

## AVA Wheaton, Site Plan Amendment No. 82014019A

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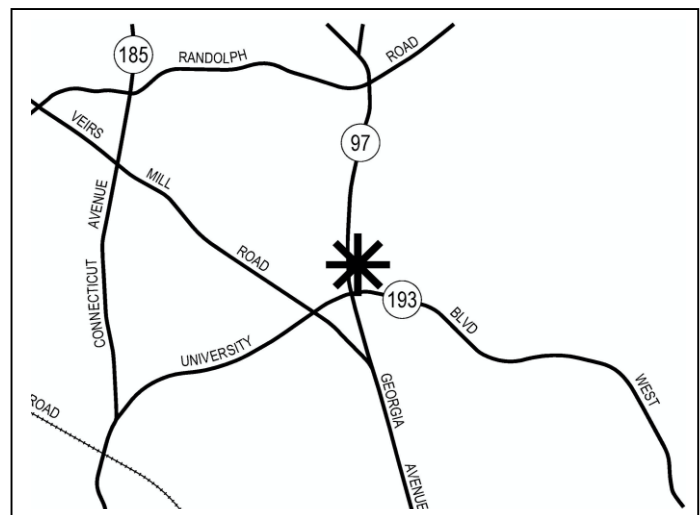
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Completed: 04/15/2016

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### Description

- Request to relocate wayfinding signage from the right-of-way onto the property, delete the requirement for a streetlight on Blueridge Avenue, add five street trees along Elkin Street, revise building elevations, and modify certain amenity spaces;
- Current uses: vacant lot;
- Located at the northeast corner of the intersection of Georgia and Blueridge Avenues;
- 3.7-acre site zoned CR 4.0, C 3.5, R 3.5 H 100 in the *Wheaton CBD and Vicinity Sector Plan* area;
- Applicant: Avalon Bay Communities, Inc.;
- Acceptance Date: March 28, 2016.



**Staff Recommendation:** Approval of Site Plan Amendment with a modification of condition of approval for Site Plan No. 820140190 (Condition 5.c of the Planning Board’s Resolution MCPB 14-114) as follows:

*Prior to Certified Site Plan, t [T]he Applicant must coordinate with the State Highway Administration of the Maryland Department of Transportation and the Montgomery County Department of Transportation (“MCDOT”) to establish a wayfinding circulation system. The Wayfinding Plan may include, but is not limited to internal and external signage, banners, lighting and design elements. The Wayfinding Plan must be incorporated into the Certified Site Plan. The locations of the proposed signage shall be free of all obstructions and clearly visible from the directed routes.*

## Project Overview

On December 10, 2014, by Resolution MCPB No. 14-114, the Planning Board approved Site Plan 820140190 for 324 units with structured parking on a 3.7-acre property located at the northeast corner of Georgia Avenue and Blueridge Avenue in Wheaton. The Applicant is requesting the following minor modifications to the approved Certified Site Plan:

1. Relocation of the required wayfinding signs from the right-of-way onto the property;
  2. Deletion of the requirement for a new streetlight on Blueridge Avenue;
  3. Addition of five street trees along Elkin Street as requested by the MCDOT;
  4. Changes to the north façade of the building to be more consistent with the articulation on the other three facades, and minor changes to the other three facades; and
  5. Modification of certain amenity spaces including replacing the bike spa with a dog spa, and moving the bike spa to an interior location of the building adjacent to the bike storage facility; and revision to the shape of the rooftop swimming pool and deck.
1. Three of the Wayfinding signs shown on the approved Certified Site Plan were to be placed in the Georgia Avenue and Blueridge Avenue rights-of-way. The Applicant has been working with the Maryland State Highway Administration (MSHA) to obtain permits for the three signs, but it has taken longer than anticipated. The Applicant has decided to move the three signs by a few feet to be on the Applicant's property so that it would not require coordination, review, and approval of the signs by MSHA and Montgomery County Department of Transportation (MCDOT), as conditioned in the condition of approval No. 5.c. Wayfinding, of the Planning Board Resolution 14-114, which states:

*Prior to Certified Site Plan, the Applicant must coordinate with the State Highway Administration of the Maryland Department of Transportation and the Montgomery County Department of Transportation ("MCDOT") to establish a way-finding circulation system. The Wayfinding Plan may include, but is not limited to internal and external signage, banners, lighting and design elements. The Wayfinding Plan must be incorporated into the Certified Site Plan. The locations of the proposed signage shall be free of all obstructions and clearly visible from the directed routes.*

The relocated signs will now be placed at a few feet from their approved location outside the public right-of-way to be shown on the Certified Site Plan. Staff supports this request. This modification requires changing Condition No. 5.c of the Board Resolution as shown on the front page of this report.

