



## Montgomery Village Center Sketch Plan No. 320170020

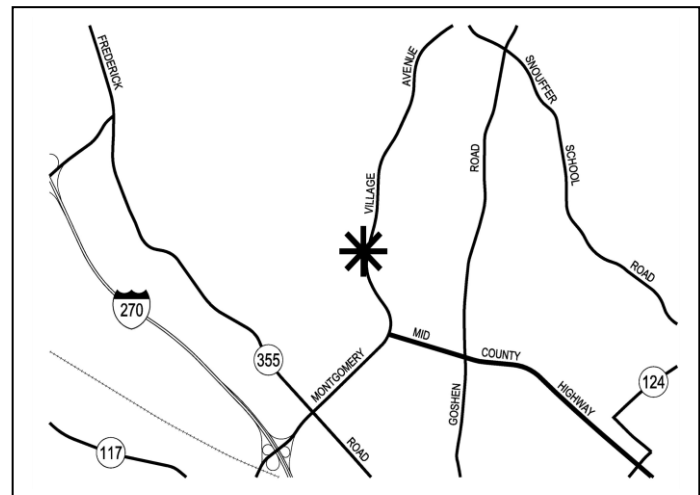
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### Description

Completed: 12/5/16

- Request for a mixed-use redevelopment of a portion of an existing shopping center to include a multi-family building with up to 212 dwelling units, 15 townhomes, and 72 “two-over-two” townhomes, including 12.5% MPDUs; Up to 165,000 square feet of retail uses including replacement of three pad sites with new structures, including drive-thru elements; renovation of the existing shopping center portion to remain; and related vehicular and pedestrian circulation and landscaping improvements.
- Current use: retail shopping center, three pad sites with drive-thru elements, and 31 professional office townhouses;
- Location: Montgomery Village Avenue, west of the intersection of Centerway Road in Gaithersburg, MD;
- Zone: CRT 1.5. C-1.0, R-0.75, H-75;
- Lot Size: 18.784 acres;
- Master Plan: 2015 *Montgomery Village Master Plan*;
- Applicant: W-ARC MV Owner VII, LLC;
- Application accepted: August 8, 2016;
- Reviewing Authority: Section 59-7.3.3 of 2014 Zoning.



### Summary

- The proposed project will revitalize an aging shopping center. A portion of the existing shopping center will remain and will be developed at some point in the future as Phase 2.
- Per Section 59-3.5.14.E.2.vi, the Applicant will seek a Conditional Use approval to allow the drive-thru portion of one of the pad sites to be located between the front building line and the street. Staff supports this request. The Application also provides a scenario for approval of the sketch plan if the Conditional Use is not approved.
- All roads will be private and will be placed in separate parcels at Preliminary Plan. Per the Montgomery Village Overlay Zone, the required public open space will also be placed in a separate parcel.
- The required public open space will be free of any stormwater management (SWM) facilities or any other non-recreation uses.
- Although the proposed development is under 1.0 FAR, the trigger for optional method development that requires a sketch plan approval, the Applicant has selected optional method of development to seek relief from the *placement of building* development standards of the Zoning Ordinance.
- Staff recommends approval with conditions.

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## SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Montgomery Village, Sketch Plan No. 320170020, for a total of up to 615,000 square feet of mixed-use development comprising 450,000 square feet of residential uses including a multi-family building of up to 212 units, 15 townhomes, and 72 “two-over-two” townhomes; and 165,000 square feet of commercial space, of which 106,806 is existing to remain. The proposed project will be completed in two phases on 18.784 acres zoned CRT 1.5. C-1.0, R-0.75, H-75. The following site development elements shown on the Sketch Plan stamped “Received” by the M-NCPPC on August 8, 2016 and revisions as of the date of this report, are binding on the Applicant under Section 59-7.3.3.B:

1. Maximum density and height;
2. Location and extent of public open space;
3. Location of all vehicular and pedestrian routes;
4. Public benefit schedule;
5. Phasing plan;
6. Phase 2 will require a Sketch Plan Amendment.

All other elements of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan. This approval is subject to the following conditions:

### 1. Density

The proposed development is limited to a maximum total of 615,000 square feet (0.75 FAR), including a maximum of 450,000 square feet of residential uses (0.55 FAR), and 165,000 square feet of non-residential uses (0.20 FAR). The final amount of non-residential and residential floor area and the number of dwelling units will be determined at Site Plan.

### 2. Height

The development is limited to a maximum height of 75 feet.

### 3. Incentive Density

The development must include the public benefits listed below unless modified under Section 59-7.3.3.I at the time of Site Plan. Total points must equal at least 50 and be chosen from at least three categories as required by Section 59-4.5.4.A.2. The requirements of Division 59-4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit proposed. Final points will be established at Site Plan approval.

- a. Connectivity and Mobility, achieved through retail services and pedestrian connections;
- b. Diversity of Uses and Activities, achieved through providing care facilities, a mix of dwelling unit types, and accessible units;
- c. Quality of Building and Site Design, achieved through structured parking; and

- d. Protection and Enhancement of the Natural Environment, achieved through providing recycling facilities and a vegetated wall.

#### 4. Moderately Priced Dwelling Units (MPDUs)

The development must provide MPDUs in accordance with Chapter 25A with the following distribution of MPDUs and as approved by the Department of Housing and Community Affairs (DHCA) at Site Plan:

- a. A proportional number of the fee simple townhouses (2 of the 15).
- b. Townhouse MPDUs must have at least 3 bedrooms, with a full bath on each level that includes a bedroom.
- c. The remaining MPDUs must be located in the multi-family building.
- d. None of the “two-over-two” units may be MPDUs.

#### 5. Public Open Use Space

The required minimum 10 percent Public Open Space must be provided over two phases. The required Public Open Space must meet the standards of the optional method development per Section 6.3.6.B.2. and must not include any stormwater management facilities. It must be provided as illustrated in the Sketch Plan, and finalized at Site Plan for each phase.

At Preliminary Plan, per Section 59.4.9.10.C., all “common and public open space in Montgomery Village must be recorded within a separate lot or parcel with a protective easement or covenant in the land records, in a form approved by the Planning Board, unless the parcel is exempted from recordation under Chapter 50.”

#### 6. Design Improvements

At the time of Site Plan, the Applicant must address the following design elements:

- a. On the northeast side of the multi-family building, the ground floor level units should be accessible from the street in order to activate the street edge.
- b. Reduce turning radii on all streets to the maximum extent allowed by the road code and approved by the Department of Permitting Services (DPS), Fire and Rescue.
- c. Provide a more consistent street tree canopy throughout the Site.

