

May 10, 2024

VKA Maryland, LLC  
20251 Century Blvd.  
Suite 400  
Germantown, MD 20874  
301.916.4100

[vika.com](http://vika.com)



# Land Planning Report

## Metro Park - Standish Place

Local Map Amendment  
7501 Standish Place

*Our Site Set on the Future.*



**Exhibit 19 H-156**



# Land Planning Report Metro Park - Standish Place

**VIKA Maryland, LLC**  
20251 Century Blvd.  
Suite 400  
Germantown, MD 20874  
301.916.4100

[vika.com](http://vika.com)

May 10, 2024

## Montgomery County Planning Department

ATTN: Matt Folden  
Supervisor, Mid-County Team  
2425 Reedie Drive, 13th Floor  
Wheaton, MD 20902

### RE: Local Map Amendment for Metro Park - Standish Place (7501 Standish Place)

Dear Mr. Folden,

VIKA Maryland, LLC (VIKA) is pleased to present this Feasibility Review Report (the "Report") for redevelopment of the subject property: an approximately 603,855 SF, 13.86-acre site, defined as 7501 Standish Place, Derwood, Maryland (the "Property"). We have reviewed the constraints and opportunities for the rezoning of the Property from an Industrial Moderate Zone (IM-2.5) to Commercial Residential Neighborhood – Floating Zone (CRNF 1.25 C-0.0 R-1.25 H-60 Zone), based on the applicable requirements and regulations of Montgomery County (the "County"), to accommodate a proposed mix of townhomes and two-unit condominiums located within a new street block system organized by common and public open space and residential amenities (the "Program"). If these uses or site elements change, the applicable requirements and regulations may also change, and additional review should occur.

This Report analyzes elements of the Zoning Ordinance, Comprehensive Plan and adopted master plans and guidelines, as well as available utility information. While we may offer direction on other codes that need to be addressed during the land development approval process, you should engage with other consultants, such as an architect, traffic engineer, land use attorney, and specialty consultants, such as mechanical, electrical, plumbing, and geotechnical engineers, who can provide specific recommendations in their area of expertise. This Report is based on publicly available information such as GIS mapping, tax records, and other data sources available as of the date above.

We appreciate the opportunity to provide this Report and look forward to working with you on subsequent phases.

Sincerely,

**VIKA Maryland, LLC**

Sachin Kalbag, AICP  
Planning and Urban Design Leader

*Our Site Set on the Future.*



# Contents

---

- Table of Figures.....4
- Executive Summary.....7
- Proposed Redevelopment Summary.....8
- Property Description.....9
  - Property Identification.....9
  - Property Vicinity.....10
  - Neighborhood.....11
  - Local Transit.....12
  - Parks and Community Amenities.....13
  - Existing Conditions.....14
- Environmental.....14
  - Topography & Steep Slopes.....14
  - Soils & Vegetation.....15
  - Streams, Wetlands & Floodplains.....16
- Proposed Redevelopment.....17
  - Land Use.....17
  - Circulation and Access.....18
  - Open Space and Recreation.....19
- Master Plan.....20
  - Area Plan.....20
  - Urban Design.....21
  - Land Use and Zoning.....21
  - Housing.....21
  - Parks, Trails & Open Space.....21
  - Mobility.....22
  - Other Elements.....22
  - Design Guidelines.....22
  - General Plan.....22
- Zoning Ordinance.....23
  - Rezoning Intent.....23
  - Rezoning Applicability.....25
  - Purpose, Land Use & Building Types.....25
  - Development Standards.....25
  - General Requirements.....26
- Open Space.....28
  - Common Open Space.....29
  - Public Open Space.....29
  - Allowed & Prohibited Features.....29



Traffic Statement Findings.....30

Environment.....31

    Forest Conservation.....31

    Environmental Guidelines.....31

Infrastructure.....32

    Stormwater Management.....32

    Utilities.....34

    Water & Sewer Locations and Easements.....34

    Dry Utility Locations and Easement Requirements.....36

References.....37

## Table of Figures

- Figure 1: Illustrative Concept Plan
- Figure 2: Sketch Plan of Parcel D Gude North
- Figure 3: Aerial View of 1/4-Mile Vicinity of Property
- Figure 4: Existing Land Use Map
- Figure 5: Project Site - Parks and Amenities
- Figure 6: Regional Map - Parks and Amenities
- Figure 7: View of Pedestrian Crosswalk at Crabbs Branch Way
- Figure 8: Topography & Steep Slope Map
- Figure 9: Soils Map
- Figure 10: Area Streams, Wetlands, & Floodplains
- Figure 11: Concept Plan
- Figure 12: Circulation Diagram
- Figure 13: Parks and Recreation Elements
- Figure 14: Shady Grove Minor Amendment Master Plan Boundary
- Figure 15: Thrive Montgomery 2050
- Figure 16: Open Space Plan
- Figure 17: Rainfall Target (Rainfall Curve # Reduction Table)
- Figure 18: Biofiltration Swale Example
- Figure 19: Micro-Bioretention Planting
- Figure 20: Existing Sewer Main Location (with proposed site layout)
- Figure 21: Existing Water Main Location (with proposed site layout)
- Figure 22: Existing 20-Foot WSSC Location
- Figure 23: Existing 10-Foot Public Utility Easement

## APPENDIX

Exhibit 1 – Demand, Supply and Adequacy Report



Figure #1: Illustrative Concept Plan

## Executive Summary

The proposed redevelopment (known as the “Project”) will replace four (4) existing office buildings that range from 1 to 3 stories and a surface parking lot with a cohesive mix of two-unit condominiums and townhomes located within a new, organized street block system featuring common and public open space, as well as various residential amenities. The Project will require a rezoning of the Property from an Industrial Moderate Zone (IM-2.5) to Commercial Residential Neighborhood – Floating Zone (CRNF 1.25 C-0.0 R-1.25 H-60 Zone) to allow a maximum residential density of 210 dwelling units (DU) at a 1.25 Floor Area Ratio (FAR).

The Project comports with the intent of CRN floating zones allowing development of residential communities at a range of densities and heights flexible enough to respond to various settings; flexibility in uses for a site; and a Project that is compatible with adjacent development. The Project can have a gross square footage of approximately 754,819 square feet (MPDU included) based on the allowable FAR of 1.25, building up to 4 floors at a 60-foot maximum height to accommodate architectural articulation of roof forms and the difference between the grade to the finish first floor elevation. The Concept Plan for the Project in this report represents a mix of two-unit condominiums and rear-loaded townhomes, the exact mix of unit types and number of dwelling units will be determined during the site plan phase and will not exceed 210 DU and the maximum FAR of 1.25 allowed for the site.

