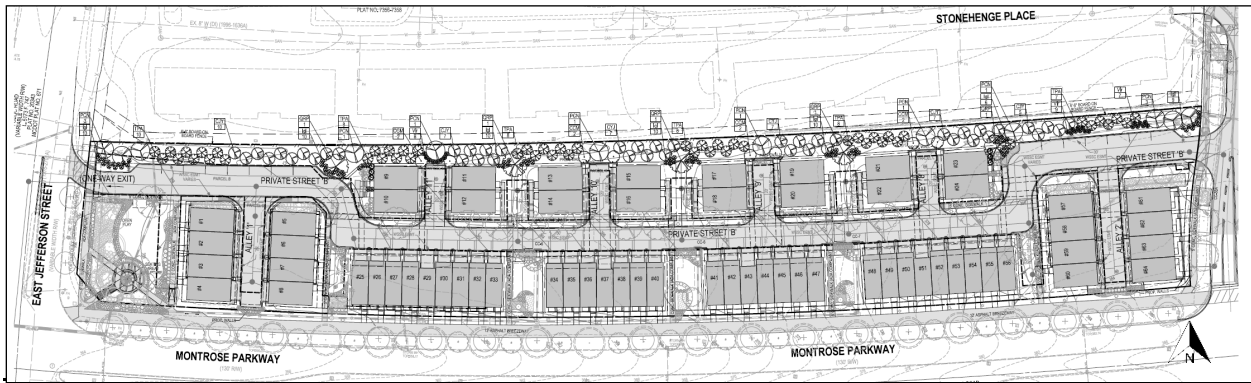


Figure 14: Proposed Vegetated Buffer with Newly Planted Trees

The proposed planting schedule aims to maximize year-round screening at both the ground level and at elevation. Evergreen shrubs will be approximately three feet when planted and are expected to reach approximately six to eight feet in approximately 10 years. The buffer provides spacing for a desirable and effective year-round screen, noise reduction, and light mitigation between the communities. This planting complies with the buffer approved at the time of the Preliminary Plan.

Preliminary Plan Condition No. 39b required careful consideration of the timing of the planting buffer and subsequent watering. Both the landscaped buffer and the buffer fence will be installed within two (2) months following the completion of the clearing, grading, and stabilization of the entire Site for the construction of the proposed townhouses and two-over-twos, subject to favorable weather conditions for planting. In accordance with Preliminary Plan Condition No. 39c, the long-term maintenance of the landscaped buffer will fall under the purview of the Homeowners Association (HOA) for the new townhouses and specifically addressed in the HOA bylaws.

Per Preliminary Plan Condition No. 40, the proposed Site Plan includes the installation of a 6-foot and 6-inch-high fence made of a synthetic wood-like material along the length of the vegetated buffer along the Cherington Townhouses property line.

Per Preliminary Plan Condition No. 42, the proposed Site Plan also includes the installation of four (4) new trees to form a planted buffer between the row of existing Cherington townhomes on Castle Gate Road and the new segment of Stonehenge Place Extension (between the existing Stonehenge Place and Montrose Road). This improvement was closely coordinated with MCDOT and DPS given existing utility and easement conflicts. Where the new plantings are near existing trees, the Applicant will conduct all work by hand to protect the existing trees and will install a raised sidewalk along Stonehenge Place Extension to minimize grading near the existing trees.

Environment

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for the Subject Property was approved on July 9, 2018 (NRI/FSD No. 420182300). The net tract area for the Final Forest Conservation Plan (FFCP) is 14.96 acres, of which 11.30 acres is forested. The Property contains no streams or stream buffers, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of rare, threatened, and endangered species. The forest includes approximately 120 mature trees of 30 inches diameter at breast height (DBH) or greater. The Final Forest Conservation Plan proposes to clear all 11.30 acres of forest. The Phase I Site Plan includes the removal of 8.51 acres and the remaining 2.79 acres to be cleared under future Site Plan(s). Additional details are outlined in Section 5 of this Report.

Stormwater Management

The Application includes environmental site design (“ESD”) techniques that will filter and retain stormwater on-site such as micro-bioretenion areas, bioswales, micro-bioretenion planter boxes, permeable pavement, and modular wetland systems. Plantings approved by MCDPS will also be used in ESD’s to the greatest extent practicable. MCDPS approved the stormwater management concept for the Wilgus Property on June 30, 2020, which included green roofs. Green roofs are not included in the Phase I Site Plan and will be constructed with future Site Plan(s) for the mid-rise and high multi-family buildings. The Applicant submitted a stormwater concept to MCDPS which was reviewed and approved with conditions on May 5, 2021.

SECTION 4: COMMUNITY CORRESPONDENCE

The Applicant has met all proper signage, noticing, and pre-submission meeting requirements under the Zoning Ordinance and the Manual of Development Review Procedures for Montgomery County.

Pre-Submittal Meeting

The Applicant held a virtual community meeting for the Project on December 2, 2020, for the Phase I Site Plan. The presentation materials for the meeting were made available for viewing and download on November 25, 2020. A total of 19 members from the community and interested parties attended the virtual community meeting.

Public concerns and questions were raised about the following issues:

- The location of proposed MPDUs on-site.
- Details of the noise study and impacts from years of continuous construction.
- Anticipated sale prices of the new residential units.
- Timing of road construction, forest removal, berm, and wall installation.
- Concerns about noise from the Central Park.
- The architecture of the eight (8) townhouses that abut the existing Cherrington Townhouses.
- Removal of underground storage tanks and replacement of the existing gas stations.
- Vehicular crash rates at the intersection of Montrose Parkway and E. Jefferson Street.
- Sustainability goals for the Project.
- The construction schedule for the high-rise building.