#### 7. Future Coordination for Preliminary and Site Plan

In addition to any other requirements of Chapter 50, Subdivision Regulations, and Chapter 59, Zoning Ordinance, the Applicant must address the following at Preliminary Plan and Site Plan review:

- a. Demonstrate how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- b. Forest Conservation requirements;
- c. Noise Analysis at time of Preliminary Plan;

- d. Demonstrate compliance of distribution of bedrooms in the multi-family building MPDUs with the requirements of Chapter 25A;
- e. At Site Plan, provide a map showing existing and proposed qualifying basic services within  $\frac{1}{4}$  mile of the subject site, measured from each residential or office lobby to address the incentive density point guidelines; and
- f. Streetscape details.

## SECTION 2: SITE DESCRIPTION

### Site Vicinity

The Montgomery Village Center (the Site) is located on a block bounded by Montgomery Village Avenue, Club House Road, Watkins Mill Road, and Stedwick Road, in Gaithersburg. The Site is in the Middle Village area of the *Montgomery Village Master Plan* located north of Lake Whetstone and south of Club House Road. Existing uses surrounding the Site include: Montgomery Village Professional Center to the east of the site across Montgomery Avenue; Sunrise at Montgomery Village, an assisted living facility, to the northeast, also across Montgomery Village Avenue; a mix of small retail, townhouses, and Montgomery Village Health Care to the north and west; a gas station and other uses to the west; Montgomery Village Middle School to the west across Watkins Mill Road; and commercial and retail uses to the south.

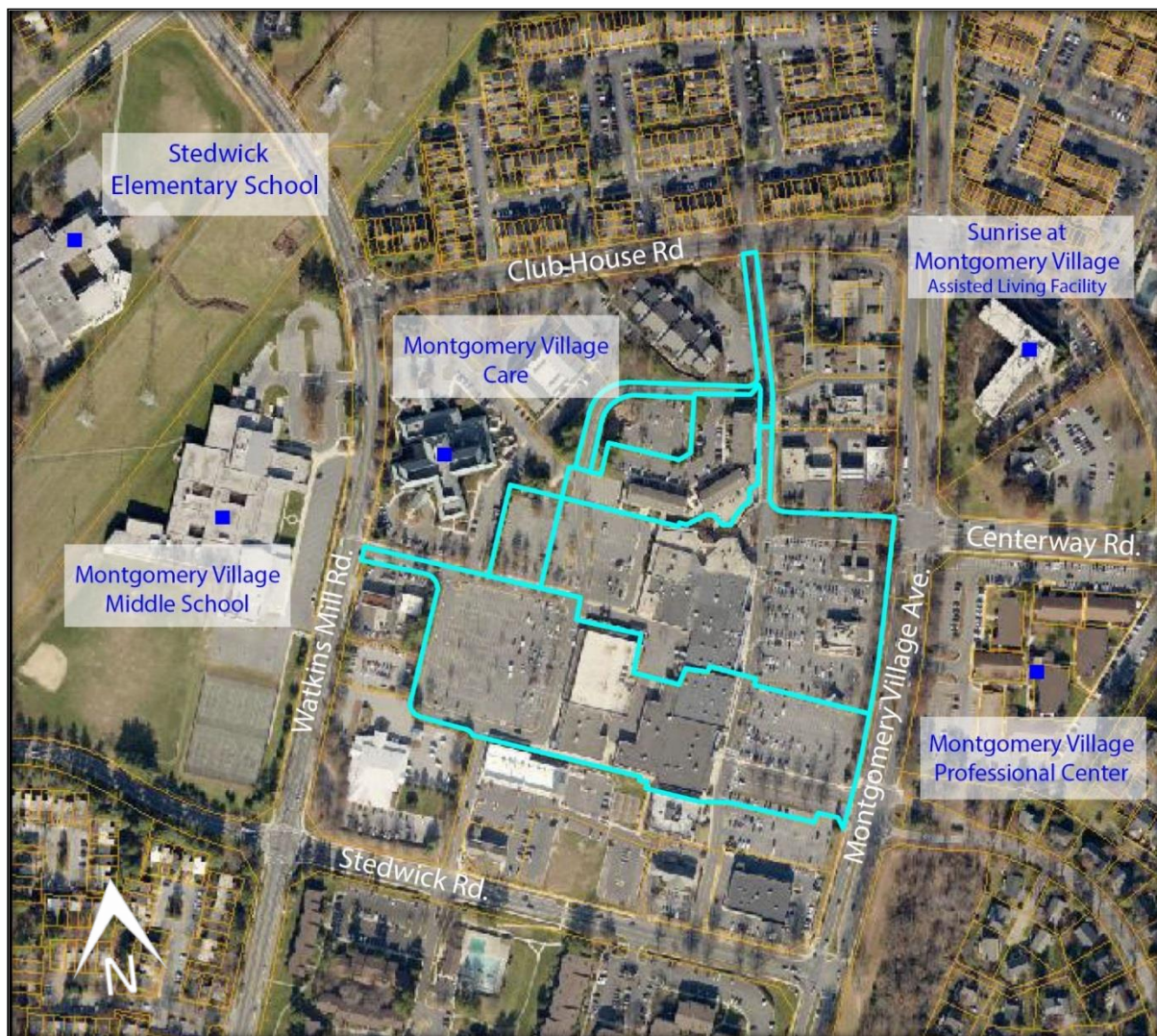


Figure 1: Vicinity Map of Montgomery Village Center



## Site Analysis

The 18.78-acre Site comprises six lots, and is zoned CRT 1.5, C-0.75, R-1.25, H-75. It is also within the Montgomery Village Overlay Zone. It is currently improved with a total 196,542 square feet including 168,460 square feet of retail use and 28,082 square feet of professional offices. The retail use consists of 35 retail stores, three pad sites with a total of 7,680 square feet, a 30,131-square foot grocery store that will be razed, and 160,780 square feet of existing shopping center/retail spaces. The office use consists of vintage townhomes converted into 31 professional offices. There are a total of 1,026 parking spaces in various parking lots on the Site. The existing access points to the Site are from Montgomery Village Avenue in the front, Watkin Mill Road from the rear, and Stedwick Road and Club House Road from the south and north sides, respectively. The existing shopping center has struggled to retain its tenants due to the lack of visibility from Montgomery Village Avenue, low demand, and outdated layout.



*Figure 2: Bird's eyes View of the existing Montgomery Village Center*

## SECTION 3: PROJECT DESCRIPTION and ANALYSIS

### Previous Approvals

Following the recommendations of the 2015 Montgomery Village Master Plan, Sectional Map Amendment No. H-112 rezoned the site from the Town Sector (T-S) Zone to the Commercial-Residential Town Zone, CRT 1.5, C-0.75, R-1.25, H-75 and included it in the Montgomery Village Overlay Zone recommended by the Master Plan and established to preserve the unique character of Montgomery Village, protect existing open space and conservation areas, and ensure a compatible relationship between new and existing development.

