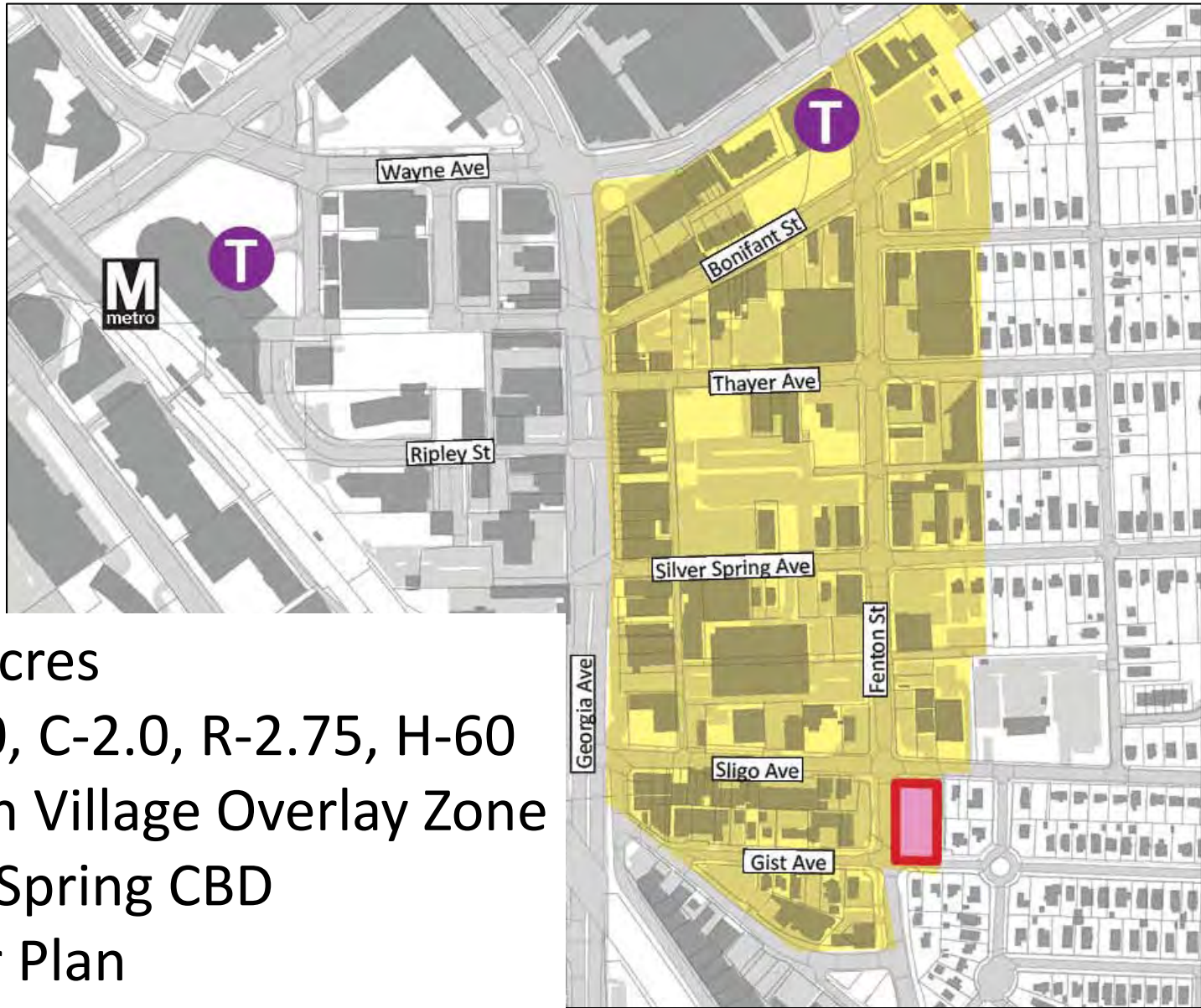