Cherrington Homeowners Association

As previously noted, Staff has been in communication with the community throughout the Sketch Plan and Preliminary Plan approvals and the Site Plan review. The Project abuts the Cherrington townhouse community, which is located at the southeast corner of E. Jefferson Street and Montrose Road. Cherrington Homeowners Association (HOA) has been active in the regulatory review process to voice their concerns about this Project. On-going issues raised by the Cherrington HOA included the following:

- Landscape design and fencing for the required buffer to separate Cherrington from the Project;
- Construction of a 2- to 3-foot-berm to give added height to the landscape planting to help manage stormwater run-off;
- Reuse of topsoil to create the required landscape buffer as a form of green recycling;
- Strategic timing for the removal of trees on the 6.5 acres of land south of Cherrington;
- Managing the sequence of activities to avoid leaving Cherrington exposed to Montrose Parkway when the forest stand is removed;
- Plant an evergreen buffer behind the row of townhomes on Castle Gate Road that will become exposed when Stonehenge Place is extended;
- Address traffic concerns at the intersection of Montrose Parkway and Stonehenge Place and parking issues generated near the proposed central park; and
- Address architectural compatibility including proposed building colors that are suitable with Cherrington.

The Cherrington HOA's involvement during the Preliminary Plan process led to several conditions of approval identified as Conditions No. 39 through No. 43 in the Preliminary Plan No. 120200140 MCPB Resolution No. 20-065, dated October 15, 2020. As directed by the Preliminary Plan Resolution, the Applicant incorporated the Cherrington HOA's previously submitted planting schedule designed by a licensed Landscape Architect for the vegetated buffer into the final proposed planting schedule for the Site Plan to achieve the greatest screen between the two developments.

During the Site Plan review, the Cherington HOA corresponded frequently with M-NCPPC Staff and the Applicant. The Applicant met with representatives of the Cherington HOA to review their concerns and conditions for approval from the Preliminary Plan that were to be addressed at the time of the Site Plan Application. Planning Staff and DPS Water Resources also held conference calls with the Cherington representatives on March 1, 2021, March 12, 2021, and May 18, 2021, to answer questions about the Application and to review their comments on submittal iterations. Among several cited concerns, their top issues included stormwater runoff and the architecture and color of the 8 townhouses side elevations facing their community.

Condition No. 41 of the Preliminary Plan MCPB Resolution No. 20-065 states: *“As part of the review of the Site Plan for the townhouse development to the immediate south of the Cherington community, the Applicant will coordinate with the adjacent community and Staff regarding surface drainage water that may adversely impact the Cherington community.”* In response, the Applicant prepared an exhibit for how stormwater runoff would occur in the post-development condition, under two different possible scenarios: 1) with a small berm constructed in the proposed landscape buffer on the Subject Property and 2) with no berm in the landscape buffer.

The stormwater calculations illustrate that in the post-development condition with no berm, water runoff from the Subject Property toward the Cherington Townhouses is reduced by 81% from the current (pre-development) condition. With the addition of a berm, water runoff is projected to be reduced in the post-development condition by 96% compared to the current (pre-development) condition. The Applicant presented and discussed the scenarios with the Cherington HOA and agreed to install a small berm to address their concerns. The final approved stormwater concept includes revised grading along the Cherington Townhouses property line and an added storm drain system which will collect nearly 100% of site runoff on the Subject Property.

Additionally, in response to the Community’s concerns about architecture, the Applicant treated the eight (8) townhomes that abut the Cherington HOA with upgraded architectural detailing and reduced the siding and expanded the brick along the façade to enhance their viewshed alongside the landscape buffer (Figure 6). The Cherington HOA also requested the Applicant to revise the color scheme of the townhomes and treat with additional architectural details. According to the Applicant’s Statement of Justification, the architectural style and color scheme are aimed to compliment the modern development of the nearby mixed-use neighborhood of Pike and Rose. Further architectural details are provided in Section 5 of this Report. Additionally, the HOA has requested the final details for the type and color of the proposed fence located along the property line shared with the Applicant, which will be provided prior to Site Plan certification.

SECTION 5: SITE PLAN ANALYSIS AND FINDINGS

Site Plan Findings

In accordance with Section 7.3.4.E. of Chapter 59, the Montgomery County Zoning Ordinance, the following Necessary Findings must be satisfied:

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*
2. *To approve a site plan, the Planning Board must find that the proposed development:*
 - a. *satisfies any previous approval that applies to the site;*

The Applicant has demonstrated compliance with the conditions of approval for the previously approved Sketch Plan No. 320190070 and Preliminary Plan No. 120200140 for the Property.

- 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;*

Not applicable.

- 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;*

Not applicable.

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

1. *Division 4.5. Commercial/Residential Zones*

Development Standards

The proposed lots were reviewed for compliance with the dimensional requirements for the CR and CRN zones as specified in the Zoning Ordinance. As shown in Table 1, the proposed development will meet all the dimensional requirements for area, frontage, width, and setbacks in the zones and accommodate the proposed uses.