### Proposal

The Applicant seeks Sketch Plan approval under Section 7.3.3 of the Zoning Ordinance to facilitate the redevelopment of the existing shopping center with a total of 196,542 square feet of retail and professional office use into a mixed-use development with a total of 615,000 square feet of mixed-use development comprising 450,000 square feet of residential uses, including a multi-family building of up to 212 units, 15 townhomes, and 72 “two-over-two” townhomes; and 165,000 square feet of commercial space.

The project will be developed in two phases to accommodate the contractual constraints of some of the existing leases. A portion of the existing shopping center, approximately 106,806 square feet, will be retained in Phase 1 and will be redeveloped at some time in the future. In Phase 1, the retained portion of the shopping center will be upgraded with façade improvements, landscaping and circulation improvements. The minimum 10 percent public open space requirement will be met over two phases. Phase 1 will provide a minimum of 8.06 percent of the required public open space while the remaining 1.96 percent will be provided in Phase 2.

Phase 1 consists of the following components:

1. A total of 168,460 square feet of retail floor area including the portion of the existing center to remain with improvements to loading area and façade improvements;
2. A 212-unit, 65 feet high (6-story) multi-family building that will replace the existing 30,131 square feet grocery store and the surface parking located on the southwest portion of the Site. The parking structure will serve both the residents of the multi-family building as well as patrons and employees of the retail stores;
3. 15 Residential townhouses with a maximum height of 36 feet (3 stories), which will have approximately 1,900 square feet of living space each, located next to the multi-family building;
4. Residential townhouse units in a “two-over-two” configuration located over existing retail north of the new “Street A” and northwest of the central open space;
5. Three retail pad sites totaling 11,300 square feet with drive-thrus will replace the existing pad sites with a total of approximately 7,680 square feet, each with drive-thru elements, located along Montgomery Village Avenue. The drive-thru associated with the center pad site will



require conditional use approval prior to Site Plan because of the configuration of the drive-thru lane (between the building and the street). The Applicant has an alternative design for the center pad site if the conditional use is not approved; and

6. A minimum of 8.06 percent of the required Public Open Space, as shown in Figure 8.

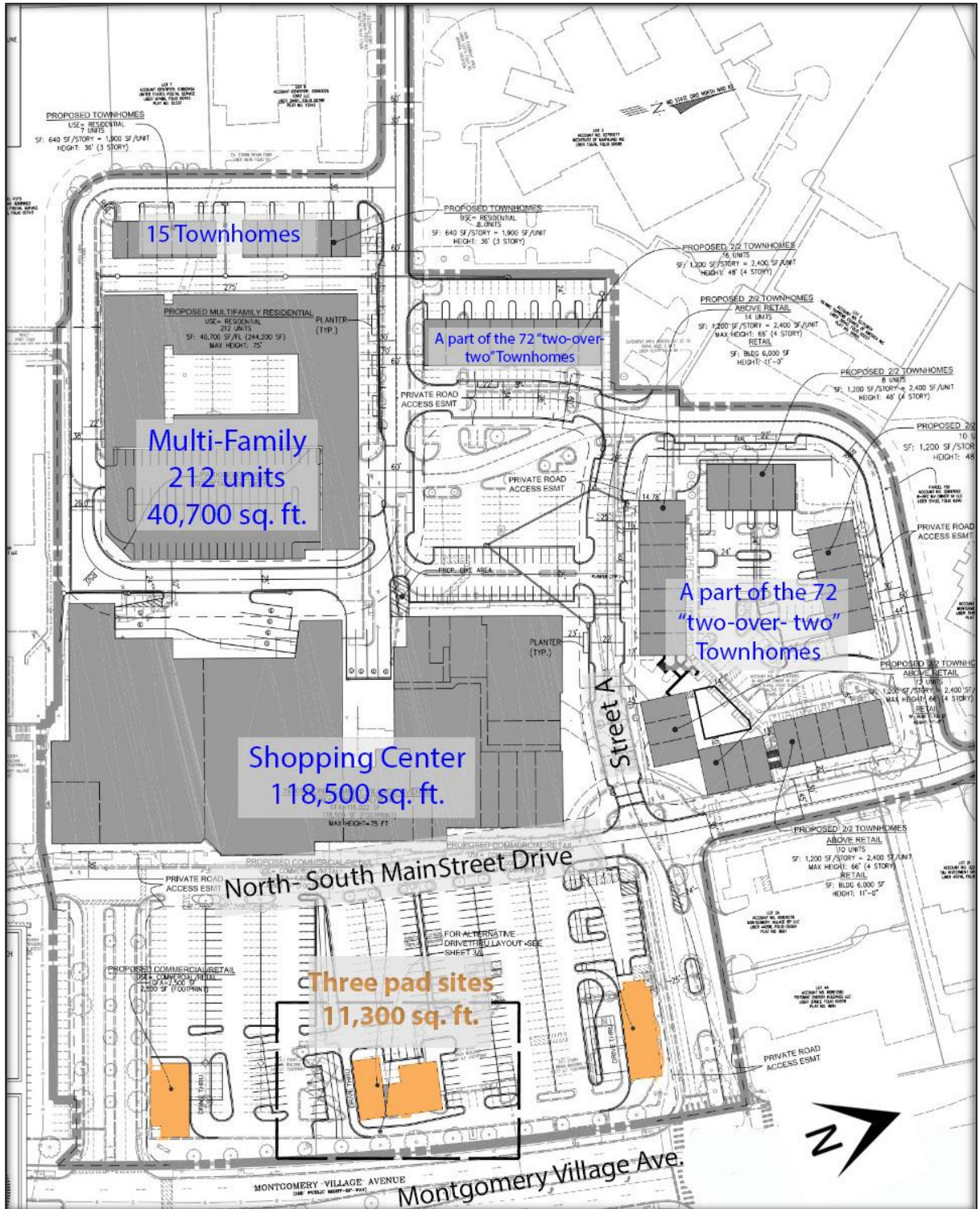


Figure 3: Proposed Site Plan





Figure 4: Phasing Plan

As shown in Figure 4: Phasing Plan, Phase 2 consists of the future redevelopment of the existing shopping center and/or the associated surface parking lot which is being retained in Phase 1. A sketch plan amendment will be required for any modification, addition or redevelopment in Phase 2.