A zoning map change to apply a floating zone to an individual property requires approval of a Local Map Amendment. An application must be approved by the District Council and necessary findings must be made per Section 5.1.2. Before submitting a Floating Zone Plan, a Natural Resources Inventory will be required as the basis of a Preliminary Forest Conservation Plan that must be submitted with the rezoning application.

After rezoning, both Preliminary Plan and Site Plan will be required for the proposed redevelopment (which will run concurrently) and must show proposed development on a site in relation to immediately adjacent areas, indicate all roads, walkways, parking areas, buildings, landscaping, open space, recreation facilities, lighting, etc. The Preliminary and Site Plans may be filed concurrently. A Final Forest Conservation Plan and many supplementary plans and documents will be filed with these plans.

Preliminary and Site Plans are reviewed by staff and submitted for action (approval or disapproval) by the Montgomery County Planning Board. The Planning Board approves the site plan after rezoning approval and before building permits can be issued. Planning Board Hearing must take place within 120 days of intake acceptance, although extensions to this timeframe are often required.

The Program described herein is allowed and meets the applicable development standards, certain critical elements, such as access to the site, stormwater management facilities within the proposed development envelope, frontage improvements, and water and sewer utility connections will need to be evaluated and determined during conceptual design phases.

In summary:

- The proposed redevelopment requires rezoning and subsequent entitlement plans before plats and permits can be submitted for approval.
- The uses, density and height are permitted with a rezoning to a CRN floating zone.
- The Program of rear load townhomes and two-unit condominiums is feasible on the site.
- Critical path items are existing conditions plans and utility/SWM plans.
- The Property has no environmentally sensitive areas or existing forest or other physical constraints.
- First steps are to complete an existing conditions survey and NRI/FSD

### Disclaimer

This Report was completed based on the Program defined above and the Property defined herein. If any of these assumptions are incorrect or modified, this Report will need to be revised. Please review this Program carefully and confirm our assumptions and let us know if any modifications are made and we will work with you and your team to update this report.

## Proposed Redevelopment Summary

The site will be redeveloped with a mix of two-unit condominiums and rear loaded townhomes. Based on the Illustrative Concept Plan (see page 17 for description), a maximum of 210 dwelling units (DU) can be accommodated on the site, which amounts to 754,818 gross square feet of development and a FAR of 1.25 of development. The number of DUs and mix of units will be established during the Site Plan phase and will not exceed 210 DU or the FAR allowed for the site.

The redevelopment of the site will result in a 40-percent decrease of AM and PM peak hour trips (See Traffic Statement findings, Page 30) from the previous office land use, and an increase of residents and pedestrians in a new and walkable compact tree-lined street block neighborhood, anchored by parks and open space.

All townhomes and condominiums are 4-stories with maximum building height of 60-feet to accommodate architectural articulation of roof forms and the difference between the grade to the finish first floor elevation. A portion of ground floor is used for an encapsulated parking garage. For the purposes of FAR calculations, 3.5 floor levels are used for dwelling areas, which exclude the garage area that is not used in the FAR calculations.

The Project advances the County’s “Housing for All” Objective through the provision of 15% MPDUs, which will provide much-needed affordable housing opportunities in close proximity to transit. Moderately Priced Dwelling Units (MPDU) are planned to be disbursed throughout the most affordable condominium units which advances the County’s housing goals by allowing the most attainable housing types to be offered in this location. The project’s employment and transit orientated location make it the ideal place to maximize affordable housing opportunities at the lowest prices possible.

Based on a build-out of 210 DU, (32) two-unit condominium MPDUs will be provided to meet the 15% requirement which applies to any new development in Montgomery County with 20 or more units. The proposed MPDU’s will need to be reviewed and approved by the Department of Housing & Community Affairs (DHCA).

<b>Site: 603,855 (13.86-Acres)</b>			
<b>REZONING PHASE - CRNF 1.25 C-0.0 R-1.25 H-50</b>			
<b>Concept Plan</b>			
<b>Unit Type</b>	<b>Maximum Units</b>	<b>GSF</b>	<b>FAR</b>
Townhomes and Two-Unit Condominiums	210	754,819	1.25
<b>NOTE:</b> The exact mix of unit types and number of dwelling units will be determined during the Site Plan phase and will not exceed 210 DU and the maximum FAR allowed for the site.			



## Property Description

### Property Identification

The Parcel is identified as Parcel “D” in the subdivision known as “Gude North” as per plat thereof filed among the land records of Montgomery County, Maryland in Plat Book 118 as Plat No.13905, and is identified as 7501-7515 Standish Place, 7519 Standish Place, 7529 Standish Place and 7609-7623 Standish Place. Based on a survey completed in January 2024 by VIKA Maryland, LLC, the Net Lot Area is 554,435 SF or 12.72-acres and Crabbs Branch Way Previous Dedication is 49,420 SF or 1.13-acres, for a Gross Tract Area of approximately 603,855 square feet in area or 13.86 acres.

The same property was conveyed to Metro Park I, LLC by deed from Rockville Office/Industrial Associates, also known of record as Rockville Office/Industrial Associates Limited Partnership, dated August 6, 1997, and recorded August 6, 1997, in Liber 15067 at Folio 124. Tax Id No. 04-02224811.