Table 1: Development Standards in the CR and CRN Zones

	Required/ Permitted			Proposed
	CR-2.0, C-1.0, R-1.5, H-200	CR-2.0, C-0.25, R-1.75, H-75	CRN-0.75, C-0.0, R-0.75, H-50	
Site				
Tact Area	410,253 sf.	174,332 sf.	140,438 sf.	725,023 sf. (16.64 ac.)
Site Area (Entire Site) ¹				544,142 sf. (12.49 ac.)
Site Area (Phase I Site Plan)				371,745 sf. (8.53 ac.)
Density (acre of Site area/units)	615,380 sf.	305,082 sf.	105,328 sf.	325,924 sf. (Residential Only/ Phase I)/141 units (1,025,789 sf. Entire Site)
Public Open Space (min.) (% of Site area)	54,450 sf./ 10% (Entire Site – 1.25 acres) Central Park (32,647 sf./ 0.75 ac.) Western Park (9,302 sf./ 0.21 ac.)			41,959 sf. (Phase I – 0.96 ac.)
Lot Coverage (max.)	Set at Site Plan		n/a	90% max.
Lot Dimensions (min.)				
Lot area	n/a	n/a	800 sf.	940 sf. (townhouse) 1,300 sf. (2 over 2)
Lot width at front building line	n/a	n/a	12 ft.	16 ft. (townhouse) 175.76 ft. (2 over 2)
Lot width at front lot line	n/a	n/a	n/a	16 ft. (townhouse) 175.76 ft. (2 over 2)
Frontage on street/ open space	Required			Provided
Building Height (max.)	200 ft.	75 ft.	50 ft.	50-75 ft. max.
Principal Building Setbacks (min.)				
Front setback from public street	Set at Site Plan		5 ft.	5 ft.
Side street setback	Set at Site Plan		5 ft.	3 ft. (CR); 5 ft. (CRN)
Side Setback End Unit	Set at Site Plan		2 ft.	5 ft.
Side setback between lot and site boundary	Set at Site Plan		4 ft.	5 ft.
Side Setback abutting all other zones	Set at Site Plan		n/a	5 ft.
Rear Setback abutting all other zones	Set at Site Plan		10 ft.	4 ft. (CR); 10 ft. (CRN)
Rear setback alley	Set at Site Plan		4 ft.	4 ft.
Rear setback between lot and site boundary	Set at Site Plan		5 ft.	7 ft.
Build-to-Area (BTA)				
Max. front setback	Set at Site Plan		15 ft.	15 ft.
Bldg. in front street BTA	Set at Site Plan		70%	70%
Form				
Massing	Set at Site Plan		12 units per row (max.)	10 units per row
Building Orientation				
Entrance facing street or open space	Required			Provided
Entrance spacing	Set at Site Plan		n/a	24 ft.
Wall Transparency (max.)	Set at Site Plan		35 ft. (front, side/rear)	35 ft.

¹ Sketch/ Preliminary Plan Site Area.

For an optional method development in the CR zone, the Project provides public benefits per Section 59.4.5.4.A.2.a of the County’s Zoning Ordinance. The Project must provide a minimum of 100 public benefit points in at least four public benefit categories. Table 2 shows the Applicant’s proposed public benefits across six categories. The Applicant seeks public benefit points in the categories previously approved in the Sketch Plan for a total of 58 public benefit points in the Phase I Site Plan. The remaining public benefit points will be applied to the future site plan phases. Overall, Planning Staff supports the Applicant’s proposed public benefit categories and points, with the exception of the bicycle share station as noted below.

Table 2: Public Benefit Points for Phase I

Public Benefit	Max Pts. Allowed	Incentive Density Points Proposed by Applicant		
		Phase I	Future Site Plan(s)	Total Points
59.4.7.3.A: Major Public Facility				
Central Public Park	70	12	---	12
Bicycle Share <i>(see footnotes)</i>	n/a	5	---	5
School & Park Contribution	70	12.25	12.75	25
59.4.7.3.B: Transit Proximity				
Partial Site within ½ mile of Level 2 Transit Station	20 (1/2 mi.); 15 (1/2- 1 mi.)	19.43	7.27	26.70
59.4.7.3.C: Connectivity/Mobility				
Advanced Dedication - Stonehenge Pl. Extension	30	2.33	---	2.33
Through-Block Connection	20	---	10	10
59.4.7.3.D: Diversity of Uses and Activities				
Affordable housing - 15% MPDUs	n/a	5.89	24.11	30
59.4.7.3.E: Quality of Building and Site Design				
Structured Parking	20	---	10.94	10.94
59.4.7.3.F: Protection and Enhancement of the Natural Environment				
Building Lot Termination (BLTs) - Off-Site	30	1.09	13.12	14.21
Cool Roof	10	---	5	5
Energy Conservation & Generation (on high rise building)	30	---	5	5
Vegetated Roof (on high rise building)	15	---	7.5	7.5
Total Points Proposed by Applicant*		57.99	95.69	153.68
Total Points Supported & Recommended by Staff**		52.99	95.69	153.68

**Future points to be verified at the time of future site plan(s) approval.*

***Based on the deduction of 5 pts. from the Applicant's removal of the previously proposed bike share station.*

Major Public Facility

Central Park, master plan recommendation: The Applicant requests 12 points for the construction of the Central Park which is the main gateway and open space feature of the Project and will be delivered with the first phase of the development (Subject Application). As previously noted, this park will be privately owned with public access.

Bicycle Share Station: The Applicant previously requested 5 public benefit points for a bike share station. However, the bicycle share station was removed and replaced with a bicycle corral which is not eligible for points. Therefore, Staff does not recommend granting points in this category.

School and Park Contribution: The Sector Plan recommends that “every development application should be thoroughly evaluated for a potential school site.” The Applicant requests up to 25 points for making a proportional financial contribution towards a school or a park within the Sector Plan area that totals \$427,603.60 for the entire build-out from all phases and \$209,525.76 for Phase I. Phase I of the Project will generate 49% of the total elementary students, therefore Phase I points are based on the following calculation:

$$\frac{(25 \text{ total points requested for all phases}) \times (49\% \text{ of the total elementary students in Phase I})}{25 \text{ points} \times 49\%} = 12.25 \text{ pts. for Phase I}$$

The following is Applicant’s calculation of the school/park contribution. Staff recommended a payment based upon \$0.80 per square foot of optional method density used in the project, per previous conclusions from M-NCPPC’s consultant. The Subject Property is split zoned CR and CRN. The Zoning Ordinance allows an optional method of development within the CR zone only. Therefore, optional method density is only associated with the redevelopment on the CR zoned portion of the Subject Property.

The amount of optional method density is summarized in the following table below based on density above standard method, subtracting MPDU density, and spreading that figure across the development by percentage of student generation rate and unit type.

Gross tract area of CR zoned portion of subject property	584,585 sq. ft.
Density proposed on CR zoned portion of subject property	934,465 sq. ft.
Amount of density allowed on CR zoned portion of subject property under the standard method of development (0.5 FAR)	292,292.5 sq. ft.
Amount of optional method density (e.g., density above standard method of development)	642,172.5 sq. ft.