Phase 2 will also provide the remaining two percent of public open space, as shown in Figure 5 below. The location and size/configuration of the required public open space in Figure 5 is illustrative only to demonstrate the feasibility of accommodating the required public open space within the Phase 2 portion of the Site. It will be revisited at the time of redevelopment of Phase 2. At the time of sketch plan amendment for Phase 2, Staff recommends that the remaining public open space be located such that it connects to, and complements, the main square of the public open space in Phase 1. At the time of Phase 2 redevelopment, a vehicular and pedestrian connection must also be established between the existing north-south main street and the new road on the south side of the proposed multi-family building, shown as the blue arrows in Figure 5 below.

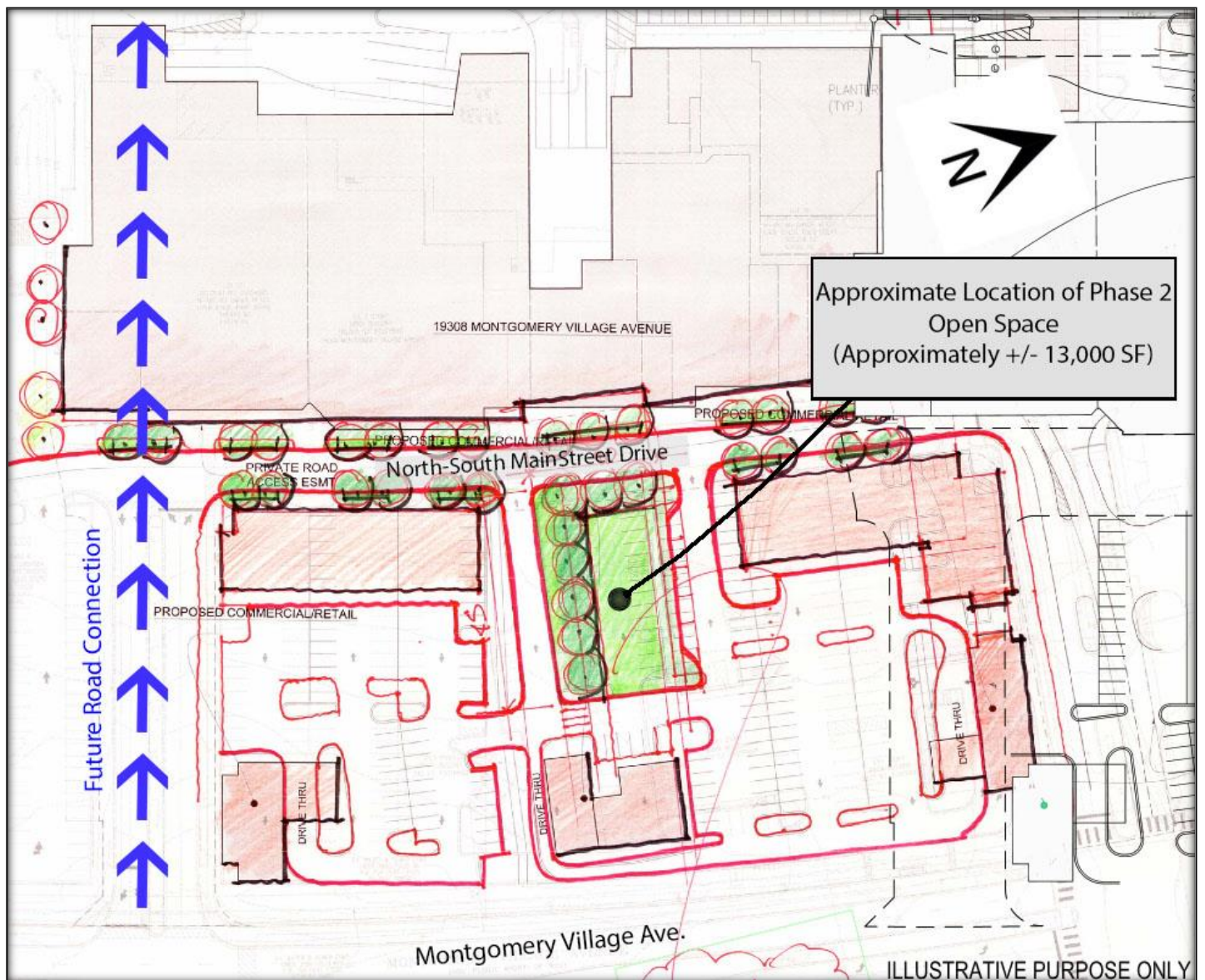


Figure 5: Conceptual rendering of Phase 2 open space (for illustrative purposes only)

## Conditional Use

The proposal includes redevelopment of the existing pad sites along Montgomery Village Avenue. The Applicant has been able to address the Zoning prohibition in the CRT Zone on putting the drive-thru window or the drive aisle between the building and the street for two of the pad sites, but the third pad site in the center has a configuration that necessitates a drive-thru aisle between the building and the street in order to provide a direct pedestrian connection between the sidewalk along Montgomery Village Avenue and the new pathway in the redesigned parking lot (Figure 6 below). The zoning prohibition on a drive aisle between the building and the street can only be modified through a Conditional Use approval per Section 59-3.5.14.E.2.b. The Applicant intends to apply for a Conditional Use application to seek this relief and Staff supports this modification. The proposed Sketch Plan assumes that the Applicant will obtain this modification through the conditional use process. However, the Applicant has also included an alternative layout for this pad site that eliminates the drive aisle between the building and the street in case the Conditional Use is not granted. The Applicant must obtain this Conditional Use approval prior to filing the Site Plan for Phase 1.