2. As part of the off-site streetscape improvements, the Applicant was required to provide one new streetlight in front of the building on the adjoining property on Blueridge Avenue. However, the existing utilities under the sidewalk conflict with the electrical routing for the streetlight. Therefore, the Applicant is requesting to not be required to provide the streetlight. A revised photometric plan submitted with this application demonstrates that without the required streetlight, lighting along this segment of Blueridge Avenue will remain adequate, safe and efficient due to the two existing streetlights on the opposite side of the street, and three existing wall-mounted globe lights on the existing building's facade. Staff therefore supports the request.



Photograph of Blueridge Avenue looking west highlighting existing lighting fixtures to remain

3. Since the approval of the Certified Site Plan, MCDOT has asked the Applicant to plant five additional street trees along Elkin Street that were not part of the approved landscape plans. The Applicant has agreed to install these trees, and therefore a minor site plan amendment is needed to show these trees on the Certified Site Plan. Staff supports the addition of these street trees.
4. The Applicant is requesting to modify the building's north façade to be more consistent with the other three façades. The north façade faces a vacant WMATA parcel and is the only façade that does not abut a public street. The original façade design did not provide the level of articulation and details as the other three façades. The Applicant also proposes minor modification to the other three façades. Staff finds the proposed modifications are an enhancement of the original design and supports the requested changes.
5. The Applicant is also proposing to make minor modifications to the amenity spaces. These include moving the bike spa from the front of the building along Blueridge Avenue to an interior space directly adjacent to the bike storage facility in the garage. The previously approved bike spa space along Blueridge Avenue is now proposed to be a pet spa for residents to bathe and groom their pets. Lastly, the Applicant is requesting to reconfigure the shape of the pool and deck. Staff supports the modifications.

This Application does not alter the intent, objectives, or requirements of the original site plan approval, and all other findings and conditions of approval remain in effect. Staff recommends approval of the proposed amendment with the modified Condition No. 5.c, as stated at the beginning of this report.

**ATTACHMENT**

1. MCPB 14-114 for Site Plan 820140190



# ATTACHMENT 1

## MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DEC 10 2014

MCPB No. 14-114  
Site Plan No. 820140190  
AVA Wheaton  
Date of Hearing: December 4, 2014

### RESOLUTION

WHEREAS, under Montgomery County Code Division 59-7.1.2 of the Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.1 of the Zoning Ordinance, this site plan is being reviewed under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on July 18, 2014, Avalon Bay Communities, Inc. ("Applicant"), filed an application for approval of a site plan for 324 residential units with structured parking on 3.7 acres of CR4 C3.5 R3.5 H100 zoned-land, located in the Northeast quadrant of the intersection of Georgia and Blueridge Avenues ("Subject Property"), in the Kensington/Wheaton Policy Area, *Wheaton CBD and Vicinity Sector Plan* ("Master Plan") area; and

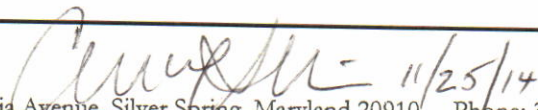
WHEREAS, Applicant's site plan application was designated Site Plan No. 820140190, AVA Wheaton ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 21, 2014, setting forth its analysis of and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 4, 2014, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the Hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

Approved as to  
Legal Sufficiency:

 11/25/14

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320

M-NCPPC Legal Department  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820140190 for 324 residential units with structured parking on the Subject Property, subject to the following conditions:<sup>1</sup>

1. Sketch Plan Conformance

The development must comply with the binding elements and conditions of approval for Sketch Plan 320140020 as listed in the MCPB Resolution No. 14-24 dated June 12, 2014.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120140250.