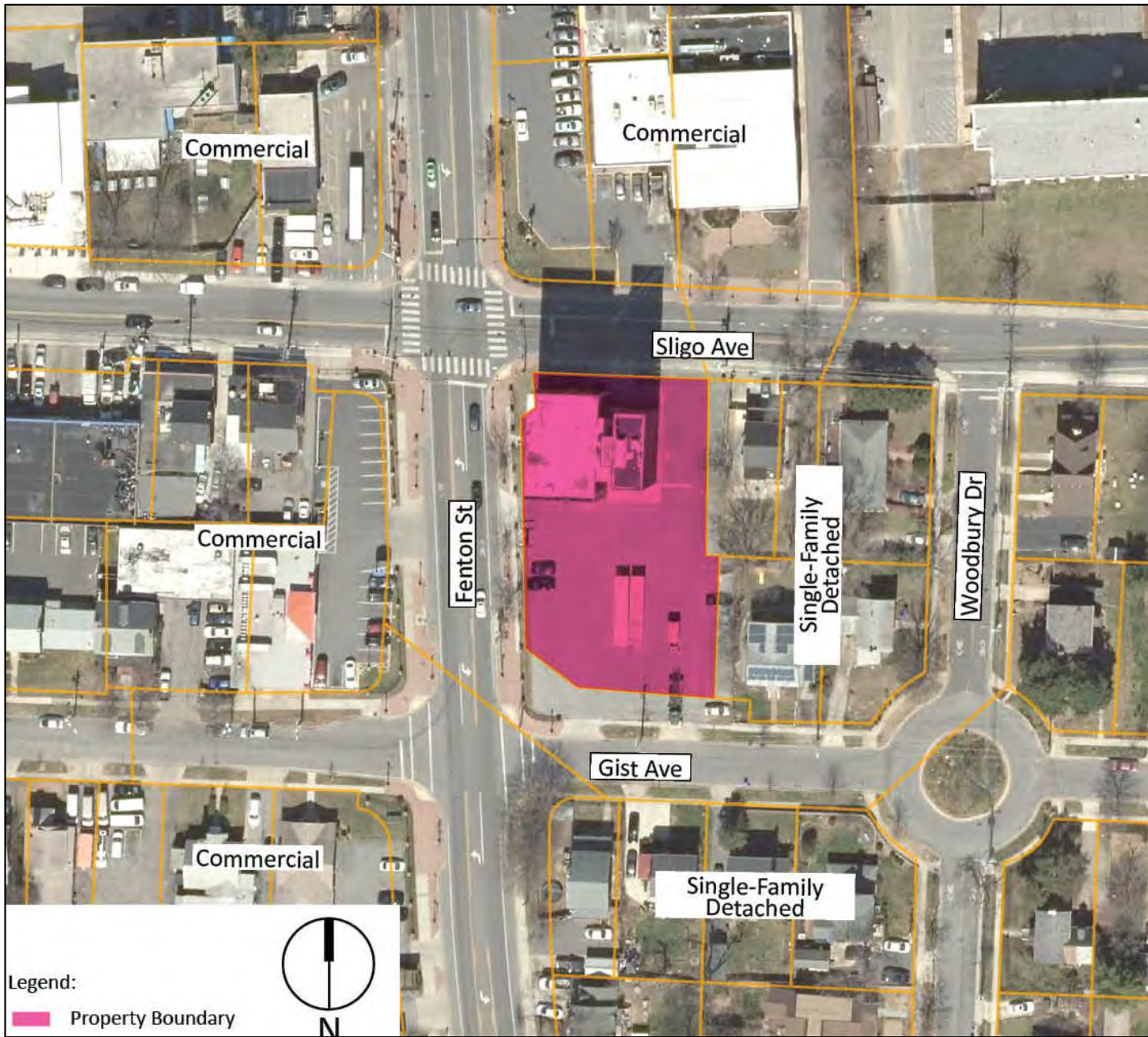