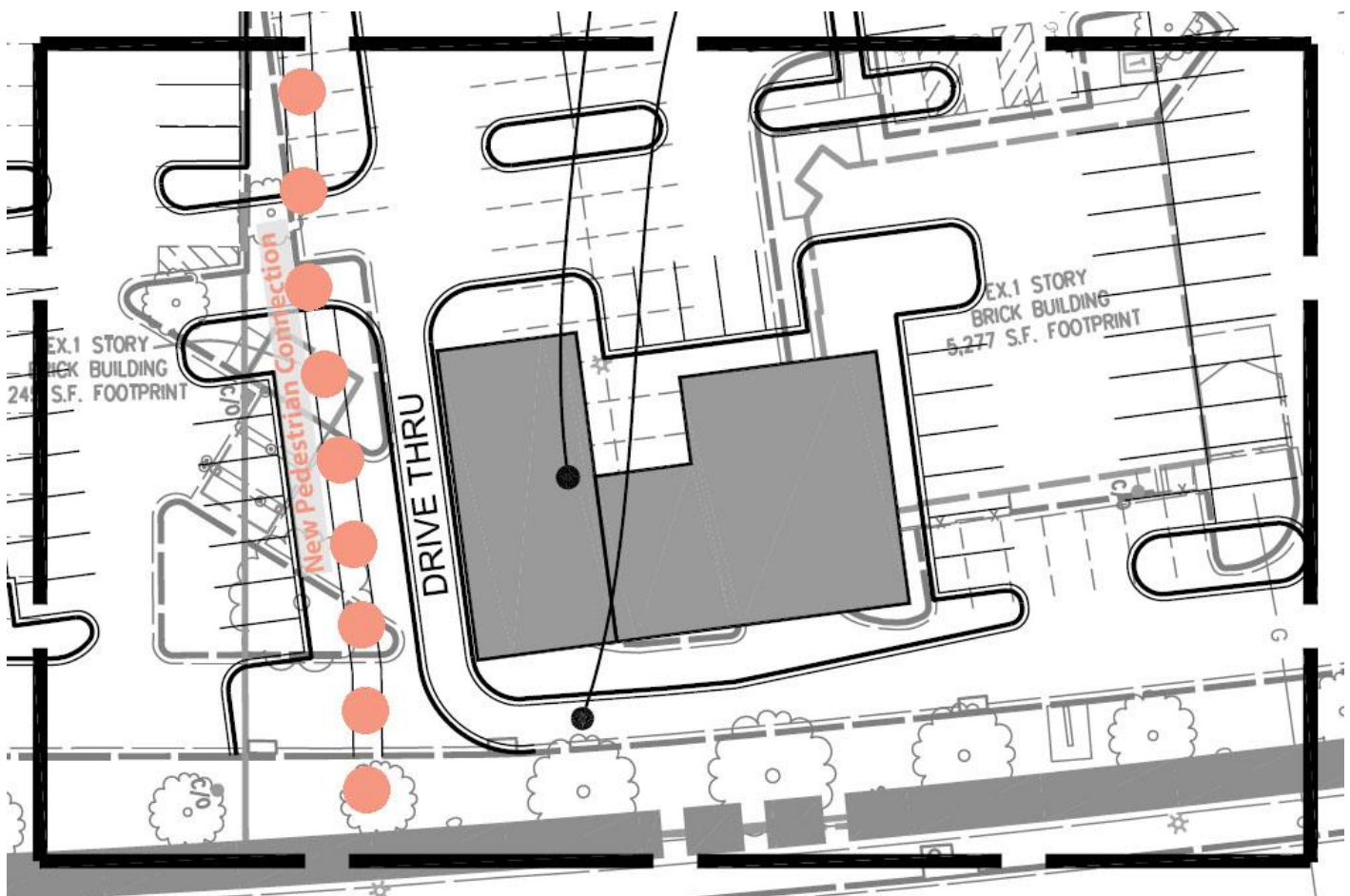


Figure 6: Alternative layout for conditional use scenario

## Public Open Space

The required Public Open Space will be provided in two phases. In Phase 1, the total public open space provided is 8.04 percent, which is 11.8 percent of the net lot area for Phase 1. One of the recommended binding elements is that no stormwater management facilities be located in public open space areas. The Phase 1 Public Open Space consists of the following five distinct areas (Figure 8).

Area 1 is a linear space on the south side of “Street A”. It abuts the Street A right-of-way and will be designed to be an extension of the streetscape of Street A creating a wider sidewalk that can be used for public seating, landscaping. It will create an enhanced retail environment and an attractive connection between the main north-south street and the central public square (Area 4). Area 1 will become a much larger public gathering area when Street A is closed to vehicular traffic on weekends and special occasions.

Area 2 is located at the entrance of Street A where it intersects with the north-south main street drive. It is suitable for a plaza-like space to define this corner as a gateway to the redeveloped portion of the shopping center. It will be activated by the surrounding retail uses.

Area 3 is a split-level space that connects the midblock plaza area along Street A with the upper level green area surrounded by the new residential two-over-two townhomes. The final design of the stairs and overall space should be designed to be a destination with sitting areas and pockets of landscape rather than a pass through.

Area 4 is the main civic square and the heart of the new development. It will be approximately 24,168 square feet and designed as a plaza/pocket park surrounded by retail and residential uses (see Figure 7). It will be a destination for users of the Site and the surrounding community.

Area 5 is a midblock connection located between the multi-family building and 15 new townhomes. It will provide a public pedestrian pathway and will function as a usable open space for the surrounding residential users.