3. Forest Conservation & Tree Save

The development must comply with the Final Forest Conservation Plan approved concurrently with this Application.

4. Noise Attenuation

- a. Prior to Certified Site Plan approval, the Applicant must submit a noise study to Staff.
- b. Prior to issuance of the first building permit, the Applicant must provide certification to Staff from an engineer that specializes in acoustical treatment that the building shell for residential units affected by exterior noise levels above 65 dBA, Ldn will attenuate the projected exterior noise levels to an interior level not to exceed 45 DBA, Ldn.
- c. Prior to release of a Use and Occupancy Certificate for residents, the Applicant must certify that the noise impacted units have been constructed in accordance with the certification of the engineer as submitted in accordance with Condition #4.b.
- d. If any residential dwelling units cannot be constructed below the 65 dBA, Ldn noise contour, the Applicant must disclose such information in writing to all prospective tenants of those units impacted by noise. Such notification will be accomplished by inclusion of this information and any measures to reduce the impacts in all lease agreements, brochures and promotional documents, including: any illustrative site plan(s) on display within any leasing related office(s); with all Deeds of Conveyance; and by inclusion on all Certified Preliminary and Site Plans. Such notification

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<sup>1</sup> For the purpose 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.

measures must be provided to Montgomery County Department of Permitting Services ("DPS") Site Plan Enforcement prior to release of a Use and Occupancy Certificate for residents.

5. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines, as amended, for each one.

- a. Transit Proximity
- b. Through-Block Connections
  - The development must include a pedestrian connection between Georgia Avenue and Elkin Street as shown on the Certified Site Plan.
- c. Wayfinding
  - Prior to Certified Site Plan, the Applicant must coordinate with the State Highway Administration of the Maryland Department of Transportation and the Montgomery County Department of Transportation ("MCDOT") to establish a way-finding circulation system. The Wayfinding Plan may include, but is not limited to internal and external signage, banners, lighting, and design elements. The Wayfinding Plan must be incorporated into the Certified Site Plan. The locations of the proposed signage shall be free of all obstructions and clearly visible from the directed routes.
- d. Dwelling Unit Mix
  - The development must include a minimum of twenty-four (24) efficiency units, twenty-five (25) 1-bedroom units, twenty-five (25) 2-bedroom units, and sixteen (16) 3-or-more bedroom units. Locations of each type of units will be finalized at Certified Site Plan.
- e. Enhanced Accessibility for the Disabled
  - The Applicant must construct seven (7) dwelling units that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County Standards. Locations of such units will be finalized at Certified Site Plan.
- f. Streetscape
  - The Applicant must construct off-site streetscape along the frontage of adjoining "Lot 8" as shown on the Certified Site Plan.

- g. Structured Parking
  - The development must include all parking spaces in an above-grade parking structure as shown on the Certified Site Plan.
- h. Architectural Elevations
  - The Applicant must construct the exterior architectural binding elements as shown on the Certified Site Plan and must be substantially similar to architectural elevations shown on Sheets A4.10, A4.11, A4.12, and A4.13 of the approved architectural drawings, as determined by Staff.
- i. Exceptional Design
  - The Applicant must construct the building and site design with visual and functional elements that enhance the character of the setting as shown on the Certified Site Plan.
- j. Public Open Space
  - The development must include a minimum of 3,400 square feet (2% of net lot area) of on-site open space in addition to the minimum public use space required, as shown on the Certified Site Plan.
- k. Building Lot Terminations ("BLTs")
  - The Applicant must provide proof of purchase and/or payment for 0.906 BLTs to DPS.
- l. Vegetated Wall
  - The Applicant must install and maintain a vegetated wall that covers the north façade of the parking garage as shown in the Certified Site Plan.
- m. Tree Canopy
  - The Applicant must provide a minimum of 4,900 square feet of on-site tree canopy coverage at 15 years of growth by planting approximately 32 shade trees as shown on the Certified Site Plan.
- n. Vegetated Area
  - The Applicant must install plantings in a minimum of 12 inches of soil covering a minimum of 5,000 square feet of the site as shown on the Certified Site Plan.
- o. Cool Roof
  - 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.
- p. Recycling Facility Plan



- The Applicant must include on the Certified Site Plan the recycling facility plan featuring the elements outlined in the Application as approved by the Division of Solid Waste Services.

