



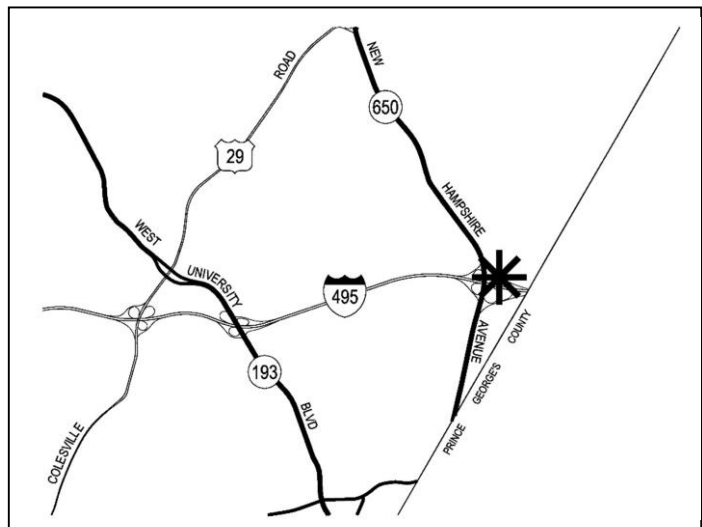
Home2 Suites, Adequate Public Facilities Test No. APF201602

- EA Ed Axler, Planner Coordinator, Area 2 Division, Ed.Axler@montgomeryplanning.org, 301-495-4536
- YA Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- JK Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 04/11/16

Description

- Request for an Adequate Public Facilities determination for a 62,000-square-foot, 100-room hotel on Parcel 23, under County Code Section 8-31(b), Article IV;
- 1.44 acres (62,603 square feet) of recorded parcel, zoned CRT-1.5, C-1.0, R1.0, H-75’;
- Located at 1701-1729 Elton Road, Silver Spring, within the 2014 White Oak Science Gateway Master Plan and the White Oak Policy Area;
- Applicant: Hillandale Hospitality, LLC.;
- Filing Date: February 15, 2016.



Summary

- Staff recommends approval with conditions.
- This review is limited to the Adequate Public Facilities (APF) determination only. The Property is a recorded lot created by a minor subdivision in 1999. A Site Plan is not required because the proposed project will occur under the standard method of development and the Property does not abut or confront residential or agricultural land.

STAFF RECOMMENDATION: Approval subject to the following conditions:

- 1) This APF determination is limited to a 62,000-square-foot hotel with 100 rooms.
- 2) Prior to release of any building permit, the Applicant must make the Transportation Policy Area Review (TPAR) payment to Montgomery County Department of Permitting Services (MCDPS) equal to 50% of the development impact tax. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code based on the net floor area increase between the existing office building and the proposed hotel.
- 3) The Applicant must pay a Local Area Transportation Review (LATR) fee for new additional peak-hour trips generated by the proposed hotel's square footage increase over the existing building, in accordance with *Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area* (Council Resolution 18-107). The amount and timing of the payment will be determined by the MCDPS.
- 4) Prior to release of the Use and Occupancy Certificate, the Applicant must enter into a Traffic Mitigation Agreement with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to participate in the future White Oak Policy Area's Transportation Management Organization (TMO) to assist in achieving the 25% Non-Auto Driver Mode Share (NADMS) goal established by *Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area* (Council Resolution No. 18-107). The Applicant must submit a copy of the application for the Certificate of Use and Occupancy for the hotel to Planning Staff within two business days of the filing of such application with MCDPS.
- 5) The Applicant must upgrade the existing sidewalk along the Property's Elton Road frontage in accordance with the applicable County Road Code standard, if required by MCDPS.
- 6) This APF determination will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.

SITE AND PROJECT DESCRIPTION

The Property is recorded as Parcel 23 on Record Plat No. 21097 (Attachment 1). It is located at 1701-1729 Elton Road on the north side of the Capital Beltway (I-495) exit ramp for northbound New Hampshire Avenue (MD 650), approximately 500 feet east of New Hampshire Avenue (MD 650) (Figure 1). In July 2014, with the adoption of the White Oak Science Gateway Master Plan, the Property was zoned CRT-1.5, C-1.0, R1.0, H-75.

The Applicant has requested an APF determination for the proposed 62,000-square-foot, 100-room hotel under County Code, Article IV, Section 8-31(b), in order to obtain a building permit.

The 62,000-square-foot building will be under 1.0 FAR, and therefore will be developed under the standard method of development pursuant to Section 4.5.3 of the Zoning Ordinance.