*Figure 7: Precedent images of plaza and park layouts*



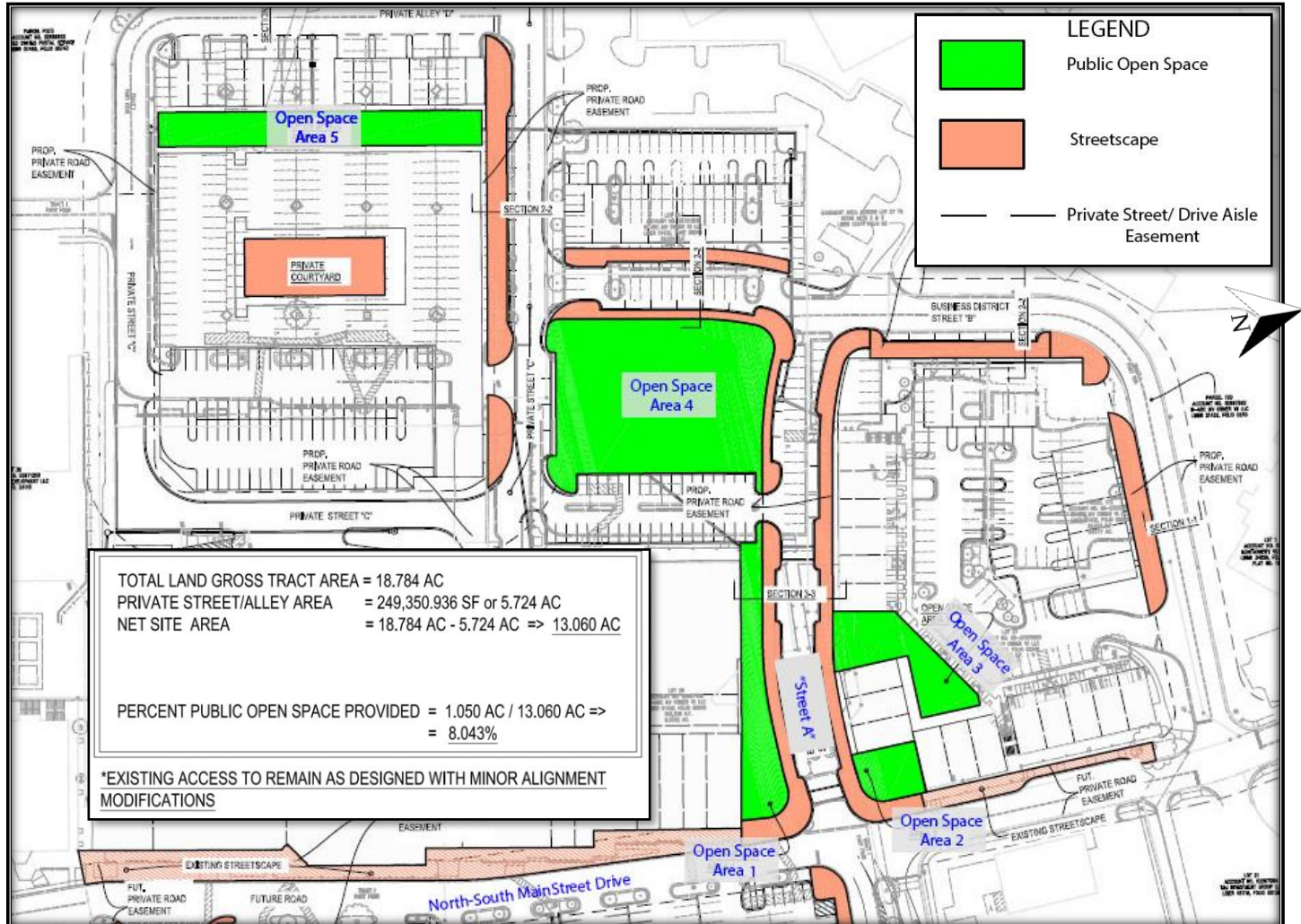


Figure 8: Phase 1 public open space plan

## Environment

The existing Site is already developed and has few environmental features or open spaces. The majority of the Site is covered with surface parking. The proposed redevelopment will increase tree canopy, provide new landscape areas, and improve the stormwater management facilities. At Site Plan, the Applicant must include a comprehensive landscape design for the Site including an extensive tree canopy including street trees, parking areas, and open spaces.

### *Forest Conservation*

The Project is subject to the Forest Conservation Law and requires a Forest Conservation Plan at the time of Preliminary Plan and Site Plan.

### *Stormwater Management*

A Stormwater Management Concept Plan is not required at the time of Sketch Plan, but it will be required at the time of Preliminary Plan.

## Transportation

The Site has vehicular accesses from Montgomery Village Avenue, Stedwick Road, Watkins Mill Road, and Club House Road. Internally, the Sketch Plan is proposing to remove the existing channelized islands and reconfigure the intersection of the main entrance into the shopping center from the extension of Centerway Road. All of the internal streets are proposed to be private streets with 60-foot wide rights-of-way.

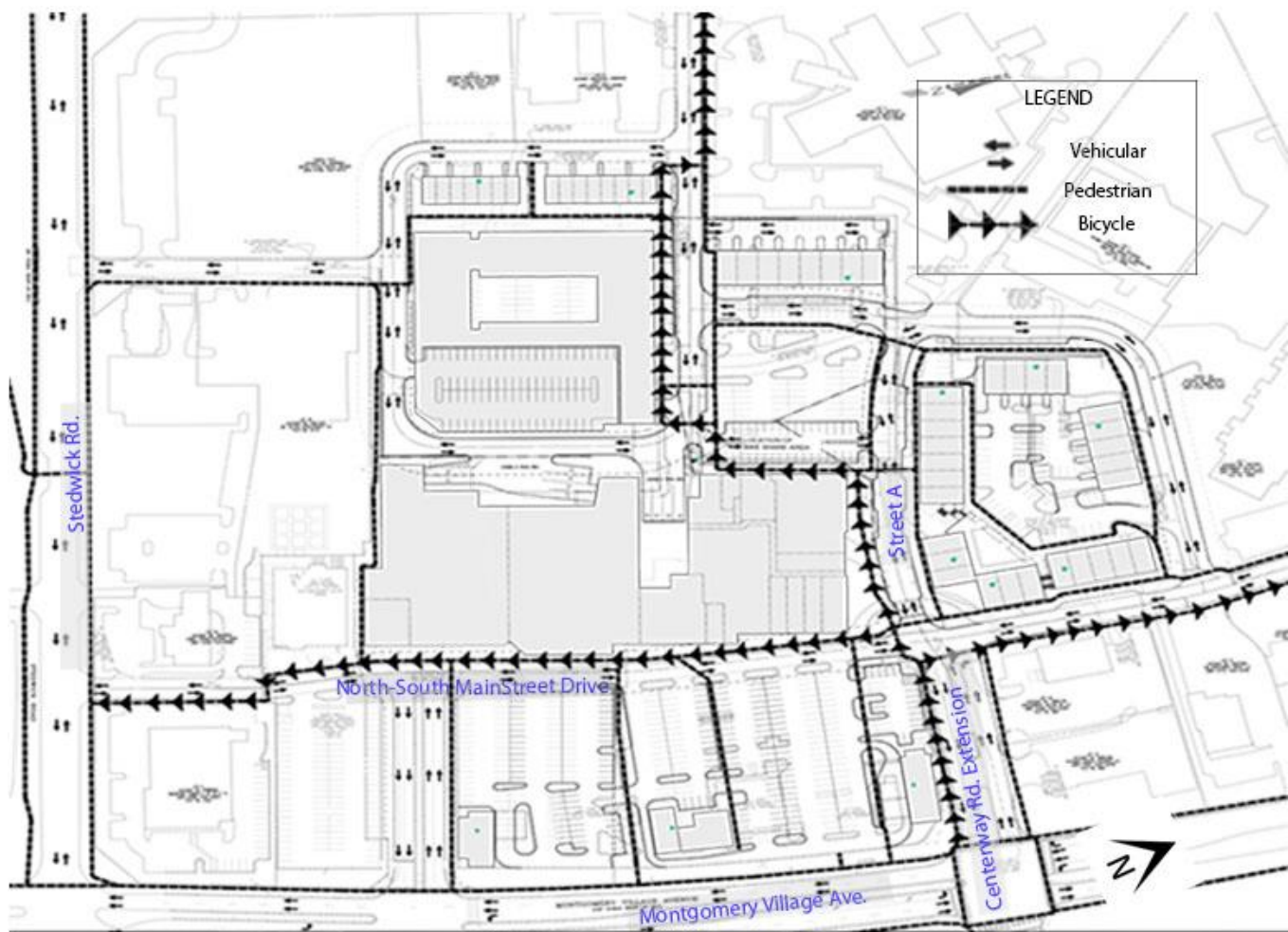


Figure 9: Proposed Circulation Plan

## Master Plan Conformance

The Site is within the boundaries of the *Montgomery Village Master Plan*. The Master Plan identifies four specific areas as potential redevelopment sites, including the Village Center (property #2, Figure 14 on page 55 of the Master Plan). With the exception of the golf course, all properties included on this list were envisioned as mixed use, pedestrian-friendly environments. General design recommendations for these properties in the Master Plan are divided into three areas of discussion – Buildings, Connectivity, and Open Space (Section 5.2 – Overall Design Framework, page 50). Highlights from this section are:

- “Provide compact development patterns with short blocks and building frontages close to the street...” (section 5.2.1 Buildings)
- “Create complete streets that include building frontages close to the street, landscaping, bike facilities, and pedestrian areas that provide safe pedestrian crossings and include sustainable elements.” (section 5.2.2 Connectivity)
- New public open space should “provide alternatives for recreation and leisure in a mixed-use setting” by “creating places for community use that are framed and activated by surrounding development and uses, where the public feels welcome to gather and linger.” (section 5.2.3 Open Spaces)

The proposed project addresses a number of the Master Plan’s expectations regarding design priorities for mixed-use development and public open space. It provides a compact building pattern with short blocks, buildings located close to streets, landscaping, pedestrian areas, and new public open spaces surrounded by retail and residential uses.

The Master Plan recommends that the “north-south drive should be transformed into a pedestrian-friendly local street.” The proposed project will improve existing storefronts along the north-south main street drive, but streetscape along their associated pedestrian areas will remain as it exists today. Achieving the Master Plan recommendation will require streetscape improvements along both sides of the existing north-south drive (Master Plan section 5.2.2 Connectivity – page 51). While these improvements are not included in Phase 1, the proposal does not preclude achieving these improvements as part of future redevelopment in Phase 2. The application proposes converting the existing north-south drive within the Site into a private road through the Preliminary Plan but the full implementation of this road connection with adequate roadway and sidewalk improvements will be done when this portion is redeveloped in Phase 2 in the future.



Figure 9: Rendering of the new development at the intersection of Street A and the main north-south street.

The proposed project implements the Master Plan recommended “east-west local street connection with existing vehicular entrances at Montgomery Village Avenue and Watkins Mill Road” (page 55). Both the new street segment and the proposed central open space will achieve the substantial, and centralized, pedestrian-friendly area envisioned by the Master Plan. This east-west Street A, between Montgomery Village Avenue (at the intersection of Centerway Road) and Watkins Mill Road, also achieves the main street environment envisioned in the Master Plan for this property.

Another Master Plan recommendation is to “enhance existing open spaces and provide linkages to the proposed local streets” (page 55). The proposed project will achieve this goal through the proposed street network and the public open space to be built in Phase 1. Some existing pedestrian areas that are part of this goal, such as the east-west pedestrian connection along the south edge of the property, and the existing pedestrian area along the east edge of the main retail block, will remain unchanged in Phase 1 but will be redesigned to achieve the Master Plan goals with the redevelopment of the rest of the property in Phase 2.

The Sketch Plan proposes a combination of new construction and refurbishing of existing storefronts to achieve the Master Plan goal of “integrating existing uses that are likely to remain with emerging pedestrian environments, such as streetscape enhancements or public use spaces to link new and existing development” (page 55). In addition, the proposed new street segment and central open space, and pedestrian improvements to the front parking area will link the redevelopment portion and the rest of the Site with the surrounding uses.

### Community Outreach

The Applicant has met all the signage, noticing and the public meeting requirements for this Application. The Applicant held a pre-submittal meeting on June 2, 2016. Approximately, 75 people attended this meeting at North Creek Community Center. Staff has not received correspondence from community groups or citizens as of the date of this report.



## SECTION 4: FINDINGS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF or LSC Zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on: building densities; massing; building heights and anticipated uses; the locations of public open spaces; the general circulation patterns for all modes of transportation; an estimated range of peak hour trips; and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Site Plan review. Section 59-7.3.3.E of the Zoning Ordinance states: “To approve a sketch plan the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at Site Plan. The sketch plan must:”

*1. meet the objectives, general requirements, and standards of this Chapter;*

The proposed project meets the intent of the CRT by creating a mixed-used development with ground floor retail, new pedestrian connections, and public open spaces in an existing shopping center that is currently car-oriented. It promotes an economically, environmentally, and socially sustainable development where people can live, work, recreate, and access services and amenities. The proposed project achieves this by a mix of townhouses, multi-family units, structured parking, renovation of the existing commercial building, a new street connection, and related landscaping and circulation improvements on a site that currently lacks many of these features and amenities. The central location of the public open space surrounded by retail and residential uses will create a destination for residents of the Site and the surrounding community.

The proposed project meets the development standards of the Zone as shown in Table 1, below.

| Table 1- Project Data Table |  |                        |                 |
|-----------------------------|--|------------------------|-----------------|
| Section 59                  | Development Standard   | Permitted/<br>Required | Proposed        |
|                             | <b>Gross Tract Area (sf)</b><br>CRT-1.5, C-.75, R-1.25, H-75 | n/a                    | 615,000         |
| <b>4.5.4.B.2.b</b>          | <b>Density</b><br>Non-Residential                            | 613,690                | 165,000         |
|                             | Residential  | 1,022,815              | 450,000         |
| <b>4.5.4.B.2.b</b>          | <b>Building Height (feet)</b>                                | 75                     | (up to) 75      |
| <b>4.5.4.B.3</b>            | <b>Minimum Setback (feet)</b>                                | 0                      | n/a             |
| <b>4.5.4.B.1</b>            | <b>Minimum Public Use Space (%)</b>                          | 10%                    | 8.04% (Phase 1) |
|                             |  |                        | 1.96% (Phase 2) |
|                             |  |                        | 10% (total)     |
| <b>6.2</b>                  | <b>Parking</b>   |                        |                 |
|                             | Non-Residential  | 552 (Min)              | 552             |
|                             | Residential  | 299 (Min)              | 519             |
|                             | Total  | 851 (Min)              | 1071            |

2. *substantially conform with the recommendations of the applicable master plan;*

The proposed project conforms with the recommendations of the 2015 *Montgomery Village Master Plan* as described on page 17 of this report. In summary, it will transform an auto-oriented suburban development pattern into a walkable, attractive town center with a mix of residences and businesses where people walk to shops and recreational spaces. It creates a compact development pattern with new street connections and open spaces, which will provide alternatives for recreation and leisure in a mixed-use setting where the public will feel welcome to gather and linger.