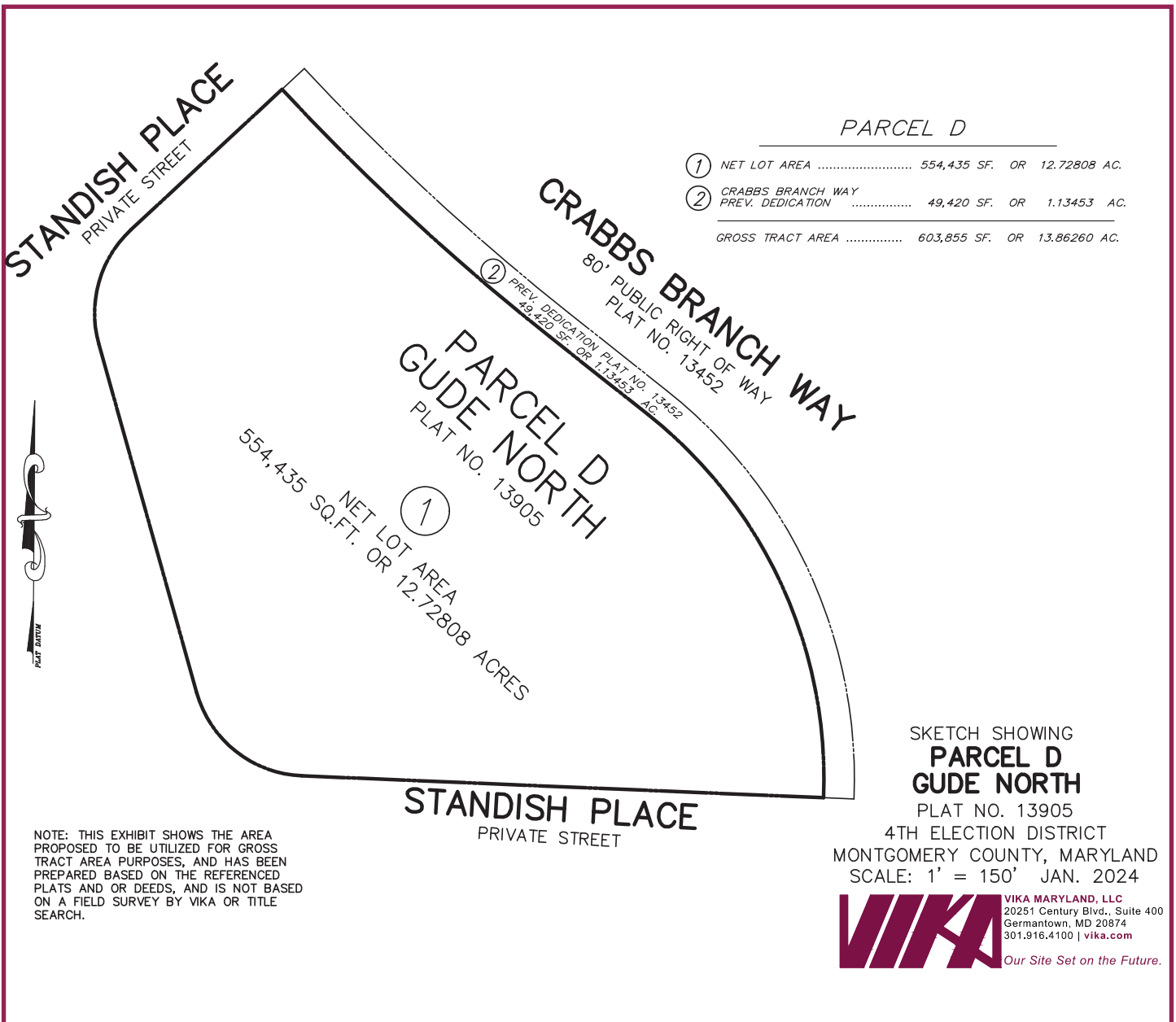


Figure 2: Sketch Showing Parcel D Gude North

### Property Vicinity

As shown on the aerial view below, the Property is bounded by Standish Place along the north and southwest frontage, and along Crabbs Branch Way along the north and southeast frontage. The Property is approximately 500 feet from the intersection of Crabbs Branch Way and Gude Drive. The surrounding uses in the immediate proximity to the south and west are primarily one to two story light industrial, commercial and flexspace buildings. To the north and directly across the street on Crabbs Branch Way, is the American National Red Cross building. At the southeast corner of Crabbs Branch Way and Monona Drive is the American Society of Plant Physiology building. Additional office buildings are located to the southeast of the Property.

Approximately a half mile to the west is the King Farm Neighborhood, and a half mile to the northeast is the Crabbs Branch Stream Valley Park. The Shady Grove Metro Station is less than one-mile to the north where an intensification of multi-family residential and commercial is planned and located.