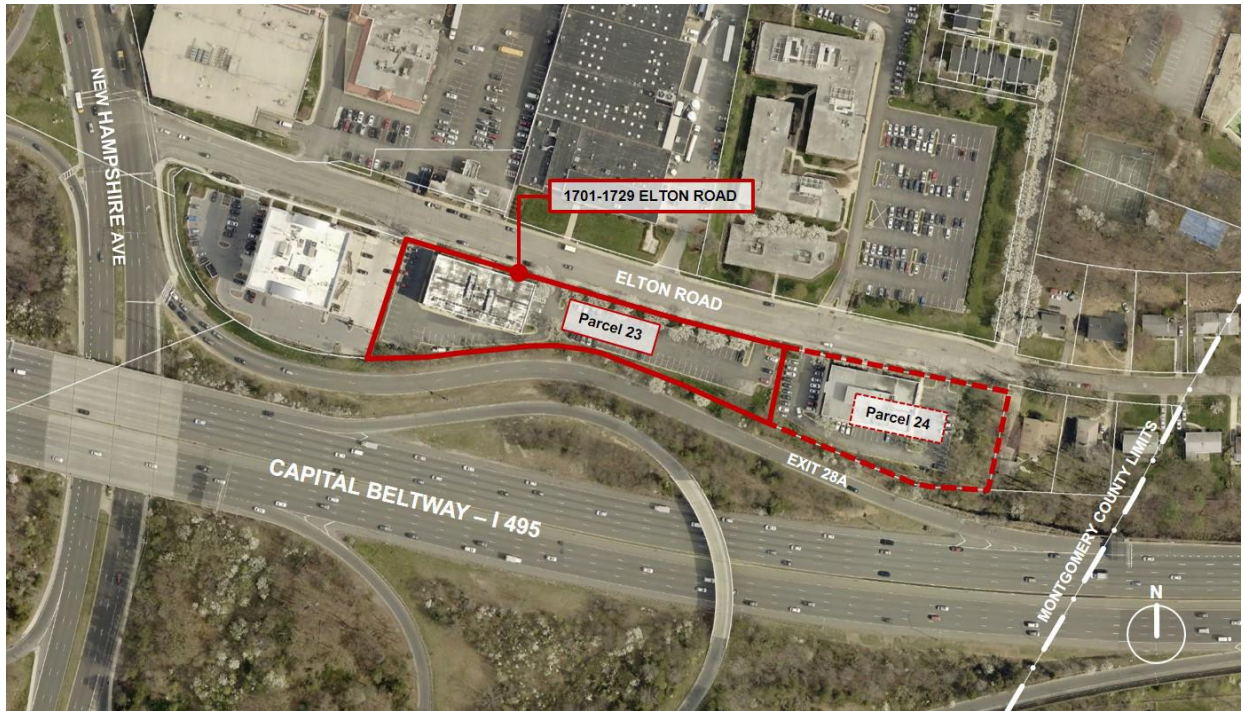


Figure 1: Aerial view of the site

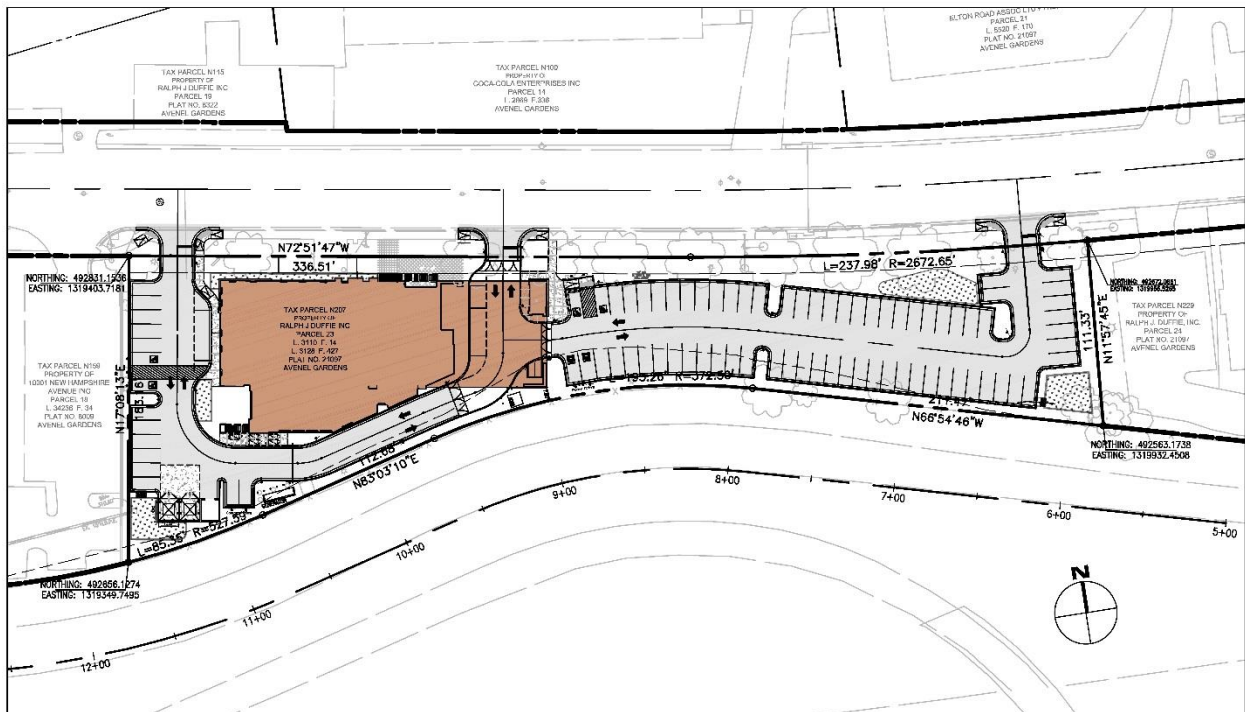


Figure 2: Proposed Development Plan

PRIOR REGULATORY ACTIONS

The most recent Preliminary Plan for the Property, Preliminary Plan No. 1-76021, consolidated earlier subdivided lots into Parcel 20. That preliminary plan was superseded by the minor subdivision record plat in 1999, which created the current record lot, Parcel 23. There are no site plan approvals on this Property.

ANALYSIS AND FINDINGS

The proposed project will be developed under the standard method of development (under 1.0 FAR in CRT zone). Since a hotel is a permitted use in this zone and the Property does not abut or confront residential or agricultural land, it does not require a site plan review (Section 7.3.4A.8). The APF school test is not applicable as the Property will not contain any residential use.

Master-Planned Roadways and Bikeways

The Master Plan designates Elton Road as a two-lane business district street, B-3, with an 80-foot right-of-way between New Hampshire Avenue and Avenel Gardens Lane with no master-planned bikeway. It designates the Capital Beltway (I-495) as an 8-10-lane divided freeway, F-8, with a 300-foot right-of-way and no master-planned bikeway. No right-of-way dedications are needed.

Development Standards

This review is limited to APF determination only. The MCDPS will determine the project's compliance with the applicable development standards of the zone at the time of building permit.

Available Transit Service

There is no transit service along Elton Road. Transit service is available along New Hampshire Avenue approximately 500 feet west of the Property with bus stops at the intersection with Elton Road as follows:

1. Ride On Route 10 operates between the Twinbrook Metrorail Station and the Hillandale Shopping Center with 30-minute headways on weekdays and weekends.
2. Ride On Route 20 operates between the Silver Spring Metrorail Station and the FDA with 30-minute headways on weekdays and weekends.
3. Ride On Route 22 operates between the Glenmont Shopping Center and the Hillandale Shopping Center with 30-minute headways on weekdays only.
4. Ride On Route 24 operates between the Takoma Metrorail Station and the Hillandale Shopping Center with 30-minute headways on weekdays only.
5. Metrobus Route C8 operates between the White Flint Metrorail Station and the College Park-University of Maryland Metrorail Station with 30-minute headways on weekdays and Saturdays.

6. Metrobus Route K6 operates between the White Oak Shopping Center and the Fort Totten Metrorail Station with 30-minute headways on weekdays and weekends

The 2013 *Countywide Transit Corridors Functional Master Plan* for the Bus Rapid Transit (BRT) recommends a BRT station near the Hillandale Shopping Center along New Hampshire Avenue (Corridor No. 5).

Pedestrian Facilities

There is an existing sidewalk with no green panel along the Property's Elton Road frontage. The current sidewalk is sub-standard and must be upgraded to the applicable County Road Code standard, if required by MCDPS.

Bicycle Parking

Under the CRT zone, the Applicant is required to provide a minimum of 1 bicycle parking space for every 10 guest rooms (10 spaces for the proposed 100 rooms). MCDPS will review the bicycle parking.