850 Sligo Avenue

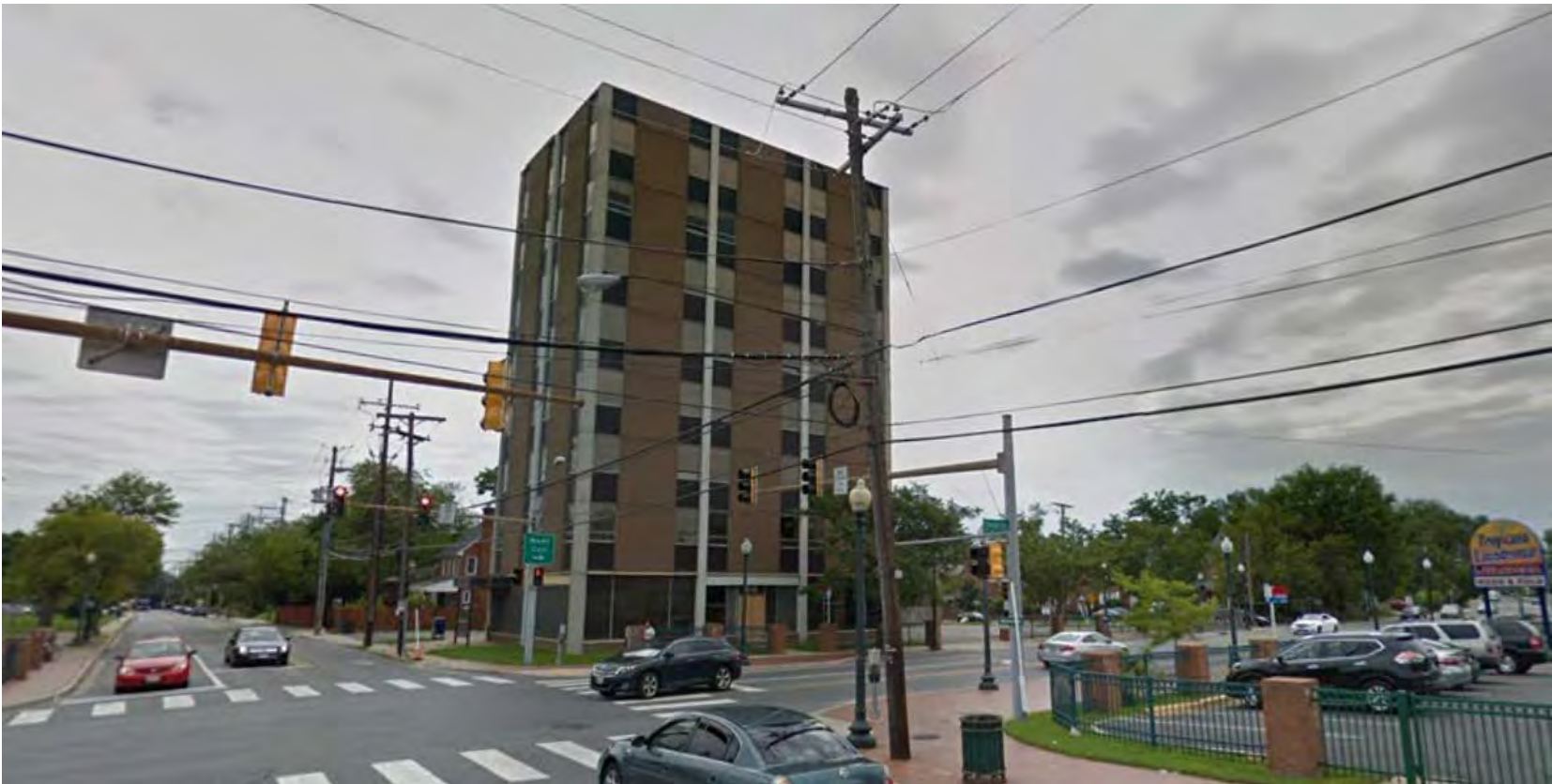
Sketch Plan 320180090



- 0.46 acres
- CR-3.0, C-2.0, R-2.75, H-60
- Fenton Village Overlay Zone
- Silver Spring CBD Sector Plan