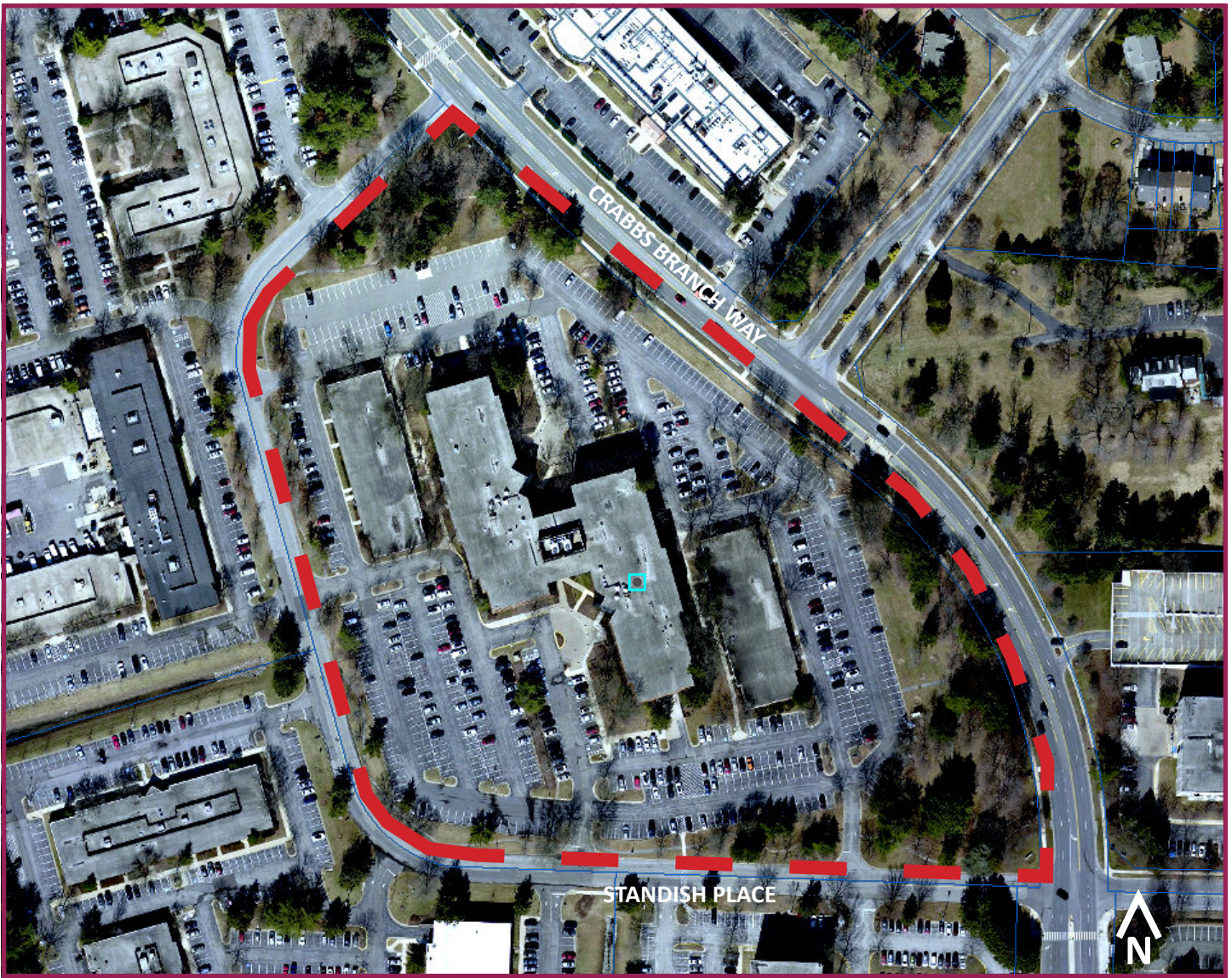


Figure 3: Aerial View and Vicinity of Property



## Neighborhood

Property located directly north, east, west, and south of the Project are office and industrial park land uses and are all zoned Industrial Moderate Zone (IM-2.5 H-50). The property located directly to the north of Project is the Red Cross office building and is zoned Office Industrial Park. The property located directly to the east of the Project at the northeast corner of Calhoun Place and Crabbs Branch Way is zoned CRT 2.5 C-2.0 R.05 H-80 Floating Zone and is currently an office building. Further to the north of the Project along Crabbs Branch Way is the single-family residential neighborhood of Derwood Station which is zoned R-200 and R-90 further north.

One block west of the Property is the rail guideway for WMATA Metro. The City of Rockville boundary is located along MD-355/Frederick Road, north of Gude Drive. Land uses along MD-355 are primarily light industrial with an intensification of auto dealerships.

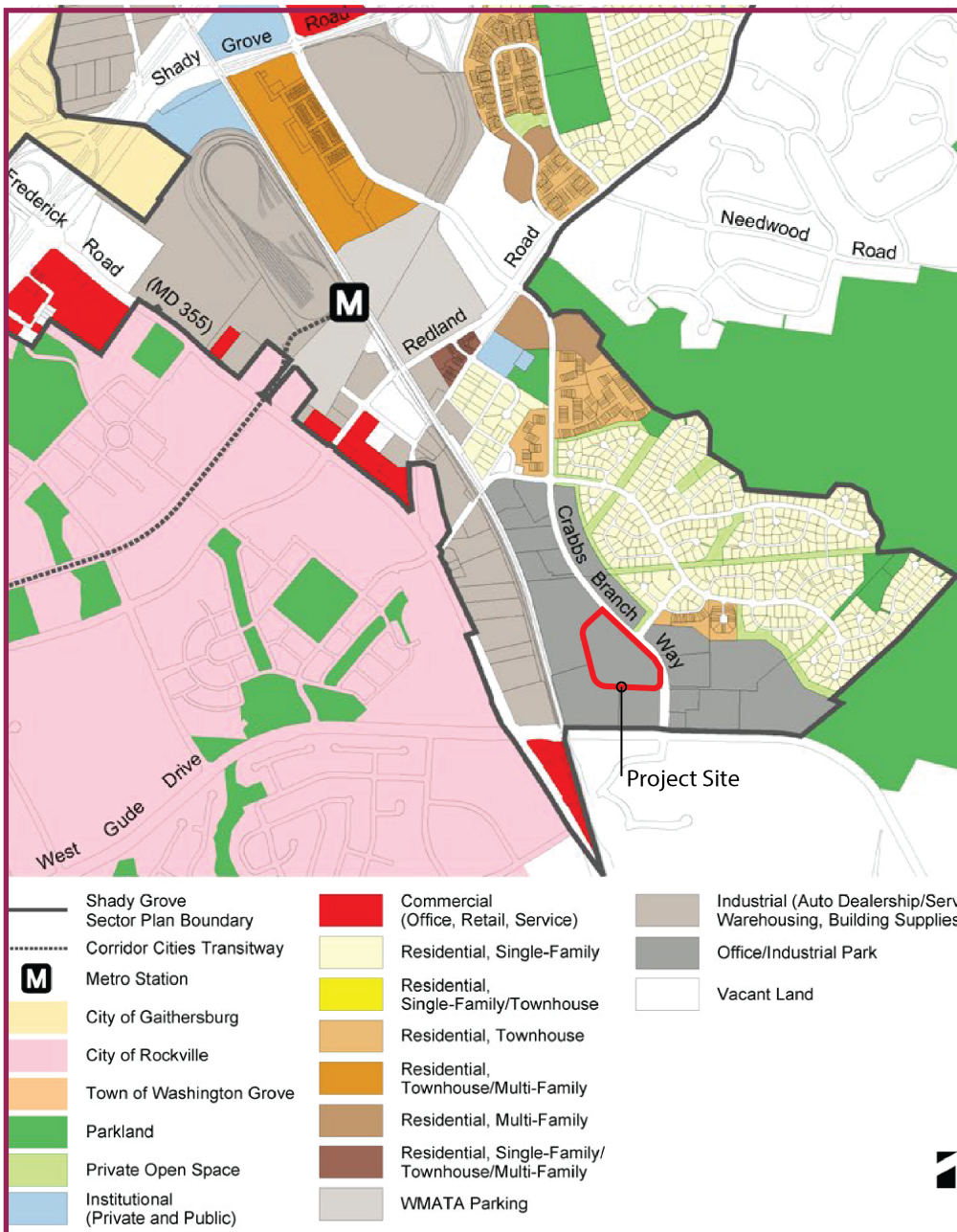


Figure 4: Existing Land Use

## Local Transit

Crabb Branch Way connects Interstate 370 (to the north) with Gude Dr, just one block to the south of the Project. Gude Road connects to the major thoroughfare Maryland Route 355 (Frederick Road) towards the west. The Project is located less than one mile from the Shady Grove Metro Station. R50 Metro Bus runs along Crabb Branch Way and includes a stop at the Metro Station. There are two bus stops on the west and eastside of Crabb Branch Way, located adjacent to the north and south corners of the Property with a stippled pedestrian mid-block crossing. There is also a sheltered bus stop just north of the Property.