Vehicular Parking

The proposed hotel footprint displaces some of the existing on-site surface parking spaces. Under the CRT zone, the Applicant is required to provide 84 on-site parking spaces for the proposed hotel in accordance with Section 59.6.2.4.B of the Zoning Ordinance. (The Property is zoned CRT and therefore designated as a Reduced Parking Area per Section 59.1.4.2 of the Zoning Ordinance.) The Applicant proposes providing a total of 85 parking spaces. The eastern and the western existing access points from Elton Road will be retained while the central access point will be closed. On-street parking of commercial vehicles is not permitted on the residential streets in the area.

Local Area Transportation Review (LATR)

On April 14, 2015, the County Council sitting as the District Council adopted Council Resolution No. 18-107 (*Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area*), Section TL4.7 *White Oak Policy Area*, which established the LATR process for the White Oak Policy Area. It states:

*In the White Oak Policy Area, the non-auto driver mode share (NADMS) goal for **all new development**, [emphasis added] based on the area's future transit service (assuming bus rapid transit) and connectivity opportunities, is 25% in the White Oak Center and Hillandale Center, and is 30% in the Life Science/FDA Village Center.*

- (a) *The Board may approve a subdivision in the White Oak Policy Area conditioned on the applicant paying a fee to the County commensurate with the applicant's proportion of the cost of a White Oak Local Area Transportation Improvement Program, including the cost of design, land acquisition, construction, site improvements, and utility relocation. The proportion is based on a subdivision's share of net additional peak-hour vehicle trips*

generated by all master planned development in White Oak Policy Area approved after January 1, 2016.

- (b) The components of the White Oak Local Area Transportation Program and the fee per peak-hour trip will be established by Council resolution, after a public hearing. The Council may amend the Program and the fee at any time, after a public hearing.*
- (c) The fee must be paid at a time and manner consistent with Transportation Mitigation Payments as prescribed in Section 52-59(d) of the Montgomery County Code.*

Non-Auto Driver Mode Share

On January 20, 2015, the Montgomery County Council adopted Resolution No. 18-26 to establish the Transportation Management District (TMD) for the White Oak Policy Area. Although the Transportation Management Organization (TMO) has not yet been funded, Council Resolution 18-107 established a NADMS goal of 25% for Hillandale Center (which includes this Property) for all new development approved after January 1, 2016. Therefore, Staff is recommending a condition of approval that the Applicant enter into a Traffic Mitigation Agreement to assist in achieving the 25% NADMS goal so that the Applicant will be required to participate as soon as the TMO for the White Oak Policy Area is funded and operational. Staff notes that the NADMS goal, cited above and in the White Oak Science Gateway Master Plan (p. 65), is for all new development. Therefore, the 25% NADMS goal is applicable to the entire development of 62,000 square feet, and not just the incremental difference between the existing building and the square footage of the proposed new development.

LATR fee payment

The Council has not yet established the White Oak Local Area Transportation Program and the fee per peak hour trip as required by Council Resolution 18-107. Establishing this program requires, at a minimum amending the County Code to recognize the new LATR fee, establishing how it is calculated, and setting the time of the payment and restrictions on its use. Therefore, at the time of building permit, the MCDPS will determine the amount and the timing of the payment based on the County Council’s action to establish the Transportation Program.

Determination of additional peak-hour trips

The proposed 100-room hotel will replace the existing 20,831-square-foot office building. The table below shows the number of weekday peak-hour trips generated within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.):

Square Feet	Land Use	Weekday Peak-Hour Trips					
		Morning			Evening		
		In	Out	Total	In	Out	Total
Existing 20,831	General Office	25	4	29	8	39	47
Proposed 62,000 (100-room)	Hotel	31	22	53	31	29	60
Net Trip Change		6	18	24	23	-10	13

The Use and Occupancy certificate for the existing office building was released at least 12 years ago. A section in the Montgomery County Council's Resolution No. 17-601, "2012-2016 Subdivision Staging Policy" states: *"if use and occupancy certificates for 75% of the originally approved development were issued more than 12 years ago... the traffic study must be based on the increased number of peak-hour trips rather than the total number of peak-hour trips."*

Based on the table above, the proposed use is projected to generate 24 morning and 13 evening new peak-hour trips subject to LATR fee payment.

Policy Area Review

At the time of building permit, the Applicant will be required to pay 50% of MCDPS's development impact tax to satisfy Transportation Policy Area Review (TPAR) test because the Property is located in the White Oak Policy Area where both the transit and roadway capacities are inadequate. The amount and timing of payment will be determined by the MCDPS.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed use. Public water and sewer presently serve the Property from existing lines in Elton Road.