6. Public Use Space, Facilities, and Amenities

- a. The Applicant must provide a minimum of 19,400 square feet of public use (16,000 sf) and public open space (3,400 sf) for a total 12% of net lot area on-site as shown on Certified Site Plan.
- b. Prior to release of the last Use and Occupancy Certificate for residents, on-site amenities including but not limited to, recreation amenities and public open/use space amenities must be installed.

7. Recreation Facilities

- a. Prior to Certified Site Plan, the Applicant must meet the square footage requirements for all of the applicable recreational elements and demonstrate to Staff that each required recreational element is in conformance with the approved 1992 M-NCPPC Recreation Guidelines.
- b. The Applicant must provide at a minimum the following recreation facilities conforming to the 1992 M-NCPPC Recreation Guidelines:
  - Seven Picnic/Sitting areas
  - Pedestrian System
  - Swimming Pool
  - Indoor Community Space
  - Indoor Fitness Facility

8. Maintenance of Public Amenities

The Applicant is responsible for maintaining and ensuring the long term maintenance of all publicly accessible amenities including, but not limited to, paving, plantings, lighting, benches, tables and bike racks as shown on the Certified Site Plan.

9. Pedestrian & Bicycle Circulation

- a. The Applicant must construct the streetscape improvements along the Subject Property's frontage on Georgia Avenue and Blueridge Avenue as shown on the Certified Site Plan.
- b. The Applicant must widen the existing 4-foot wide sidewalk along the Property frontage of Elkin Street to be 5-foot wide in accordance with the Montgomery County Context Sensitive Road Design Standards.

- c. The Applicant must provide 100 private bicycle spaces in a secured, clearly marked, well-lit area dedicated to long-term bicycle parking.
- d. The Applicant must provide 10 public bicycle spaces, which must be inverted-U racks or equivalent approved by Staff. Racks must be shown on the Certified Site Plan with a portion installed near the main entrance.
- e. The Certified Site Plan must delineate a location for a future bikesharing station in coordination with MCDOT.

10. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service – Fire Code Enforcement Section in its letter dated November 19, 2014, and hereby 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 Montgomery County Fire and Rescue Service – Fire Code Enforcement Section provided that the amendments do not conflict with other conditions of Site Plan approval.

11. Building Lot Terminations

Prior to issuance of the first building permit, the Applicant must provide proof of purchase and/or payment for 0.906 BLTs to DPS.

12. Moderately Priced Dwelling Units (“MPDU”s)

- a. The development must provide 12.5 percent MPDUs on-site consistent with the requirements of Chapter 25A of the County Code.
- b. Prior to issuance of the first building permit, the Applicant must execute the MPDU agreement-to-build with the Department of Housing and Community Affairs (“DHCA”).
- c. The Planning Board accepts the recommendations of DHCA in its letter dated November 14, 2014, and does hereby incorporate 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 DHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.

13. Site Plan Surety and Maintenance Agreement

Prior to issuance of the first building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of

surety in accordance with Section 59-D-3.5(d) 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, recreational facilities, site furniture, trash enclosures, retaining walls, fences, railings, paths and associated improvements of development.
- c. The bond or surety shall be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.

#### 14. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan, and the Development Program Table, as may be amended by such review must be shown on the Certified Site Plan.

- a. The development program must include construction staging so that the garage is erected first so that, once available, construction workers can park in the garage. Prior to garage availability, the Applicant will, or will have its contractors instruct its workers to park onsite in areas not needed for garage construction. Once the garage is available for parking, the Applicant will or will have its contractors instruct its workers to park in the garage.

#### 15. Certified Site Plan

The following revisions must be made and/or information provided subject to Staff review and approval for inclusion on the Certified Site Plan:

- a. Include the Final Forest Conservation Plan approval letter, stormwater management concept approval letter, development program, and Preliminary Plan and Site Plan resolutions in the Certified Site Plan set.
- b. Add a note stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices prior to demolition, 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. Remove unnecessary sheets as identified by Planning Staff.