The redevelopment of the CR zoned portion of the Subject Property proposes 15% MPDUs as follows: 90 multifamily high rise MPDUs (900 sq. ft. per unit), seventeen (17) 2 over 2 MPDUs (1,484 sq. ft. per unit), and 1 townhouse MPDU (1,440 sq. ft.). Therefore, the density associated with the MPDUs has been deducted from the above density proposed resulting in the following calculation for the school contribution:

Amount of square footage associated with MPDUs on the CR zoned portion of the subject property	[900 sq. ft. x 90 units] + [1,484 sq. ft. x 17 units] + [1,440 sq. ft. x 1 unit] = 107,668 sq. ft.
Amount of optional method density less MPDU square footage	642,172.5 sq. ft. – 107,668 sq. ft. = 534,504.5 sq. ft.
Amount of proportional school financial contribution	534,504.5 sq. ft. x \$0.80/sq. ft. = \$427,603.60

Transit Proximity

The Applicant requests a total of 26.7 points for the Property’s proximity to transit. Approximately 67% of the tract area is within 1/2 mile of the White Flint Metrorail Station, of which 20.1 points are sought. The remaining 33% of the property, west of Stonehenge Place is beyond the 1/2-mile buffer from the station. For the remaining portion, the Applicant requests 6.6 points. A total of 19.43 points is requested for Phase I with the remaining 7.27 points in future phases. Phase I Points are based on the following:

$$\begin{aligned} & \frac{(\text{tract area within proximity range 1} / \text{total tract area}) \times (\text{points for range})}{(\text{tract area within proximity range 2} / \text{total tract area}) \times (\text{points for range})} + \\ & (7.12 \text{ ac.} / 16.64 \text{ ac.}) \times 30 = 12.83 + (5.49 \text{ ac.} / 16.64 \text{ ac.}) \times 20 \\ & = 12.83 + 6.6 = 19.43 \text{ pts. in Phase I} \end{aligned}$$

Connectivity and Mobility

Advanced Dedication: The Applicant requests 2.33 points ((12,702 sf./544,648 sf.) x 100) for the advance dedication of the proposed extension of Stonehenge Place. The points are based on the following calculation:

$$\begin{aligned} & \frac{(\text{dedicated land area})}{(\text{net lot after dedication})} \text{ or} \\ & ((12,702 \text{ sf.} / 544,648 \text{ sf.}) \times 100) = 2.33 \text{ pts.} \end{aligned}$$

Through-block Connections: The Applicant requests 10 points out of a maximum of 20 points allowed, for a through-block connection which is associated with the eastern portion of the Subject Property for the high-density dwellings, where the non-motorized connection leads to a publicly accessible parking facility. Points for this dedication are anticipated in a future Phase.

Diversity of Uses and Activities

Moderately Priced Dwelling Units: The Applicant seeks 30 points for providing 15% MPDUs (15%=122 MPDUs/813 units in all project phases). While 15% MPDUs is required, projects in the C/R and Employment zones are permitted to earn public benefit points for providing more than 12.5%. Twelve (12) points are allowed for every percentage point over the required 12.5% MPDUs as demonstrated in the calculation below:

$$\begin{aligned} & (\% \text{ MPDUs provided}) - (\% \text{ MPDUs required}) \times 12 \text{ or} \\ & (15\% - 12.5\%) \times 12 = 30 \text{ pts. for all project phases} \end{aligned}$$

A total of 5.89 points for 22 MPDUs in Phase I are based on the following calculation:

$$\begin{aligned} & \frac{(\text{total points requested}) \times ((\text{MPDUs provided in Phase I}) / (\text{MPDUs required for all phases}))}{30 \text{ pts.} \times (22/112)} = 5.89 \text{ pts. for Phase I} \end{aligned}$$

Quality of Building and Site Design

Structured Parking: Structured parking may be granted incentive density points on a sliding scale, based on the percentage of above-ground parking multiplied by 10 points plus the percentage of a below-grade parking structure multiplied by 20 points. The Applicant requests 10.94 points based on a preliminary total of 260 below grade spaces for providing underground structured parking. The final below grade parking spaces will be reviewed and determined when the relevant future Site Plan(s) are submitted. The Subject Application does not include structured parking and total points in this category will be finalized and approved at the time of the future Site Plan(s).

$$\begin{aligned} & ((\text{Above-grade spaces} / \text{Total spaces}) \times 10) + \\ & ((\text{Below-grade spaces anticipated in future phases} / \text{Total spaces}) \times 20) \text{ or} \\ & (550/810) \times 10 = 6.8 \text{ pts.} + (260/810) \times 20 = 3.21 \text{ pts.} \\ & 6.8 \text{ pts} + 3.21 \text{ pts.} = 13.1 \text{ pts.} \end{aligned}$$

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): One BLT, equivalent to 9 points, must be purchased or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5 percent incentive density floor area. The Applicant requests 1.09 points in Phase I out of 14.21 total points for the purchase of approximately 1.579 BLTs based on the following calculation:

$$\begin{aligned} & (7.5\% \times \text{Incentive FAR in Phase I}) = (7.5\% \times 51,026 \text{ sf.} = 3,826.95 \text{ sf.}) \\ & (3,826.95 \text{ sf.} / 31,500 \text{ sf.} = 0.1214) (0.1214 \text{ BLTs required} \times 9 \text{ pts.}) = 1.092 \text{ pts.} \end{aligned}$$

The remaining 13.12 points for the balance of 1.458 BLTs would be provided in future Site Plan phase(s) as follows:

$$\begin{aligned} & (7.5\% \times \text{Incentive FAR in future phases}) = (7.5\% \times 612,251.5 \text{ sf.} = 45,918.86 \text{ sf.}) \\ & (45,918.86 \text{ sf.} / 31,500 \text{ sf.} = 1.45) (1.45 \text{ BLTs required} \times 9 \text{ pts.}) = 13.12 \text{ pts.} \end{aligned}$$

Cool Roof: The Applicant requests five (5) points for the future construction of a roof area that is not covered by a vegetated roof with a minimum solar reflectance index (SRI) based on roof slope.