3. *satisfy 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; there is no development plan or schematic development plan for this Site.

4. *under Section [7.7.1.B.5](#), for a property where the zoning classification on October 29, 2014, was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014;*

Not Applicable; the zoning on this site is not the result of a local map amendment.

5. *achieve compatible internal and external relationships between existing and pending nearby development;*

The proposed project is designed to provide a compatible relationship with the existing structures within the block surrounded by Montgomery Village Avenue, Clubhouse Road, Watkins Mill Road and Stedwick Road as well as the existing development located outside of this block. The proposed redevelopment will create a new connection through the site and activate the street with first floor retail. The proposed public open space is appropriately located and will have adequate scale and proportions with easy access to the surrounding retail and residential uses.

6. *provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The proposed project will establish an adequate and convenient road network for the proposed and future redevelopment of the Site. It will create a suitable layout to accommodate vehicular, pedestrian, and bicycle circulation in a safe and friendly environment. The new street connection will transform a retail plaza that currently has vacant spaces into a complete street, with new vehicular access, on-street parking, and retail store fronts.

7. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community; and*

For an optional method development in the CRT Zone, the zoning code requires 50 points in at least three categories. Although at the time of the Sketch Plan review only the categories need be approved, the following table shows both the categories and points for the proposed public benefits to demonstrate the project's ability to meet the required benefit points. Per Section 59-4.7.1.B, granting points as a public benefit for any amenity or project feature otherwise required by law is prohibited.

| <b>Table 2- Public Benefits Valuations</b>                              |   |                       |                           |
|---|---|-----------------------|---------------------------|
| <b>Section #</b>  | <b>Benefit Categories</b>                 | <b>Points Allowed</b> | <b>Points Recommended</b> |
| <b>59-4.7.3C: Connectivity and Mobility</b>                             |   |                       |                           |
| C.3   | Neighborhood Services                     | 15                    | 12.5                      |
| C.5   | Through-Block Connection                  | 20                    | 10                        |
| <b>59-4.7.3D: Diversity of Uses and Activities</b>                      |   |                       |                           |
| D.2   | Care Centers                              | 20                    | 10                        |
| D.3   | Dwelling Units Mix                        | 10                    | 5                         |
| D.4   | Enhances Accessibility for Dwelling Units | 20                    | 3                         |
| <b>59-4.7.3E: Quality of Building and Site Design</b>                   |   |                       |                           |
| E.7   | Structured Parking                        | 20                    | 5                         |
| <b>59-4.7.3F: Protection and Enhancement of the Natural Environment</b> |   |                       |                           |
| F.5   | Recycling Facility Plan                   | 10                    | 5                         |
| F.10  | Vegetated Wall                            | 10                    | 5                         |
| <b>Total</b>  |   | <b>125</b>            | <b>55.5</b>               |

#### Connectivity and Mobility

##### *Neighborhood Services*

The Site already contains more than the required minimum number of services and small businesses. In addition, it is currently surrounded by other goods and services. Within a ¼-mile radius, there are three gas stations, two banks, a drug store, a McDonalds, an assisted living facility and two small offices. The proposed redevelopment will provide an array of options both large and small. The redeveloped Site will have two large stores, an array of mid-size retail bays, and over a dozen small bays under 5,000 square feet that will provide a wide range of retail

goods and services on site to serve the community. At Site Plan, a map showing qualifying basic services, existing and proposed, within ¼ mile of the Site will be required.

#### *Thru-Block Connection*

The proposed Sketch Plan provides an open air, at least 15 feet wide, safe and attractive thru-block pedestrian connection that will be open to the public at all times. It is located at open space Area 5 between the multi-family building and the 15 new townhomes. At Site Plan, a final detailed plan of circulation and site layout is required.

#### Diversity of Uses and Activities

##### *Care Center*

There is currently a children's day care on Site and the tenant plans to remain. The day care is available to the public and provides care for more than 15 children. The proposed Sketch Plan includes a new playground to serve the children enrolled in the day care. Final size, location, layout, and other design details will be determined at the Site Plan stage.

##### *Dwelling Units*

The Applicant is providing a total of 299 dwelling units (15 townhouses, 72 two-over twos, and 212 multi-family), of which eight percent will be efficiency units, 27 percent will be one-bedroom, 53 percent will be two-bedroom, and 12 percent will be three-bedroom units. The residential mix proposed in the Sketch Plan meets the requirements for five points. At Site Plan, final layout, design, and location will be approved prior to use-and-occupancy for As-built floor plans.

##### *Accessibility*

The multi-family building will provide three units with interiors that satisfy American National Standards Institute A117.1, Residential-Type A standards or an equivalent County standard. At Site Plan, final location and area will be determined.

#### Quality Building and Site Design

##### *Structured Parking*

The proposed Sketch Plan provides a total of 1,071 parking spaces, of which 501 spaces will be provided in a garage. The first two floors will be available to retail tenants and the rest will be assigned to the multi-family units. At Site Plan, a detailed parking layout with calculations will be required.

## Protection and Enhancement of the Natural Environment

### *Recycling Facility*

The project will satisfy Montgomery County Executive Regulation 15-04AM or Montgomery County Executive Regulation 18-04. In addition, the center's management team will work with the community to implement and educate environmentally friendly initiatives. At Site Plan, a final layout approved by the Division of Solid Waste Services is required.

### *Vegetation Wall*

The project will install and maintain a vegetated wall that covers at least 30% of the south side of the garage façade, will be at least 300 square feet in area, and must be visible from a public street. At Site Plan final details, coverage, location and design will be required.

8. *establish a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and Site Plan applications.*

The Sketch Plan proposes redevelopment of the Site in two phases, and establishes the overall layout of the site with building locations, open spaces, and vehicular and pedestrian circulation. All required site improvements, circulation facilities, and a proportional amount of public benefits will be provided in each phase and will be delineated in the Preliminary Plan and all subsequent Site Plans. A full development program to establish phasing of the elements required by this Application will be developed and analyzed during subsequent preliminary and Site Plan reviews. Any redevelopment in the area delineated as Phase 2 will require a Sketch Plan Amendment.

## **CONCLUSION**

The proposed Sketch Plan application complies with the general requirements and development standards of Section 59-4.5.1 Commercial/Residential Zones, and the optional method public benefits provisions of Section 59-4.7.1. It satisfies the findings of a Sketch Plan under Section 59-7.3.3, and is consistent with the goals and recommendations of the 2015 *Montgomery Village Master Plan*. Therefore, Staff recommends approval of the Sketch Plan No. 320170020 with the conditions specified at the beginning of this report.