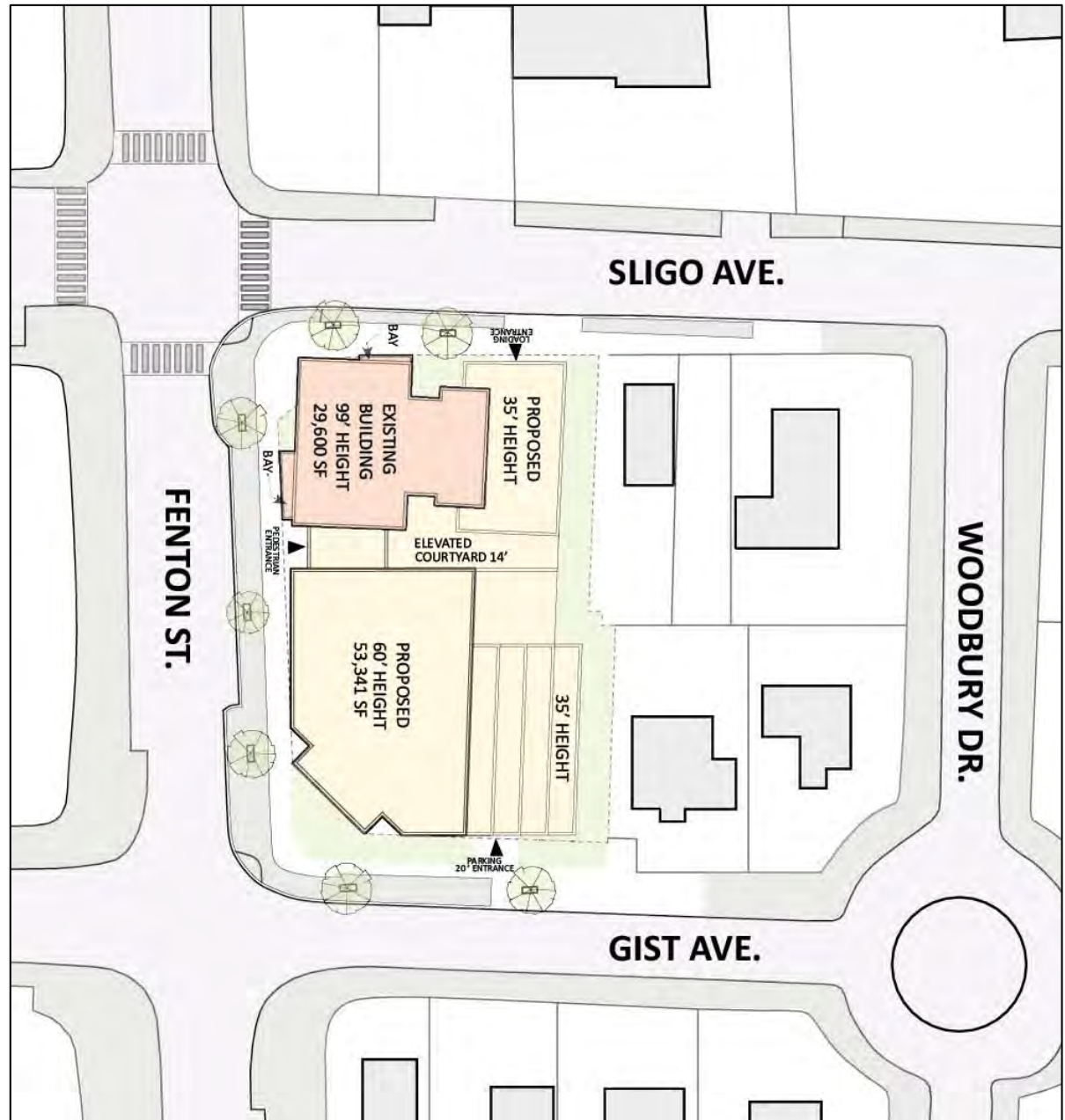






- existing building is a grandfathered structure
- adapted to residential use, w/o expansion
- density included in max. development of site
- height exceeds zone, but is conforming per code

- 82,941 sf.
- 76,029 sf. residential
- 12.5% MPDUs
- 6,912 sf. non-residential
- adaptive reuse
- 5% public open space
- streetscape
- access