Energy Conservation and Generation: The Sector Plan prioritizes on-site renewable energy for environmental public benefit points. The Applicant seeks five (5) points to be provided for the future construction of the high-rise buildings.

Vegetated Roof: The Applicant seeks 7.5 points in this category of public benefits to be provided for the future construction of the high-rise buildings.

2. *Division 6.1. Site Access*

The intent of the site access requirements per Section 59.6.1.1 of the County’s Zoning Ordinance is to ensure safe and convenient vehicular, bicycle, and pedestrian circulation within and between lots on the same block face and to reduce traffic congestion. However, the requirement applies only to a proposed apartment, multi-use, or general building type. Future Site Plans (s) for the remaining multi-family buildings on the Wilgus Property must comply with site access requirements.

3. *Division 6.2. Parking, Queuing, and Loading*

Vehicular Parking

The intent of the vehicle and bicycle parking, queuing, and loading requirements is to ensure that adequate parking is provided in a safe and efficient manner. The Subject Application will meet the on-site parking requirement of 2.0 vehicle spaces for each new dwelling unit, while also providing additional on-street parking along proposed Stonehenge Place Extension, Street A, Street B, Street C, and Street D. A total of 337 spaces will be delivered in Phase I as shown in Table 3. The combined off-street and on-street proposed parking provided is appropriate for the nature of the use and intensity and is easily accessible from the various roadways. Residential uses are not required to provide designated areas for queuing and loading; however, the design of the project can facilitate the safe

unloading of small delivery trucks that can be anticipated for neighborhood deliveries. Also, the proposed on-street parking will allow for additional visitor parking for proposed residential units and the two parks and will aid in traffic calming to make the neighborhood more pedestrian-friendly and walkable.

Table 3: Proposed Parking

	Required	Proposed Phase I
Vehicular Parking		
<i>Townhouses & 2-over-2's (2 per unit)</i>	282 spaces	282 spaces
<i>On-street public spaces</i>	n/a	18 spaces
<i>HOA overflow parking</i>	n/a	37 spaces
Bicycle Parking		
<i>Short-term use (2-over-2's)</i>	12 spaces	34 spaces within garages
<i>Long-term use</i>	24 spaces/bike racks	24 spaces/bike racks

Bicycle Parking

The Site Plan is subject to Section 59.6.2.4.C and Section 59.6.2.6. of the County’s Zoning Ordinance for long-term and short-term bicycle parking. The Phase I Property requires at least 12 long-term bicycle parking spaces for the 34 two-over-twos, of which garage parking in all 34 units will be capable of bicycle storage. A total of 24 short-term bicycle parking spaces are required and 20 bicycle racks are proposed at the Central Park and four (4) bicycle racks are proposed at the Western Park. Future Site Plan(s) must include required bicycle parking for the proposed mid-rise and high-rise multi-family buildings (100-space maximum requirement is applied to each separate building).

Loading

Off-street loading is not required for the 34 multi-unit dwelling units Per Section 59.6.2.8.B.1 of the County’s Zoning Ordinance. Loading for the Project is proposed to occur in association with the future construction of the high-rise and mid-rise buildings with retail uses. Trucks must back into proposed Parking Garage C (the easternmost multi-family building on Montrose Parkway) from proposed Street C. Street C will be dedicated as a public right-of-way. However, backing movements along public streets are not acceptable. Therefore, the Preliminary Plan required the Applicant at Site Plan to enter into a loading management plan governing the times of day trucks can enter the Site and associated operational safety requirements.

4. *Division 6.3. Open Space and Recreation*

The Applicant is providing Public Open Space based on requirements for building types within CR and CRN zones. Per Section 59.6.3.1 of the Zoning Code, open space must provide adequate light, air, circulation, and recreation and encourages preservation and enhancement of natural resources, including improvement of water and air quality. The Site Plan will provide two public open spaces known as the Central Park and Western Park which will feature new trees that yield environmental benefits and new amenities for active and passive activities. Public access points are provided to both open space areas that are visible from abutting public roads and include landscaping and lighting.

Section 59.6.3.9 of the Zoning Ordinance requires that any building containing 20 or more dwelling units offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. The proposed recreation facilities meet the requirements of the Recreation Guidelines according to the Recreation Facilities Data table provided with the Application. The Applicant is providing an adequate supply of facilities including lawn areas, seating, and interactive music elements in addition to the other facilities listed in the recreation tables below.

Table 4: Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Pedestrian Connection - Trail System	1	0%	2.04	6.27	3.49	12.13	14.16	1.45
Bikeways	1	0%	1.02	3.14	3.49	12.13	14.16	1.45
Open Grass Area Lawn - Small (5,000 sf)	1	0%	3	4	9	9	9	3
Open Grass Area Lawn - Large (10,000 sf)	1	0%	6	9	15	20	15	6
Ornamental Garden or Sculpture Garden	1	0%	2	3	3	7	8	5
Community Use Urban Park	1	0%	4	5	8	12	10	8
Picnic/Seating	2	0%	2	2	3	6	6	6
Interactive Outdoor Music and Art	1	0%	5	5	3	2	4	4
Inclusive Adaptive Recreation Elements	1	0%	4	6	6	9	9	9
Terraced Garden Area	1	0%	2	2	2	2	2	2
Bicycle Support Station	1	0%	0	0	3	3	3	3
Total Onsite Supply Points=			31.06	45.41	58.98	94.26	94.32	48.90

Table 5: Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	20.42	7.15	31.06	38.21	Adequate
Children	31.36	10.98	45.41	56.39	Adequate
Teens	23.24	8.13	58.98	67.11	Adequate
Young Adults	80.85	28.30	94.26	122.56	Adequate
Adults	94.43	33.05	94.32	127.37	Adequate
Seniors	14.49	5.07	48.90	53.97	Adequate