Water and sewer categories are appropriate and there is adequate capacity for the proposed use. Other public facilities and services such as police, fire and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect. The Property is within the service area for the District 3 Silver Spring Police Station, located 2.2 miles to the north. It is within the service area of Hillandale Fire Station #12 located 0.9 miles to the north. The Holy Cross Hospital is located 4.5 miles to the west of the Property. The Montgomery County Department of Fire and Rescue Service comments directly to MCDPS for the Life Safety review at building permit.

Environmental Requirements

Staff approved a Forest Conversation Plan Exemption No. 42004346E on June 23, 2004.

Community Outreach

This Application has met all posting and noticing requirements. Staff received an inquiry from a citizen who asked for a copy of the traffic statement, and also discussed other concerns related to Subdivision Staging Policy requirements for this application with other members of the reviewing team. Staff also received one letter from the Hillandale Citizens Association, Inc. (Attachment 3). The letter recommends that the Applicant be subject to 25% NADMS and a LATR fee per the current Subdivision Staging Policy requirements for the White Oak Policy Area. Staff is recommending both of these as conditions of approval for this application. The letter also asks that that the current prohibition of overnight parking of commercial vehicles on Elton Road not be lifted. Staff notes that the Applicant is providing the minimum required parking spaces on-site, and that the current parking restrictions on Elton Road are under the jurisdiction of the MCDOT and not a matter of APF determination.

CONCLUSION

The Application meets all requirements established under County Code Section 8-31(b). As conditioned, the transportation and other public facilities and services are adequate to serve the proposed development. Therefore, Staff recommends approval of the APF determination with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment 1 – Parcels 23 & 24, 1999 Record Plat 21097

Attachment 2 – Applicant’s Justification Statement dated February 3, 2016

Attachment 3 – Letter from the Hillandale Citizens Association, Inc.

ATTACHMENT 1

OWNER'S CERTIFICATE PLAT No NOTES 21097

THE UNDERSIGNED, RALPH J. DUFFIE, INC., A MARYLAND CORPORATION, BEING THE SURVIVING CORPORATION UNDER THE "ARTICLES OF MERGER" OF ELTON DEVELOPMENT CORPORATION INTO RALPH J. DUFFIE, INC. DATED APRIL 30, 1975 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 251 AT FOLIO 171, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", 10 FEET WIDE OR AS OTHERWISE SHOWN, ALONG ALL STREETS, TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 487, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

THE OWNER HEREBY CERTIFIES THAT A LICENSED SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS IN EQUITY, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREON HAVE BELOW INDICATED THEIR ASSENT.

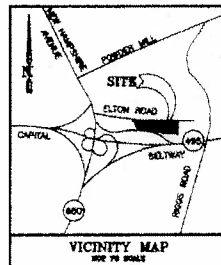
DATE: 5/6/99 RALPH J. DUFFIE, INC.

ATTEST: Mark F. Ramsey Jonathan C. Duffie
MARKER SEAL
 MARKER JONATHAN C. DUFFIE, PRESIDENT

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT.

Witness:
Mark F. Ramsey BY W. David Byers
5/12/99 ASSISTANT VICE PRESIDENT

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECOGNITION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PROPERTY IS ZONED C-1.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AND EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE FURTHER SUBDIVISION OF A COMMERCIAL LOT TO REFLECT A CHANGE IN MORTGAGE LINES AS PROVIDED FOR IN SECTION 50-35A(4).