Standish Place is located along the western frontage of the Property and is a private street. Existing pedestrian paths are located along the Standish Place frontage, as well as at the northeast corner of the Crabb Branch Way and Standish Place. There are no sidewalks on the westside of Standish Place. The paths connect to two mid-block pedestrian crosswalks along the northern and southern end of Standish Place. Continuous concrete sidewalks are located along Crabb Branch Way on both sides of the street. Crabb Branch Way is designated as a county-wide trail and includes continuous sidewalks on both sides of the street that extend up to Shady Grove Road. A bikeway is promoted along the east side of the street as identified in the Sector Plan (see Page 20) for this area and will be installed by others. The Millennium Trail and an existing bikeway is located along the southside of the street of Gude Drive, approximately 500-feet from the Property, which connects with a planned bikeway along the eastside of MD-355/Frederick Road that would eventually connect with Shady Grove Metro Station.

Bus Rapid Transit is planned for MD-355 (Rockville Pike/Frederick Road) with a stop planned at the Shady Grove Metro Station.

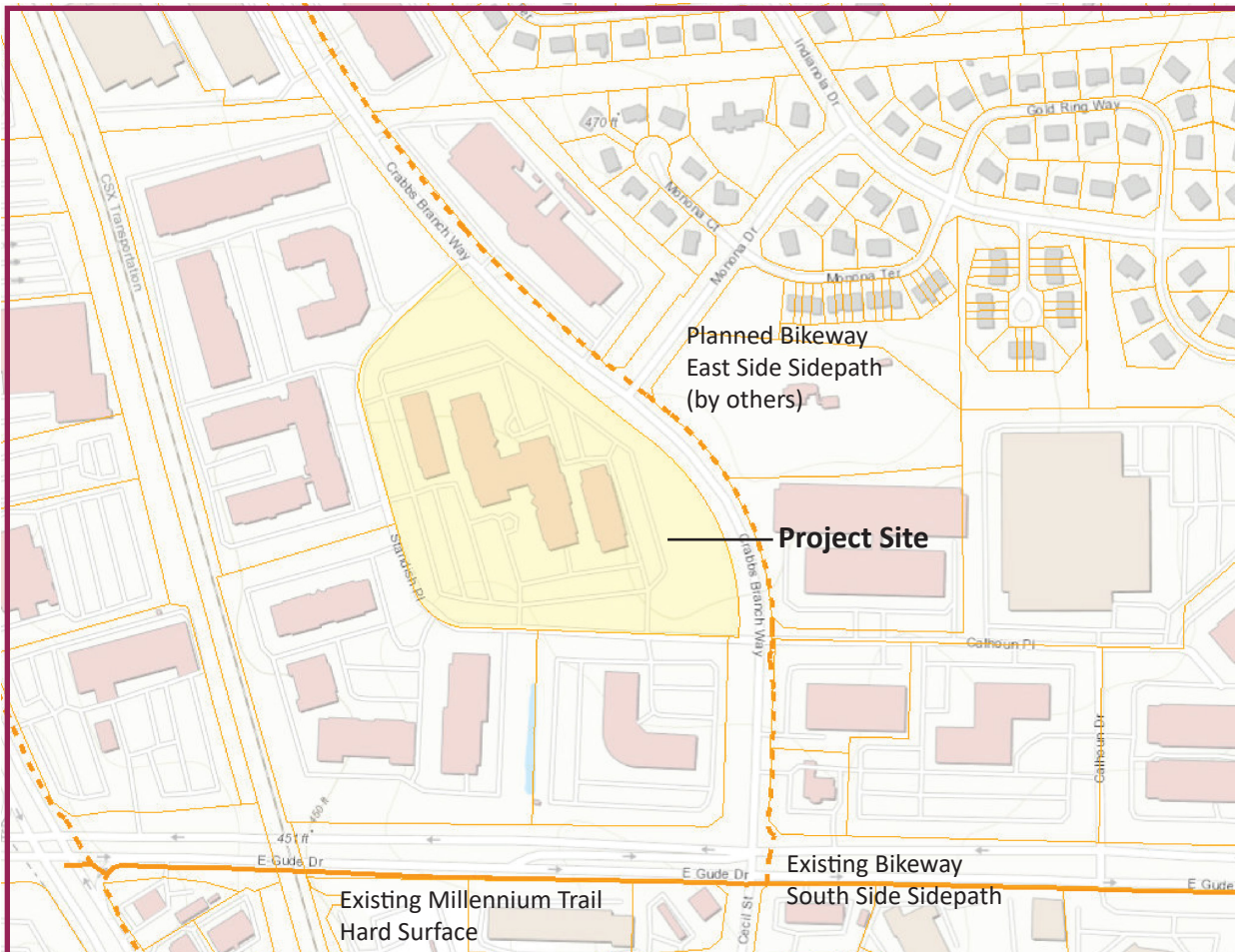


Figure 5: Parks and Amenities Project Site



### Parks and Community Amenities

There are no existing local cultural or recreational facilities on the Property. The planned Millennium Trail located along Gude Drive is about 500-feet from the Property, which is planned to connect to the Gude Trail. Gude Trail which connects to Lake Needwood and Rock Creek Park and Trail is less than a mile further north. The closest public parks are Crabbs Branch Stream Valley Park which is one-mile east of the Property and King Farm Park, which is less than a half-mile west to Property. Upper Watts Branch Park, located south of W. Gude Drive is approximately one mile to the south west from the Property. The Property is also located approximately 1.3 miles from the King Farm Farmstead and Community Gardens and Matthew J.T. Stepanek Park, located south of MD-355 (Rockville Pike/Frederick Road).