5. *Division 6.4 General Landscaping and Outdoor Lighting*

Division 6.4 of Chapter 59 of the Zoning Code provides minimum standards for quantity, size, location, and installation of landscaping and outdoor lighting on private property. These standards intend to preserve property values, preserve and strengthen the character of communities, and improve water and air quality. The proposed landscaping and lighting satisfy all applicable design guidelines and streetscape standards. All proposed trees and plant materials meet the minimum required caliper and height at the time of planting, and some of the site landscaping contributes to stormwater management measures (where approved by DPS). The proposed light fixtures along Stonehenge Place Extended and Street C will be located within the public rights-of-way. The Subject Application will retain existing light poles along Montrose Parkway. Following design requirements for lighting, the shielded light fixtures are appropriately spaced and oriented away from the residential uses to reduce light glare. Overall, the proposed Phase I Site Plan meets the intent of these general development requirements and will not have adverse impacts on the existing community character but will rather enhance safety on various public and private roads within the Site.

a. *satisfies the applicable requirements of:*

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

The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated May 5, 2021 (SM File No. 285667). Stormwater management will be implemented through an environmental site design (ESD) plan that includes micro-bioretenion areas, bioswales, micro-bioretenion planter boxes, permeable pavement, and modular wetland systems.

ii. Chapter 22A, Forest Conservation

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved for this site on July 9, 2018. The site contains no streams or their buffers, regulated wetlands, steep slopes, 100-year floodplains, or known habitats of rare, threatened, and endangered species. The property drains to the Cabin John watershed, which is not in a Special Protection Area or Primary Management Area.

Previous Preliminary Forest Conservation Plan and Variance Approval

A Preliminary Forest Conservation Plan (PFCP) and tree variance were approved as a part of the review and approval of Preliminary Plan No. 120200140. The net tract area for the PFCP is 15.21 acres. There are 11.30 acres of forest, all of which will be cleared. This results in a reforestation requirement of 8.15 acres. A variance request for the removal of specimen trees was also approved with the PFCP.

Final Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) has been filed for approval with this Site Plan. The FFCP is in substantial conformance with the previously approved PFCP. The Applicant will fulfill the required 8.15 acres of reforestation mitigation through the purchase of off-site banking credits equaling 8.15 acres of new forest planting, or 16.3 acres of existing forest preservation.

Noise

The Applicant submitted a noise study for the Project on December 21, 2020. The noise analysis shows that the facades of some of the dwelling units along Montrose Parkway and Montrose Road, as well as some units facing East Jefferson Street, and some interior units near the roads, will be subject to Day-Night Average Sound Levels greater than the county standard of 65 db. These units will need to be constructed using materials that keep interior sound levels below the county interior noise standard of 45 dBA Ldn.

The noise study also shows that exterior noise levels will exceed the county standard of 65 dBA Ldn in all of the western park area, and in a portion of the eastern park. The study indicates that achieving exterior sound levels below 65 dBA Ldn for the western park would require the construction of a sound wall 9 feet high along Montrose Road and 8 feet high along East Jefferson Street. Achieving the county standard in all of the eastern park would require the construction of a sound wall 7 feet high along Montrose Parkway. These structures would wall off the park areas from the surrounding community and defeat the purpose of providing accessible community open space. The Applicant has submitted a letter requesting a waiver from the 65 dBA Ldn standard for the park areas per the provisions of Section 2.2.2 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development*. Staff supports the approval of this waiver request.

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

Vehicular Access and Circulation

Proposed vehicular access points for the dwelling units are provided on driveways which are paired with a new set of alleys and roadways. As previously noted, the final roadway layout for the proposed homes aims to provide efficient access to existing roads, maximize public open areas and create adequate separation between existing residences in the area. The minimum required parking for each proposed townhouse and two-over-two townhouses will be provided on each lot via a garage. The garages are intended to provide adequate parking without dominating the streetscape. By way of the extension of

Stonehenge Place and several new private and public roads and alleys, the proposed development will improve connectivity and access points into surrounding developments.

Pedestrian and Bike Access and Circulation

Currently, there are no pedestrian accommodations along the existing section of Stonehenge Place. The proposed Site Plan will provide five-foot-wide public sidewalks along the proposed Stonehenge Place Extension and the four other new roadways (Streets A, B, C, and D). In accordance with the MCDOT standards, all new sidewalks must connect to existing sidewalks. Accordingly, the new sidewalks will connect to existing sidewalks along the surrounding major roads. In addition to new sidewalks, the pedestrian experience within the Site will be further enhanced due to streetscape improvements which include pedestrian-scale lighting, landscaping, and street trees. The proposed Site Plan also includes ADA curb ramps and new crosswalks. The provision of adequate sidewalks and crosswalks will assist in facilitating access to bus service, public open spaces within the Subject Site, and other nearby community amenities. To further develop a non-automobile-oriented street design, the Applicant is also required to provide flush pedestrian and bicycle facilities over the Montrose Road driveway as well as hold the Montrose Parkway breezeway flush over all intersections unless an intersection requires signalization.

The 2018 *White Flint 2 Sector Plan* proposes a shared-use path along Montrose Road (LB-1), a separated bike lane is proposed for Towne Road (LB-11), and either a standard bike lane or separated bike lane is proposed for East Jefferson Street (LB-4). Currently, Montrose Parkway (SP-50) has an existing 10-foot-wide shared-use path along the southern portion of the Wilgus Property. As conditioned by the Preliminary Plan, future Site Plan phases will deliver a twelve-foot-wide shared use path along Montrose Parkway and the two-way bicycle lanes on Towne Road. While the Applicant will provide a six-foot-wide sidewalk, the recommended bicycle lanes for East Jefferson Street will be constructed by others in the future using the Applicant's fee-in-lieu payment.