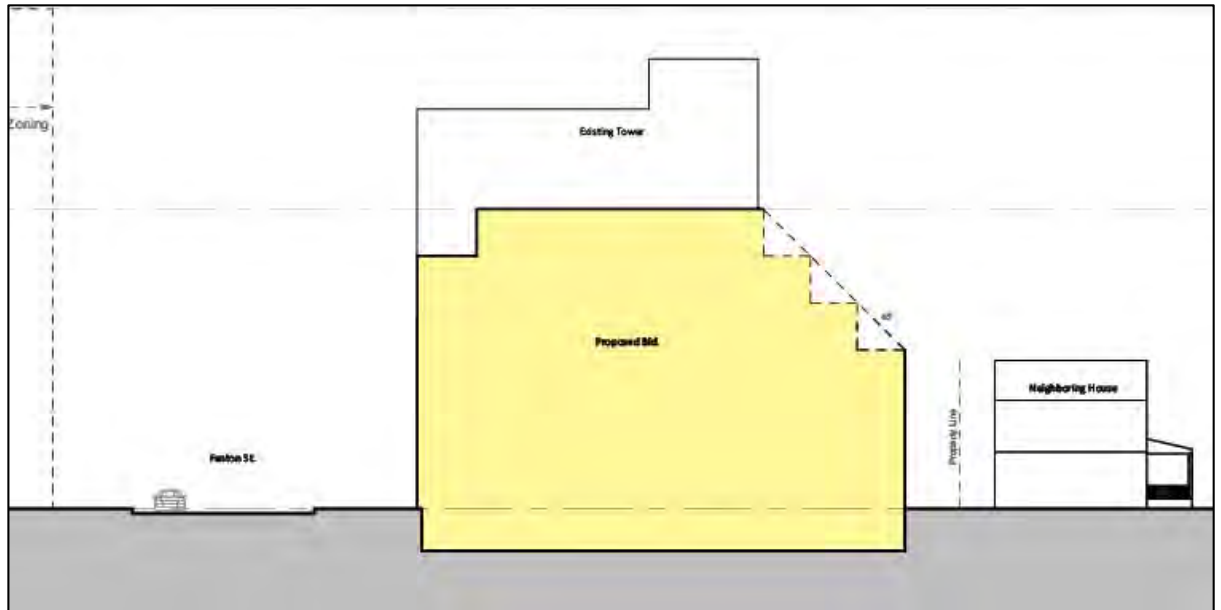
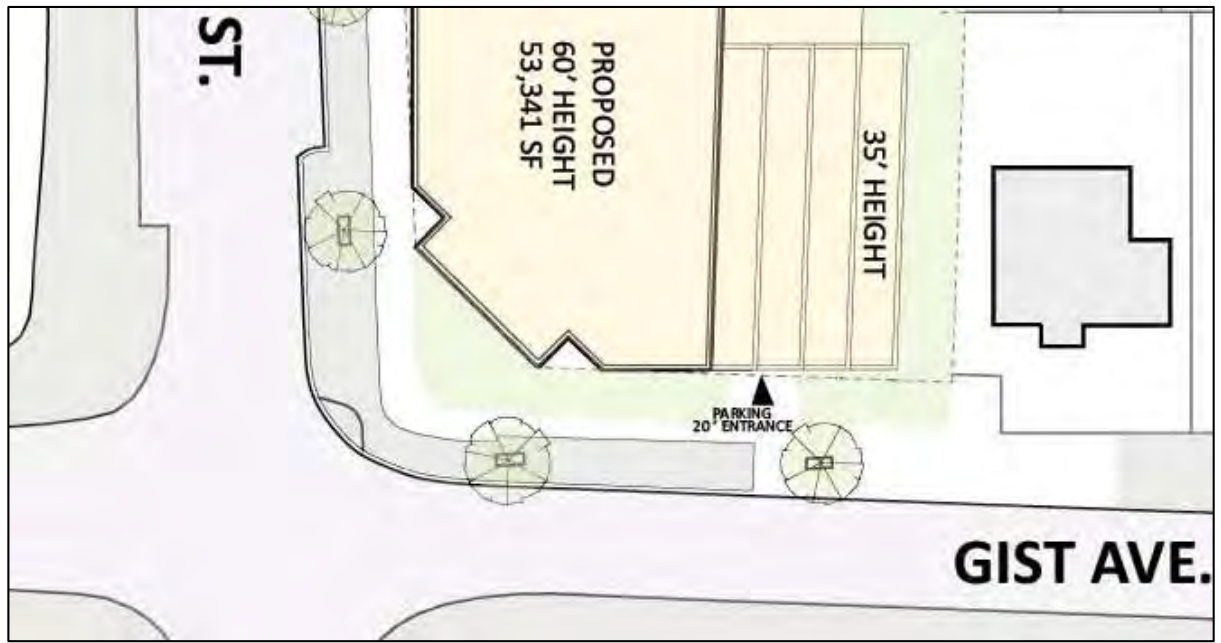
Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Recommended
59.4.7.3B: Transit Proximity			
¼ to ½ Mile from Transit	50	20	20
59.4.7.3C: Connectivity and Mobility			
Minimum Parking	10	10	10
59.4.7.3E: Quality of Building and Site Design			
Architectural Elevations	20	10	10
Exceptional Design	10	5	5
Structured Parking	20	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment			
BLTs	30	1.84	1.84
Cool Roof	10	10	10
Building Reuse			
Building Reuse	100	35.7	35.7
TOTAL	250.0	112.5	112.5