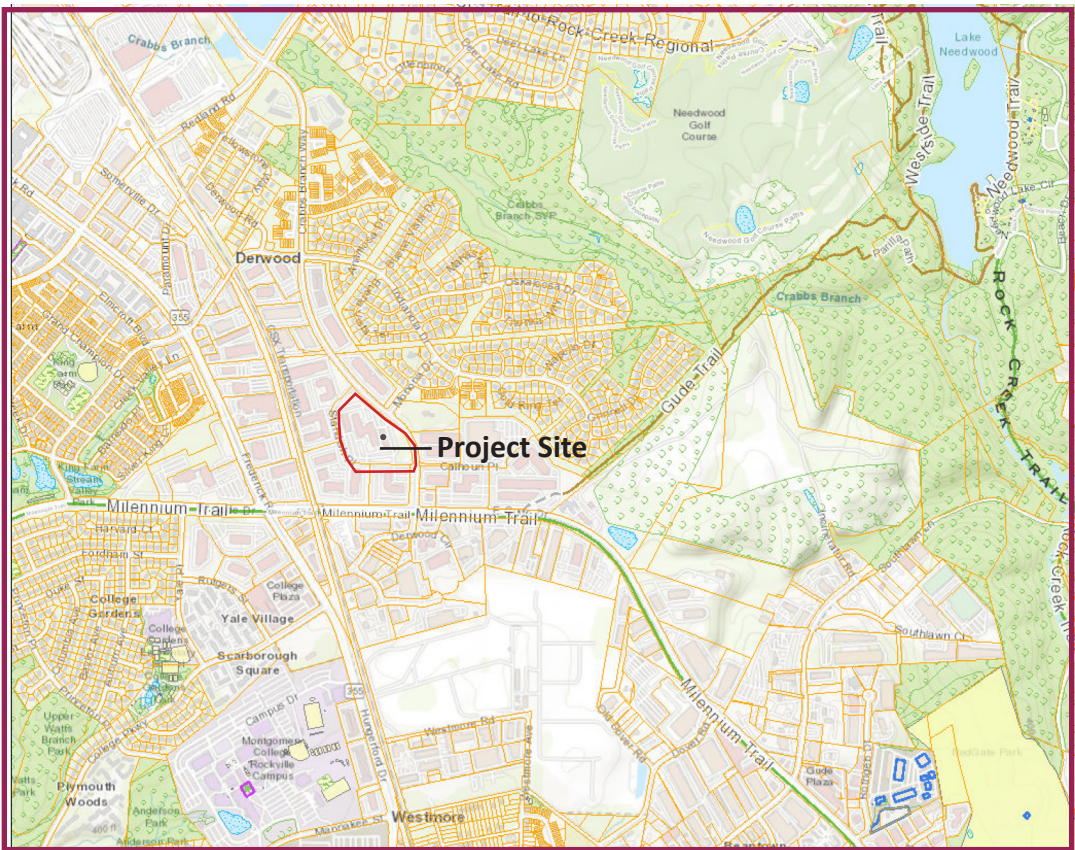


Figure 6: Parks and Amenities Regional Map



Figure 7: View of pedestrian crosswalk at Crabbs Branch Way





## Soils & Vegetation

The Property is primarily 67UB Urban Land – Wheaton complex, 0 to 8 percent slope.

### Description of Wheaton

#### Typical profile

H1 - 0 to 6 inches: silt loam

H2 - 6 to 68 inches: channery loam

#### Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.1 inches)

#### Interpretive groups

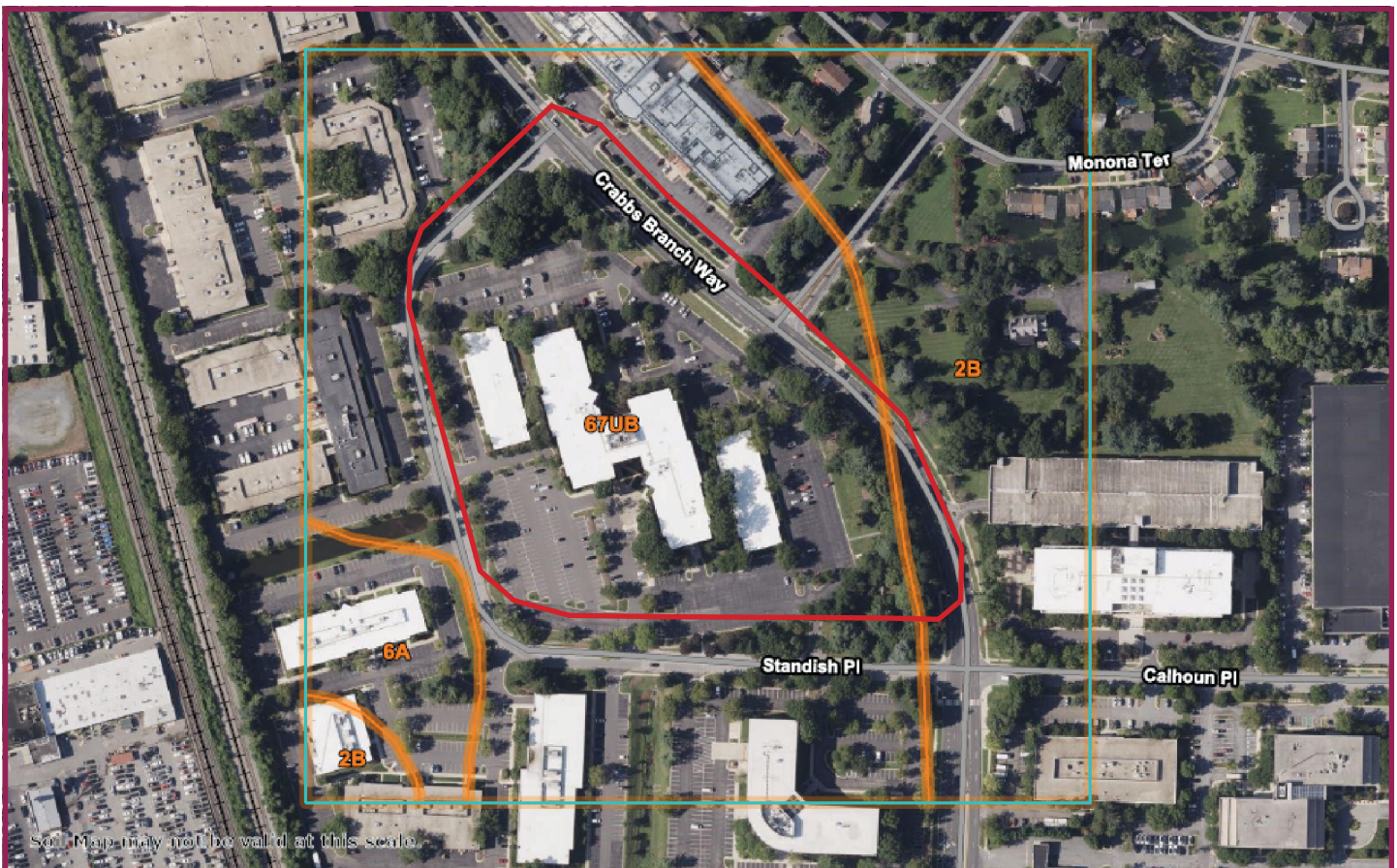
Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

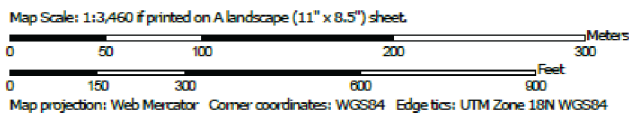
Hydrologic Soil Group: B

Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest

Hydric soil rating: No



Soil Map may not be valid at this scale.