- e. Make corrections and clarifications to details, calculations, recreation facilities, labeling, data tables, and schedules as needed and directed by Planning Staff.
- f. Ensure consistency of all details and layout between architectural, site, and landscape plans.

BE IT FURTHER RESOLVED, that all site development elements as shown on the latest electronic version of AVA Wheaton drawings submitted to M-NCPPC as of the date of the Staff Report, November 21, 2014, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.*

The Application is not subject to a development plan, diagrammatic plan, schematic development plan, or project plan. It is subject to the binding elements and conditions of Sketch Plan No. 320140020, which may be modified at the time of Site Plan review under Section 59-C-15.43(d).

The Application makes two additions to the approved public benefit schedule. The Application qualifies for additional points in the Streetscape public benefit for constructing off-site streetscape along the frontage of an adjoining lot. The Application also qualifies for additional points in the Recycle Facility Plan for exceeding the requirements of County Regulations on recycling facilities.

The Planning Board finds the addition of Streetscape and Recycle Facility Plan public benefits does not alter the Sketch Plan findings under Section 59-C-15.43(c)(5).

2. *The Site Plan meets all the requirements of the zone in which it is located, and where applicable, conforms to an urban renewal plan approved under Chapter 56.*

Based on the following data table, which sets forth the development standards approved by the Planning Board and binding on the Applicant, and based on other evidence and testimony of record, the Application meets all of the applicable requirements of the Commercial/Residential Zone:

Master Plan and Design Guidelines Conformance

This Application is consistent with, and furthers the recommendations of the 2012 Wheaton CBD and Vicinity Sector Plan. The Subject Property is located in the Blueridge District. The Master Plan states: "Blueridge District is the northern gateway to downtown Wheaton and is within walking distance of the Core, Wheaton Regional Park, and nearby neighborhoods. It is evolving into a residential neighborhood with small, neighborhood-serving retail on the ground floor and some office uses. Future development should include street-oriented businesses along Georgia Avenue and University Boulevard West, along with housing, professional offices, and neighborhood retail centered on a public space in the vicinity of Parking Lot 14" (p.49).

The Master Plan highlights the Priority Retail Streets within the Blueridge District on page 22. The project's frontages along Georgia Avenue, Blueridge Avenue and Elkin Street are not designated Priority Retail Streets. Although the Application does not include any retail uses, it provides activation along Georgia Avenue and Blueridge Avenue with individual residential entrances, and by locating the lobby, fitness center and bike spa at the sidewalk level.

The streets are consistent with Master Plan recommendations and Wheaton Design Guidelines for streets.

- a) The Master Plan designates Georgia Avenue (MD 97) as a six-lane divided major highway, M-8, with a recommended minimum 120-foot wide right-of-way and no bikeway. However, the 2013 Countywide Transit Corridors Functional Master Plan for the Bus Rapid Transit (BRT) recommends a wider, 129-foot wide right-of-way between 400 feet north of Blueridge Avenue and Reddie Drive, to the south (p. 33). It states that this 129-foot width "may not include land needed for spot improvements such as turn lanes and stations." The Application therefore provides dedication necessary for a total of 64.5 feet dedication from the centerline of Georgia Avenue.
- b) Blueridge Avenue is designated as a two-lane business street, B-15, with the recommended 70-foot wide right-of-way and an on-street bike

lane/signed shared roadway, LB-4. The Application provides dedication for a total 35 feet from the centerline of Blueridge Avenue.

- c) Elkin Street is designated as a two-lane residential primary street, P-31, with a 70-foot wide right-of-way and no bikeway. The existing right-of-way dedication is 35 feet from the centerline. No additional dedication is necessary.