Overall, the proposed Phase I Site Plan complies with the Preliminary Plan for pedestrian and bicycle facilities as follows:

- Provides streetscape details that enhance pedestrian safety and walkability for all major roads surrounding the Subject Property.
- Ensures that all internal pedestrian connections are ADA compliant.
- Provides the required number and type of bicycle parking spaces.
- Provides the recommended bike-sharing station at the southern edge of the Central Park.
- Provides the recommended bicycle facilities and a fee-in-lieu payment for future facility construction as conditioned.

Transit

The furthest point of the Subject Property is located just under one mile from the Washington Metropolitan Area Transit Authority's (WMATA) White Flint Metrorail Station. Ride On Bus service is also conveniently located adjacent to the Site with stops serving the 5, 26, 42, and 81 lines. The Ride On 5 line provides service between Twinbrook and Silver Spring; the Ride On 26 line provides service between Glenmont Station and Montgomery Mall; the 42 line provides service between White Flint Station and Montgomery Mall; and the 81 line provides service between Rockville Station and White Flint via Wootton Parkway and Montrose Road. There are no specific transit recommendations from the Sector Plan; however, the Property provides sidewalks and bicycle facilities which makes the various existing transit services more accessible.

Open Space

The placement of the proposed residential units provides for two functional public open spaces that are well landscaped and total nearly one (1) acre in Phase I. Site amenities such as benches and play equipment are included within the public open space areas which are centrally located and accessible to the broader surrounding community. Therefore, opportunities for passive and active recreation can occur throughout the Property. Other site amenities will enhance the streetscape along the Subject Property's frontage with sidewalks, pedestrian scale lighting, landscaping, and street trees. The proposed lighting within the Central and Western Parks will limit the necessary light levels to streets and sidewalks and will prevent light spillover to lead walks that connect to adjacent residences.

Building Massing and Architecture

In keeping with the surrounding neighborhood, architectural plans for the Subject Property address key residential building features such as garage placement, building fenestration, and lead walks. This residential infill development provides pedestrian-friendly streets where the proposed townhouses and two-over-two townhouses have rear-loaded garages which maximize the presence of the homes from the sidewalks. The main entrances for the proposed townhouses and two-over-two units will front on streets or open spaces with lead walks to sidewalks and shared use paths to support non-motorized activity. Also, per Section 59.4.5.4.B.4 the Plan provides less than the maximum of 12 townhouse units permitted in a single row.

According to the Applicant, the proposed contemporary Brownstone architectural style has references to the nearby Pike and Rose mixed-use neighborhood by incorporating large amounts of glazing in a consistent rhythm, panel features, and Juliet balconies. The proposed color scheme complements the reds, dark greys, and earthy browns of Pike and Rose. All end unit elevations for the proposed residential dwellings that face rights-of-ways or a park have been treated with additional masonry and ample fenestration. Additionally, the eight (8) townhomes that abut the existing Cherington Townhouses have been treated with upgraded architectural detailing and materials to enhance their viewshed alongside the landscape buffer per the community's request.

Thus, with the conditions of approval, the Phase I Site Plan provides safe, well-integrated parking, vehicular and pedestrian circulation patterns, open spaces, site amenities and building massing/architecture.

substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The 2018 *White Flint 2 Sector Plan* identified the Wilgus Property, inclusive of the Subject Application, and indicated that "undeveloped portions of the Wilgus property have the greatest potential for new development. Redevelopment in this area would serve as an important link between the Executive Boulevard District and the Pike and Rose development" (p.37). The Sector Plan envisions the Wilgus properties contributing to a walkable, pedestrian-friendly environment.

The Sector Plan also notes that the "land use and zoning recommendations for the Wilgus property 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. At least 1.25 acres of open space should be provided in the Wilgus property when it is developed, either on the area south of the existing townhouses and/or as a neighborhood green on the central or eastern portion of the Wilgus property. If the area south of the Cherington townhouses is developed with residential units, there should be appropriate transitions between the two communities, including

landscaping”. The Application is compatible with the abutting residential use because the proposed townhouses will face the existing townhouses and provide a 20’ landscaped buffer.

Density and Building Height

The Subject Application density and building heights are consistent with the Sector Plan’s recommendations. Proposed residential townhouses west of Stonehenge Place are within the 50-foot height limit and residential townhouses and two-over-twos within the middle segment of the Site are within the 75-foot height limit. The Project’s overall density is within the Sector Plan’s density recommendations.

Design and Connectivity

The Sector Plan’s design and connectivity recommendations for the Wilgus Property are to:

- Establish a pattern of short blocks and internal streets to promote walkability.
- Locate maximum building heights at the eastern end of the Property along Towne Road.
- Reduce building heights toward the existing Cherington townhouse development to establish a compatible relationship with the existing residential development.
- Enhance pedestrian areas along Towne Road to improve pedestrian connectivity between northern and southern districts.
- Extend Stonehenge Place as a public street to connect between Montrose Parkway and Montrose Road.
- Create open spaces, including an area with a minimum of 1.25 acres, for public use that is connected to the overall open space network.
- 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 (p.38).

Overall, the Site Plan achieves these design and connectivity requirements, including providing a total of 1.43 acres of public open space across all phases, including a 0.75-acre Central Park in Phase I. The Central Park and the western open space are linked to the Montrose Parkway. Stonehenge Place Extension and Street C are proposed as public streets and building heights transition from the tallest along Towne Road (under future Site Plan phase(s)) to lower-level townhouses under Phase I, which are primarily adjacent to the existing Cherington townhouses.

Housing

The Sector Plan requires that “15% MPDUs as the highest priority public benefit for all new residential development unless the property is required to dedicate land for a school site or athletic fields that can be used by Montgomery County Public Schools (MCPS) and approximate the size of a local park.” The Applicant is proposing 15 percent MPDUs for the development; therefore, it is consistent with the Sector Plan recommendations for affordable housing. The Applicant proposes that 17 of its required 22 MPDUs for Phase I be comprised of lower-level units of 2-over-2 townhomes with the remaining dispersed through the townhouses.