### MAP LEGEND

#### Area of Interest (AOI)

Area of Interest (AOI)

#### Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Figure 9: Soils Map



### Streams, Wetlands, & Floodplains

There are no streams within 1/6 mile of the Property and no wetlands, or floodplains within 1/3 mile of the Property. The closest water bodies are the Rock Creek River Watershed about 1-1/2 mile to the northeast.

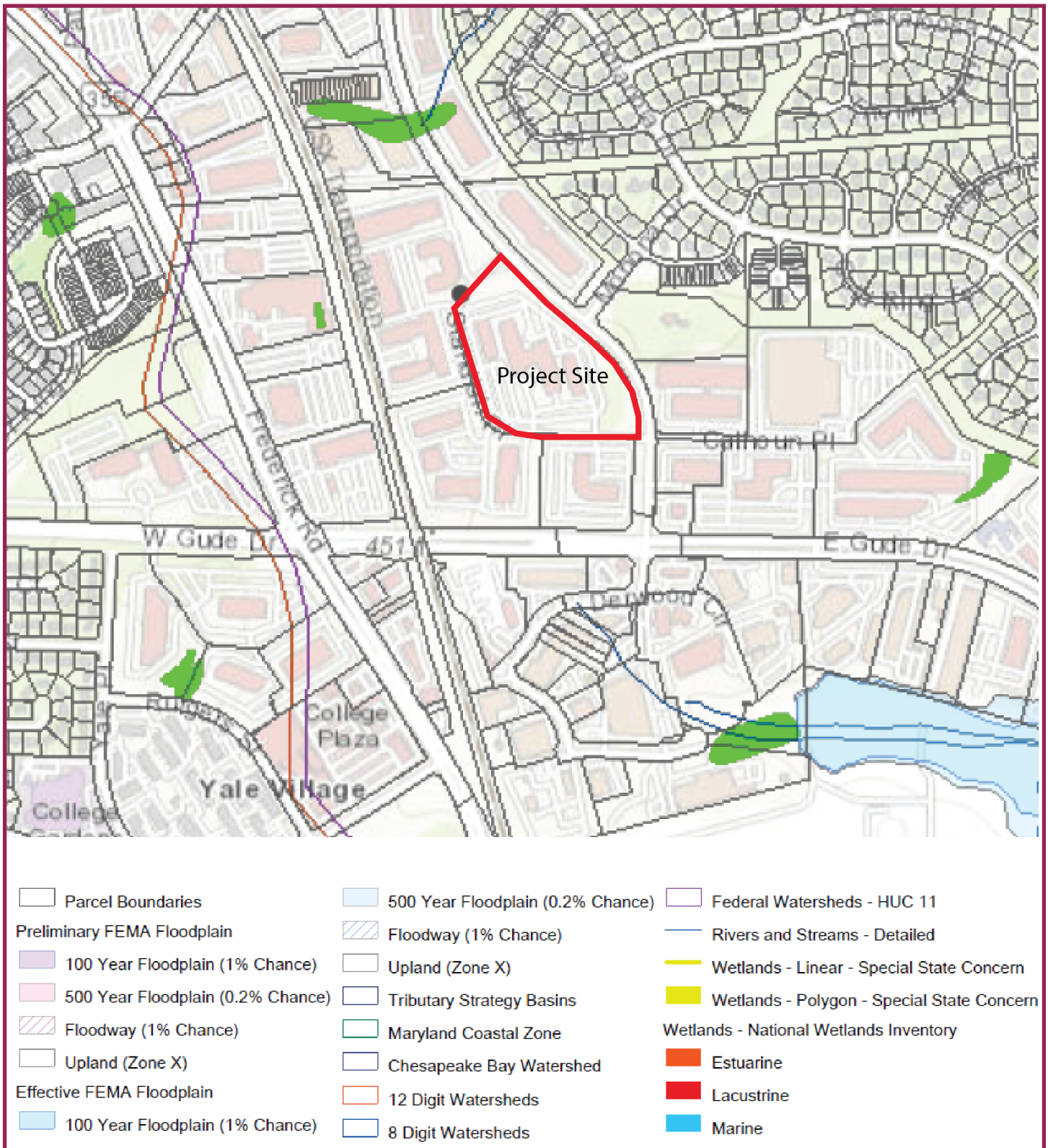


Figure 10: Area Streams, Wetlands & Floodplains



## Proposed Redevelopment

### Land Use

The application for rezoning will replace four office buildings that range from 1 to 3 stories in height and a surface parking lot with residential development that will a mix of two-unit condominiums and townhomes for a maximum of 210 dwelling units (not to exceed 1.25 FAR allowed for the site) on a compact tree-lined street block system, supported by a pedestrian promenade, open park space, recreational areas and children’s play areas. The two-unit condominiums are two condominium units, with each dwelling unit separated from the other either vertically or horizontally, and with each unit having a direct entrance at grade in the front of the building.

The proposal will require a rezoning of the Property from an Industrial Moderate Zone (IM-2.5) to Commercial Residential Neighborhood – Floating Zone (CRNF 1.25 C-0.0 R-1.25 H-60 Zone) with a maximum allowing residential density of 1.25 FAR and 60-foot height.

Two-unit condominiums are primarily placed along the Standish Place street frontage, while the townhomes are located within the Property. All units a 4-stories with a maximum building height of 60-feet to accommodate architectural articulation of roof forms and the difference between the grade to the finish first floor elevation. All units are rear-loaded with encapsulated parking garages at the ground level. Visitor parking is located along the interior streets as parallel parking.



Figure 11: Concept Plan

### Circulation and Access

The townhomes and two-unit condominium buildings are placed in an orthogonal orientation to Standish Place to reinforce the street frontage and create neighborhood character with direct front door access. All units are accessed by interior alleys with rear-loaded garages. The interior streets repeats the orthogonal orientation to Standish Place in order to create a cohesive tree-lined interior street grid system. All interior streets are private and will be designed to Montgomery County Complete Streets Manual accordingly. Sidewalks will include a 6-foot tree planting zone and a 6-foot continuous sidewalks. All interior streets include 2 travel lanes (one lane in each direction) and curbside street parking on both sides of the street.