#### Pedestrian and Bikeway Network

The Master Plan recommended two pedestrian connections for this site: an east-west connection along the northern property line between Georgia Avenue and Elkin Street; and a north-south connection between the northern property line and Blueridge Avenue. The Master Plan states, "The north-south pedestrian connection shown on this block ... should be designed as a safe and pleasant, direct passage, open to the public, with ample width, height and adequate lighting between Blueridge Avenue and future connection provided on the Leesborough development site to the north. Pedestrians should be able to travel from Blueridge Avenue to points north, including any future development at the underdeveloped WMATA site, the Leesborough community, the Wheaton Library, and the Wheaton Recreational Center, without obstacles and in an inviting and safe manner. This connection may also be provided as a private street." (p. 50)

The Application provides an east-west pedestrian path along the northern property line and a modified alignment of the north-south connection illustrated on page 61 of the Master Plan. The alignment for the north-south connection is on the eastern edge of the Subject Property, between the east-west connection and Elkin Street, traversing the open space along Elkin Street. The modified alignment, in combination with the east-west connection along the northern property line, achieves the Master Plan's intent to provide pedestrian access between Blueridge Avenue and points north without obstacles and in an inviting and safe manner.

A Signed Shared Roadway/On-Road bikeway is recommended in the Sector Plan for Blueridge Avenue (LB-4). The Application accommodates the implementation of the recommended bikeway.

#### Environment

The Master Plan envisions the area as growing "greener through redevelopment by creating a sustainable community that conserves energy and uses roofs and green spaces to filter stormwater and purify air" (p. 73). Minimization of carbon emissions; minimization and mitigation of impervious surface; and increasing tree

canopy are some of the Master Plan's environmental goals. The Application features vegetated wall, cool roof, and planting areas throughout the development along with bio-filters and stormwater vaults.

#### Wheaton Design Guidelines

While the Design Guidelines do not provide specific recommendations for the Subject Property, the Application furthers the goal of supporting an identifiable center (Guidelines p. 10), and providing appropriate transitions by enhancing Georgia Avenue as an urban boulevard through wider sidewalks. It also establishes the corner of Georgia and Blueridge Avenues with a distinctive design treatment that will mark it as the gateway.

The Application provides appropriate transitions (Guidelines p. 25) by stepping the building height down in relation to the topography and retaining the existing open space along Elkin Street. These two design elements minimize the impact on adjacent and confronting properties.

The Application improves the public realm (Guidelines p. 30) by enhancing pedestrian access along the street and by providing the east-west pedestrian connection through the site. In concert with the Master Plan, the Design Guidelines recommend pedestrian through-block connections to shorten walking distances, to create connections between open spaces, and to promote additional retail activity (p. 24). The Application provides an east-west connection along its northern property line and provides for a future connection to points north.

Development Standards

The Site Plan meets the development standards of 59-C-15, as shown in the following Data Table.

<b>Project Data Table</b>				
<b>Section</b>	<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Sketch Plan Approval</b>	<b>Approved &amp; Binding on Applicant</b>
	<b>Gross Tract Area (sf)</b>	n/a	196,518	196,518
<b>15.71</b>	<b>Maximum Density (FAR)</b>	<b>4.0 FAR</b>	<b>2.34 FAR</b>	<b>1.73 FAR</b>
	<i>Non-residential (sf)</i>	687,813	0	0
	<i>Residential (sf)</i>	687,813	460,492	350,000
	<b>TOTAL</b>	<b>786,072</b>	<b>460,492</b>	<b>350,000</b>
<b>15.71</b>	<b>Maximum Building Height (ft.)</b>	100	(up to) 50	50
<b>15.72</b>	<b>Minimum Setback</b>	n/a	n/a	n/a
<b>15.73</b>	<b>Minimum Public Use Space (%)</b>	10	10	10
<b>15.74</b>	<b>Residential Amenity Space (sf)</b>			
	<i>Indoor</i>	5,000	5,000	5,000
	<i>Outdoor</i>	5,000	10,000	12,000
	<b>TOTAL</b>	<b>10,000</b>	<b>15,000</b>	<b>17,000</b>
<b>15.62</b>	<b>Minimum Bicycle Parking (spaces)</b>			
	<i>Publicly Accessible</i>	10	-	10
	<i>Privately Secured</i>	100	-	100
<b>15.631</b>	<b>Vehicular Parking (spaces)</b>		<b>430</b>	<b>430</b>
	<i>Maximum</i>	441		
	<i>Minimum</i>	308		

Public Benefits

The Application satisfies the minimum public benefits points from the minimum number of and appropriate benefit categories.