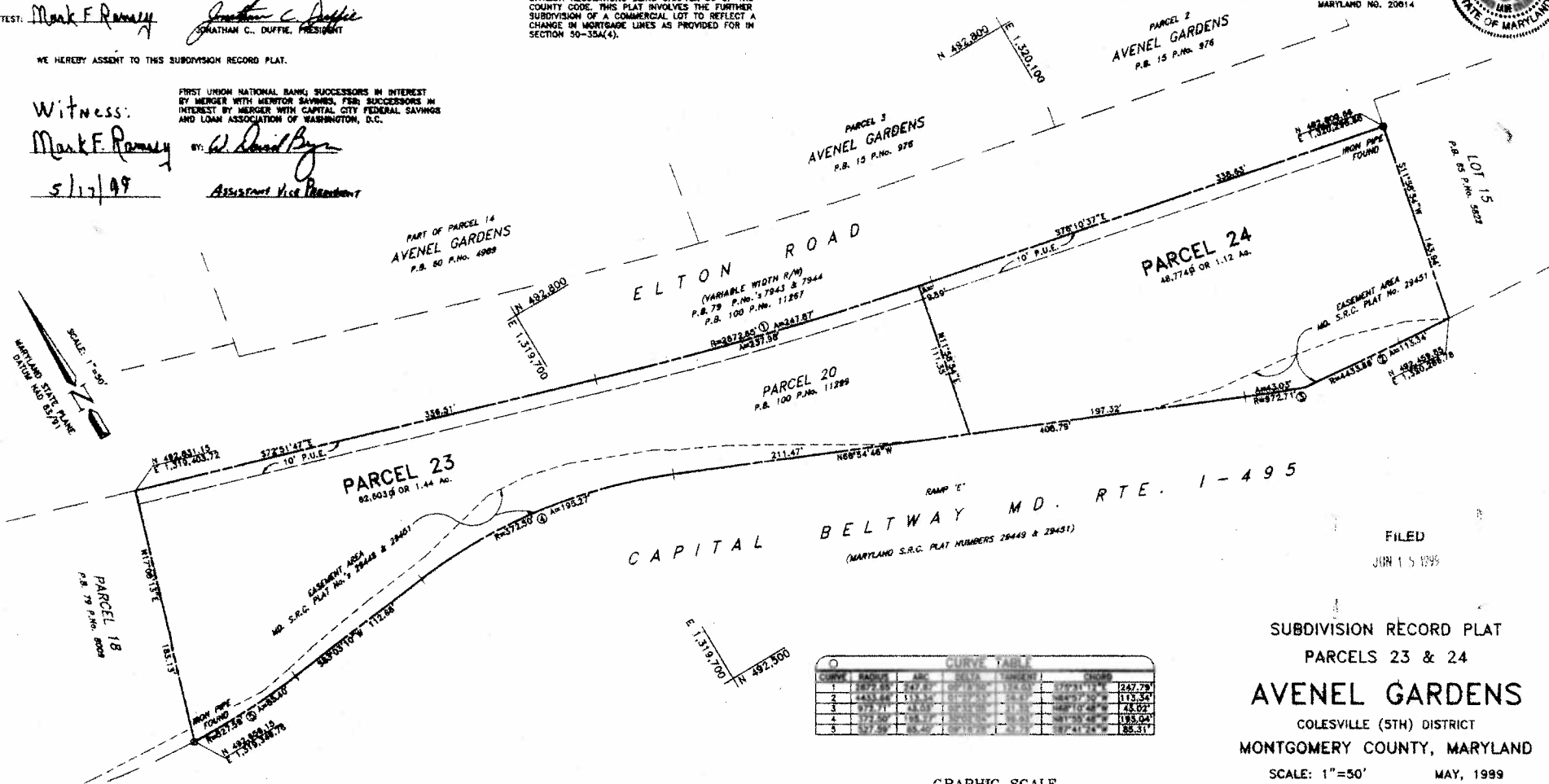
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS ACQUIRED BY ELTON DEVELOPMENT CORPORATION, A MARYLAND CORPORATION NOW KNOWN AS RALPH J. DUFFIE, INC. BY TWO (2) DEEDS, THE FIRST FROM GOLDEN RULE DAIRY INC., DATED JUNE 30, 1963 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3110 AT FOLIO 14 AND THE SECOND FROM GOLDEN RULE DAIRY, INC., WILLIAM W. HAYES, et al, RALPH J. DUFFIE, et al AND CLARENCE HUDSON WOOD, et al, DATED AUGUST 22, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3126 AT FOLIO 427.

THAT IT IS ALSO A MINOR SUBDIVISION PURSUANT TO SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, INCLUDING PARCEL 20 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PARCEL 20, AVENEL GARDENS" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 100 AS PLAT NUMBER 2997.

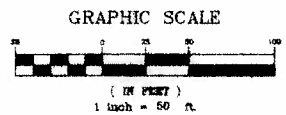
THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 111,377 SQUARE FEET OR 2.56 ACRES OF LAND, THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE: May 6 1999 Roa
 PROFESSIONAL LAND SURVEYOR
 RONALD L. COLLIER
 MARYLAND NO. 20914



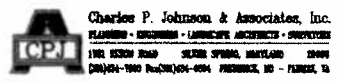
FILED
 JUN 15 1999

SUBDIVISION RECORD PLAT
 PARCELS 23 & 24
AVENEL GARDENS
 COLESVILLE (5TH) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' MAY, 1999



FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 299.176-11000(4)