Master Planned Roadway

The proposed Site Plan adequately addresses the recommendations of four (4) existing and proposed roadways associated with the development.

Montrose Road: The *2018 White Flint 2 Sector Plan* classifies Montrose Road as an 80-foot wide four (4) lane arterial roadway. The *Parking Lots to Places: White Flint 2 and Rock Spring Urban Design Guidelines* recommend an 82’ wide section with a six-foot sidewalk and seven-foot planting strip adjacent to the Site.

In Phase I, the Applicant will provide a six-foot-wide sidewalk with a planting buffer of varied width (no less than seven feet near driveway entries). Additionally, the Applicant will provide a five-foot public utility easement (PUE) adjacent to the Site.

East Jefferson Street: The *White Flint 2 Sector Plan* classifies East Jefferson Street as a four (4) lane 80-foot wide business street; however, the Draft *Parking Lots to Places: White Flint 2 and Rock Spring Urban Design Guidelines* (page 122) recommends that the Site dedicate an additional ten (10) feet of ROW to provide a six (6) foot planting strip separating the bicycle and pedestrian facilities from the roadway, a ten (10) foot bidirectional separated bicycle lane, and a six (6) foot sidewalk. Per the Preliminary Plan Resolution, the Applicant will meet the intent of the Guidelines through a dedication of right-of-way to ensure no less than 25 feet is available between the roadway curb and the Applicant's Property line for the future bicycle and pedestrian facilities. However, since the Applicant's frontage along East Jefferson Street is minimal, the Applicant will pay an in-lieu fee to contribute towards that future construction of the master planned separated bicycle lanes and associated protected intersection.

Towne Road: The 2018 *White Flint 2 Sector Plan* classifies Towne Road as a four (4) lane divided major highway with a 120' width (exclusive of turn lanes). Currently, the portion of Towne Road adjacent to the Site is seven (7) lanes wide, including turn lanes. The Draft *Parking Lots to Places: White Flint 2 and Rock Spring Urban Design Guidelines* do not include the segment directly adjacent to the Site, likely due to constraints by capacity needs. However, as conditioned by the Preliminary Plan, the Applicant will provide (from the curb to Property line) a six-foot landscaped tree panel, a ten-foot two-way separated bike lane facility, and a sidewalk no less than six feet. The separated bike lanes will be depressed between the landscaping and sidewalk with a 2"-3" curb reveal. Additionally, the Applicant will provide a protected intersection where the separated bicycle lanes meet the sidepath on Montrose Parkway.

Stonehenge Place Extension (to be renamed under a separate approval process): The 2018 *White Flint 2 Sector Plan* classifies the existing north-south segment of Stonehenge Place and its associated extension as a 60-foot business street. The existing right-of-way is approximately 70 feet wide, and the Applicant will maintain the dimensions of the roadway through the proposed extension to be delivered in the Phase I Project.

Master Planned Bikeway

The approved and adopted 2018 *Bicycle Master Plan* recommended several bicycle facilities along the Property's frontage that will connect to other facilities in the vicinity for recreational and utilitarian use. Thus, the Proposed Phase I Site Plan addresses all recommendations and requirements to be constructed with the Subject Property.

Therefore, with the conditions above, the proposed Site Plan is in substantial conformance with the 2018 *White Flint 2 Sector Plan*.

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.

As stated in the approved Preliminary Plan No. 120200140, the Project will be served by adequate public facilities (APF), including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. The APF validity period was previously approved for ten years and expires in 2030.

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

Not applicable.

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. As previously noted, the Phase I Property abuts the existing Cherington Townhouses which are located at the intersection of Montrose Road and E. Jefferson Street and to the north of 64 of the proposed new townhouses. As confirmed in the approved Sketch and Preliminary Plans, the proposed Site Plan continues to provide compatibility with neighboring properties. The Phase I Project conforms with height recommendations by locating the maximum building heights at the eastern end of the Subject Property along Towne Road and includes townhouse units and two two-over-two units with building heights significantly less than what is permitted by the zone. There's also a reduced building height toward the existing Cherington townhouse development to establish a compatible relationship with the existing residential development.

The proposed layout of the 64 townhouses establishes a compatible relationship with existing Cherington townhouses. In particular, the current arrangement of the 16 townhouse lots closest to the Cherington townhomes was rotated west to east so that the side facade only of a few units are exposed to the north, which addresses privacy needs and concerns. These townhomes have access to proposed Private Street B, of which a significant length of this roadway shifted south toward Montrose Parkway to create a greater degree of separation between the roadway and the Cherington townhouses. Additionally, the Project and Cherington will be separated by a proposed 20-foot-wide vegetated buffer and the installation of a six-and-a-half-foot tall composite material fence along the length of the vegetated buffer.

Finally, compatibility will be achieved via multi-modal connections between the Phase I Property, future development phases, and existing adjacent development. The proposed streets will create new north/south connections (Stonehenge Place Extension and Public Street C) and new east/west connections (Private Street B and Private Street A) and include sidewalks. Under future Site Plan phase(s), Private Street A will continue west from its current terminus under Phase I and lead to a new through-block connection that will allow access to new high-rise buildings, the East Urban Plaza, and the nearby Pike and Rose community across Towne Road.

SECTION 6: CONCLUSION

This Application meets all the applicable requirements established in the Montgomery County Code, Chapter 59, Montgomery County Zoning Ordinance and Chapter 22A, Forest Conservation Law, and substantially conforms with the recommendations of the applicable Sector Plan. This Application has been reviewed by other applicable County agencies, all of which have recommended approval of the application with conditions. Staff recommends approval of this Site Plan No. 820210080 with the conditions listed at the beginning of the Staff Report.

Attachments:

- A. Previous Approvals
- B. Final Forest Conservation Plan and Variance Request
- C. Agency Letters
- D. Extension request
- E. Public Comments