<b>Public Benefits Schedule</b>			
<b>Public Benefit</b>	<b>Incentive Density Points</b>		
	<b>Max Allowed</b>	<b>Sketch Plan Approved</b>	<b>Approved</b>
<b>59-C-15.852: Transit Proximity</b>	<b>50</b>	<b>30</b>	<b>30</b>
<b>59-C-15.853: Connectivity and Mobility Options</b>			
Through Block Connection	20	7	7
Wayfinding Signage	10	5	5
<b>59-C-15.854: Diversity of Uses and Activities</b>			
Dwelling Unit Mix	10	5	5
Enhanced Accessibility	20	6.5	6.5
Streetscape	20	0	0.4
<b>59-C-15.855: Quality of Building and Site Design</b>			
Structured Parking	20	10	10
Public Open Space	20	2	2
Exceptional Design	10	2.5	2.5
Architectural Elevations	20	5	5
<b>59-C-15.856: Protection and Enhancement of the Natural Environment</b>			
Building Lot Terminations	30	5	5
Vegetated Wall	10	5	5
Tree Canopy	15	7.5	7.5
Vegetated Area	15	5	5
Cool Roof	10	5	5
Recycling Facility Plan	10	0	10
<b>TOTAL</b>	<b>290</b>	<b>100.5</b>	<b>110.9</b>

Transit Proximity

The Subject Property is within ½ mile of the Wheaton Metro Station, which allows the development to be eligible for Level 1 transit as defined in the Zoning Ordinance.

### Connectivity and Mobility Options

Through-Block Connection: The CR Guidelines find points are appropriate for connections that are open-air, at least 15 feet wide area, and open to the public at least between 8:00 a.m. and 9:00 p.m. The Application provides a minimum of 12.3 feet wide area and meets the other requirements.

Wayfinding Signage: The Application includes the design and implementation of a wayfinding system orienting pedestrians and cyclists to major open spaces, cultural facilities, and transit opportunities in Wheaton.

### Diversity of Uses and Activities

Dwelling Unit Mix: The Application includes 13% efficiency units, 41% 1-bedroom units, 40% 2-bedroom units, and 5.5% 3-bedroom units.

Enhanced Accessibility for the Disabled: The Application includes 8 dwelling units that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard.

Streetscape: The Applicant will provide off-site streetscape along the frontage of adjoining "Lot 8" (Weinberg Building) for a total of 680 square feet.

### Quality of Building and Site Design

Structured Parking: The Application includes 430 spaces in an above-grade facility.

Public Open Space: The final layout yields 3,400 square feet of additional open space above the required public use space.

Exceptional Design: The articulation of the building corner at Georgia and Blueridge Avenues along with the entry plaza at this corner will create a sense of place that would be easily identifiable by material and the angular façade. The façade treatment of the exposed parking garage on the north side will represent the application of a building technique that is different from the other garages in the immediate vicinity. The use of mullions in the openings of the garage with color accent panels creates a façade that screens the parking areas and mirrors the façades of the residential units.

Architectural Elevation: The Applicant agrees to be bound by particular elements of design that affect the perception of mass or pedestrian comfort, or enhance neighborhood compatibility:

#### Minimum Amount of Transparency

The Applicant has agreed to be bound to the provision of 35% transparency of the ground floor of the Georgia Avenue building façade and a minimum of 40% transparency for the ground floor of the Blueridge Avenue façade. Ground-floor transparency enhances pedestrian comfort by providing a sense of safety and security and adds visual interest.

#### Minimal Spacing between Operable Doors

The Applicant has agreed to provide a number of direct entrances for first floor units along Georgia and Blueridge Avenues. Along Georgia Avenue, entrances will be clustered in groups of three with spacing 15 and 20 feet between each group. Along Blueridge Avenue, in addition to the main building entrance, there are four direct entrances for first floor units with spacing between 13 and 22 feet.

#### Design Priorities of the Applicable Master Plan or Guidelines

The Planning Board finds that the binding of architectural elements - the combination and application of materials (including cementitious panel, metal panel, face brick and aluminum railing) supports the goal of Wheaton as an identifiable center by creating a landmark at a gateway location. Creation of appropriate transitions, as defined by the Master Plan's Design Guidelines, focuses on protecting existing single-family neighborhoods from potential negative impacts from new development.