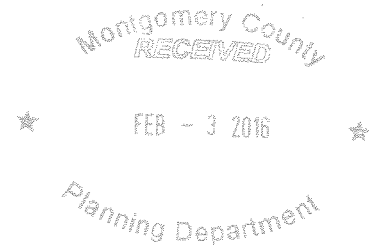
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: <u>Frederick J. 1999</u> CHAIRMAN MNC&PC Record File No. <u>609-51</u>	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY APPROVED: <u>Mark F. Ramsey</u> ASST. SECRETARY-TREASURER DIRECTOR
RECORDED: _____	TAX MAP KP22
PLAT BOOK: _____	2 PARCELS
PLAT NO.: _____	



ATTACHMENT 2

February 3, 2016

Cathy Conlon
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910



Re: Justification Statement for Building Permit-related Adequate Public Facilities Approval—
Proposed 100-room Hotel at 1701-1729 Elton Road, White Oak Planning Area

Dear Ms. Conlon:

This combined cover letter and justification statement is submitted as part of the application for a requested Building Permit-related Adequate Public Facilities review for a 100 room hotel to be located at 1701-1729 Elton Road in the Hillandale area of Silver Spring.

The property that is the subject of this application (Parcel 23) is comprised of 1.4372 acres of land in the CRT Zone. Re-development on the site under the CRT-1.5 C- 1.0, R-1.0 H-75 Zone allows a hotel as a permitted use. The site is currently occupied by a single 70's-era office building, on a recorded lot containing approximately 20,831 square feet (see copy of Record Plat attached). This existing building will be demolished as part of the redevelopment.

The intention of the applicant is to present a description of the proposed re-development and provide sufficient data and justification to allow for a finding of adequacy of public facilities as it relates to facilities enumerated in Section 50-35(k) of the Subdivision Regulations and in the attached submission requirements, including without limitation: water, sewer, transportation, public schools, police, fire, and health facilities, as noted in and required by the existing 2012-2016 Subdivision Staging Policy.

Proposed Re-Development

The subject 1.44 acre site is proposed to be re-developed as a single, 100-room hotel building containing approximately 59,000 square feet. The hotel will be operated under a Hilton brand flag. The hotel will be 5 stories tall, supported by approximately 85 parking spaces and a 10' x 30' loading dock. The subject parcel is very narrow and lies directly adjacent to the Washington Capital Beltway (I-495). As a result, the property has excellent visibility and will display signage as permitted by the Montgomery County sign ordinance. Targeting extended-stay guests, this Hilton brand is an all-suite facility. A limited food service area will be provided on the first floor, internal to the facility, which will serve breakfast for resident guests only. A registration area, breakfast room, board room, resident laundry facilities, meeting room, fitness facilities, and indoor pool are all planned to be located on the first floor.

Adequate Public Facilities Elements

As to the facilities enumerated in the application form and for which analysis of adequacy is appropriate under this application, (through the Adequate Public Facilities Ordinance) please accept the summaries contained herein. In short, all of the public facilities evaluated are adequate to support the proposed 100 room hotel.

Transportation

As noted in the Traffic Statement included with the application, the proposed new hotel use generates a slightly greater number of trips than the existing office use on the property. Since the net increase in peak hour trips is below thirty (30), the project must provide a Traffic Statement in accordance with the "Submitting an LATR Traffic Study" Section of the LATR Guidelines. That Statement, along with an explanatory letter, is attached hereto.

Water and Sewer

Public water service and public sewer service (which presently serve the existing use) are directly available via existing lines in Elton Road. The existing building will be demolished prior to the construction of the new hotel. Water and sewer categories are appropriate to the proposed use.

Schools

Given the commercial nature of the project, no pupils will be generated by the proposed use. Accordingly, school capacity is not being analyzed or considered.

Police, Fire and Health Services

The site is presently well served by existing facilities in the community. Hillandale fire station #12 at 10617 New Hampshire Avenue is only 0.9 mile from the site. The District 3 Silver Spring Police Station located at 1002 Milestone Drive is approximately 2.2 miles from the site. The Holy Cross Hospital at 1500 Forest Glen Road is 4.5 miles from the subject site. Therefore, fire/rescue, police, and health facilities are all convenient and easily accessible from the proposed hotel.

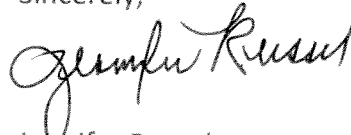
Conclusion:

Based on the foregoing information, all public facilities are adequate to serve the proposed hotel use. An affirmation of the adequacy of public facilities is being sought now, prior to the submission of a building permit, to reduce the uncertainties associated with this exciting new re-development.