Outreach and Input

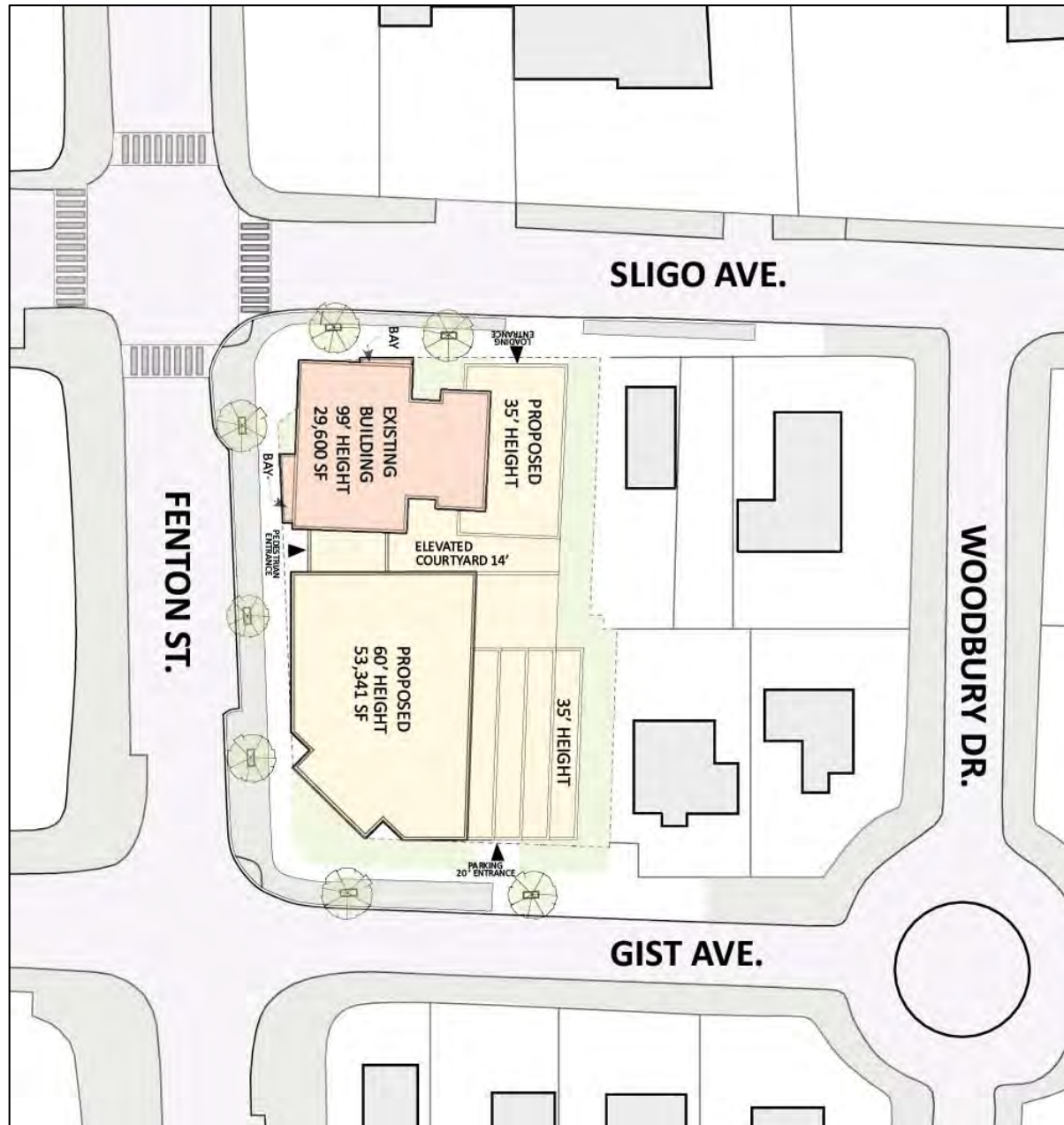
- applicant has met all noticing requirements
- applicant has met with Community
- issues raised via correspondence
 - compatibility & design
 - circulation & traffic
 - construction impacts
- addressed via conditions for review at Preliminary and Site Plan



Compatibility & Design



Circulation & Traffic



Sketch Plan Findings

- Satisfies the findings under Section 59-4 of the Zoning Ordinance
- Substantially conforms to the recommendations of the 2000 *Silver Spring CBD Sector Plan*



Condition Updates

- Prefatory Recitation: replace “stamped by” with standard ePlans reference
7. Public Open Space, Facilities, and Amenities
The Applicant must provide an area equivalent to five percent of the Site Area as public open space.
 8. Future Coordination for Preliminary and Site Plan
 - b. The Applicant should take steps to activate street frontages including but not limited to having residential and/or retail uses with entrances and/or openings on to the sidewalk;
 - k. Traffic Mitigation Agreement, if required, at the time of Preliminary Plan;



Condition Updates

9. Transportation

The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated March 5, 2018, and does hereby incorporate them as conditions of the Sketch Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT, provided that the amendments do not conflict with other conditions of the Sketch Plan approval.



Staff Recommendation

Approval of the Sketch Plan 320180090 with conditions as enumerated in the staff report and as modified herein.