#### Protection and Enhancement of the Natural Environment

**Building Lot Terminations:** The Applicant must purchase 0.906 BLT easements.

**Vegetated Wall:** The Application includes installation and maintenance of a vegetated wall that covers at least 30% of the parking garage facade.

**Tree Canopy:** The Application includes the planting of 27 shade trees to achieve tree canopy coverage at 15 years of growth of at least 25% of the on-site open space.

**Vegetated Area:** The Application includes installation of plantings in a minimum of 12 inches of soil, covering at least 5,000 square feet.

**Cool Roof:** The Application will include 90% cool roof on available roof area throughout the 3.7-acre site.

**Recycling Facility Plan:** The Application exceeds the Montgomery County Executive Regulation 15-04 AM and Montgomery County Executive Regulation

18-04 by integrating into the building and site design three features (1) public spaces will have separate trash receptacles for waste recycling; (2) two separate internal chutes, one for waste and one for recycling, with separate containers to hold and store the waste and recycling and the collectors/haulers; and (3) a fenced off area in the garage designated for both – bulk trash and bulk recycling large items.

3. *The locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Buildings and Structures

The location of the building and parking structure is adequate, safe and efficient. The building emphasizes the public realm through a continuous street wall along Georgia and Blueridge Avenues. The replacement of surface parking with structured parking provides an appropriate relationship between buildings, sidewalk, and streets for an urban context.

b. Open Spaces

The locations of open spaces are adequate, safe, and efficient. In addition to the existing open space to remain along Elkin Street, the Application features enhancements along Georgia and Blueridge Avenues. The open space on Elkin Street will be improved with picnic tables, chess tables, a butterfly garden, and dog waste station.

c. Landscaping and Lighting

The landscaping and lighting for the site will ensure the area will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The pedestrian and street lighting fixtures will illuminate the streets, sidewalks, and walking paths. A mix of shrubs, shade trees, ornamental trees and foundation plantings are provided throughout the site.

d. Recreation Facilities

The development will provide adequate, safe, and efficient recreation facilities to help residents lead an active and healthy life. The on-site recreation amenities are provided in accordance with the M-NCPPC Recreation Guidelines. The amenities include seating areas, swimming pool, exercise room, indoor community space, and pedestrian system. Off-

site recreation facilities within 1 mile of the Site include Wheaton Forest Local Park, Colt Terrace Neighborhood Park, Arcola Elementary School, and Wheaton Regional Park.

e. Vehicular and Pedestrian Circulation

The site will be served by three public streets. The vehicular access point to/from the parking garage is provided from Blueridge Avenue opposite the curb cut of the existing surface parking lot confronting the Site. The Application also provides off-street loading area for residents, alleviating congestion on the public streets. Limiting the design to one curb cut minimizes the points of conflicts between pedestrians and motorists. The development includes expanded sidewalks and new pedestrian paths to facilitate safe, pedestrian movement throughout the site. The pedestrian and vehicular circulation systems are adequate, safe, and efficient.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

No new development is proposed in the immediate vicinity. The structures achieve compatibility with existing development through:

- Building heights similar to those of office buildings and garden apartments adjacent or close to the site;
- Emphasis on the public realm through a continuous street wall along Georgia and Blueridge Avenues;
- Articulated façade design that complements the adjacent building;
- The use of façade treatments and vegetated wall to mask the visible levels of the parking structure;
- Replacement of surface parking with structured parking creating a stronger relationship between buildings, sidewalks, and streets;
- Provision of units accessed directly from the sidewalks along Georgia and Blueridge Avenues; and
- Preservation of the open space along Elkin Street.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

- a. The Planning Board approved a Preliminary Forest Conservation Plan as part of Preliminary Plan No. 120140250 in compliance with Chapter 22A. The Final Forest Conservation Plan approved with this Application is consistent

with the Preliminary Forest Conservation Plan and all findings remain unchanged.

- b. The Department of Permitting Services- Water Resources Section issued a letter accepting the Stormwater Management Concept for the site on October 10, 2014.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and


BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is DEC 10 2014 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

### CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-Gonzalez voting in favor, and Commissioner Dreyfuss absent, at its regular meeting held on Thursday, December 4, 2014, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board