Justification Statement for Building Permit-related Adequate Public Facilities Approval—Proposed 100-room Hotel at
1701-1729 Elton Road, White Oak Planning Area
Project No. 1175-A
January 20, 2016

Thank you for your consideration of this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Russel". The signature is written in a cursive style with a large, prominent initial "J".

Jennifer Russel
Principal
Rodgers Consulting, Inc.

ATTACHMENT 3

Hillandale Citizens Association, Inc.
Silver Spring, Maryland

Mr. Khalid Afzal.
Area Two Planning Team
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

Via E-mail

Subject: APF 201602; Hillandale Homes 2 Suites Hotel

Dear Mr. Afzal,

Thank you for the opportunity to comment on the Adequate Public Facilities Application for the hotel in Hillandale being brought forward by The Duffie Companies. Redevelopment of the office building at 1771 Elton has been discussed for many years, and the planned extended-stay hotel will add to the vibrancy of the area. Area residents are looking forward to the project.

In reviewing the application, HCA's Executive Board has three comments that we encourage Planning Staff and the Planning Board to incorporate in the final APF approval:

1. In accordance with the WOSG Master Plan and the WOSG SSP, this project should be required to meet the 25% NADMS with an enforceable TMAG agreement with MC DOT
2. The local area transportation improvement fee under the WOSG SSP should also be collected. This pay-and-go fee was touted for projects big and small to ensure that there would be funding to address the predicted transportation-related needs of the area.
3. One public facility not normally considered in an APF application is the free on-street parking, but in this case it is relevant. Currently parking on Elton Road is restricted, prohibiting overnight parking. (Parking on commercial roadways is for all types of vehicles, and is not restricted by the type of vehicle.) This overnight restriction has solved a problem of large commercial truck parking along the entryway to the Hillandale Forest community. We ask that this restriction not be lifted.

Since this APF application is scheduled for a public hearing later in April, we reserve the right to offer further comment at that time.

Thank you for your consideration of our requests. We look forward to this development and much more development in the Hillandale area complying with the expectations of the Master Plan and the WOSG Subdivision Staging Policy.

Respectfully submitted,
Executive Board of
Hillandale Citizens Association, Inc.
http://hillandale-md.org/executive_committee.html

Resolution No: 18-107
Introduced: September 16, 2014
Adopted: April 14, 2015

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Floreen

SUBJECT: Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area

Background

1. On July 29, 2014 the County Council approved Resolution 17-1203, amending the 2012-2016 Subdivision Staging Policy.
2. County Code §33A-15(f) allows either the County Council, County Executive, or the Planning Board to initiate an amendment to the Subdivision Staging Policy.

Action

The County Council for Montgomery County, Maryland, approves the following Resolution:

The 2012-2016 Subdivision Staging Policy is amended, effective January 1, 2016, as follows:

* * *

TL Local Area Transportation Review (LATR)

* * *

TL4 Unique Policy Area Issues

* * *

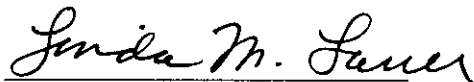
TL4.7 White Oak Policy Area

In the White Oak Policy Area, the non-auto driver mode share (NADMS) goal for all new development, based on the area's future transit serve (assuming bus rapid transit) and connectivity opportunities, is 25% in the White Oak Center and Hillandale Center, and is 30% in the Life Sciences/FDA Village Center.

- (a) The Board may approve a subdivision in the White Oak Policy Area conditioned on the applicant paying a fee to the County commensurate with the applicant's proportion of the cost of a White Oak Local Area Transportation Improvement Program, including the costs of design, land acquisition, construction, site improvements, and utility relocation. The proportion is based on a subdivision's share of net additional peak-hour vehicle trips generated by all master-planned development in the White Oak Policy Area approved after January 1, 2016.
- (b) The components of the White Oak Local Area Transportation Improvement Program and the fee per peak-hour vehicle trip will be established by Council resolution, after a public hearing. The Council may amend the Program and the fee at any time, after a public hearing.
- (c) The fee must be paid at a time and manner consistent with Transportation Mitigation Payments as prescribed in Section 52-59(d) of the Montgomery County Code.
- (d) The Department of Finance must retain funds collected under this Section in an account to be appropriated for transportation improvements that result in added transportation capacity serving the White Oak Policy Area.

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This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council