To access the site, there are three vehicular and pedestrian entries along Standish Place. There are entries at the north and south ends of Standish Place that is connected by the main interior connector street that provides access to townhomes and condominium units. There is a mid-block entry that connects to the main interior connector and is designed as a pedestrian promenade that leads to a pedestrian plaza and central park space located adjacent to the intersection of Crabbs Branch Way and Monona Drive. Because of the grade change between Crabbs Branch Way and the interior of the Property, pedestrian access with stairs and ramps will be provided at a key location for improved connectivity with the surrounding neighborhood and established pedestrian crosswalk.

A fire access lane has been provided with direct access right off the north and south entires along Standish Place. The fire access lane is not intended to be used for vehicles and is designed to function as a pedestrian promenade when it is not in use by the fire department.

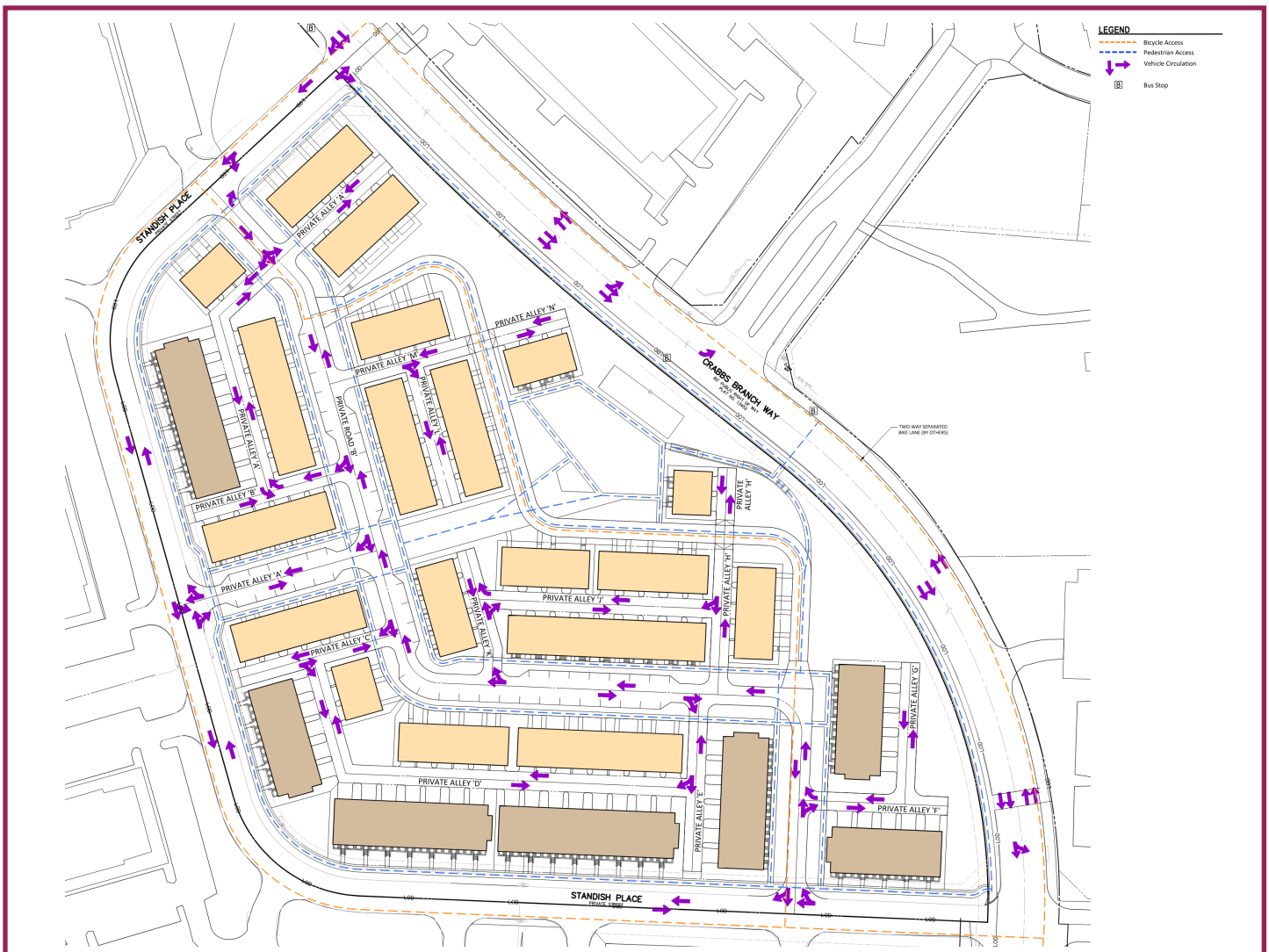


Figure 12: Circulation Diagram



## Open Space, Environment and Recreation

Open space, environmental and recreation areas are organized along a pedestrian promenade that leads to a central park area where the pedestrian amenities are located. The promenade is bisected by a dedicated fire lane that will serve as a pedestrianized pathway in which no vehicles are permitted. The tree-lined pedestrian promenade runs perpendicular to the primary internal road and may include water features and landscaping and seating areas. The central park area includes an open lawn park (approx. 5,532 SF), an amenity structure or shade structure, picnic seating areas and playground area for children ages 2 to 12. The central park space is located adjacent to the intersection of Crabbs Branch Way and Monona Drive and is framed by the frontages (and front doors) of townhomes that provide “eyes on the park,” as well as with seating areas and children play areas that are located around the perimeter of the park area.

A Demand, Supply and Adequacy Report was produced for the Project using the proposed number of dwelling units for the townhomes and two-unit condominiums. The Project meets the demand for recreational facilities with the proposed and preliminary facilities, which include the following: (See Exhibit 1 – Demand, Supply and Adequacy Report)

### Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
① Amenity Structure, such as shade structure and/or pavilion.	1	0%	1	5	10	7	7	5
② Pedestrian Connection - Trail System	1	0%	3.12	9.42	5.31	19.13	19.62	2.04
③ Open Grass Area Lawn - Small (5,000 sf)	1	0%	3	4	9	9	9	3
④ Playground (Age 2-12) [Multi-age Play]	1	0%	9	11	3	2	4	2
⑤ Through-Block Connection	1	0%	3	5	5	10	8	5
⑥ Picnic/Seating	22	0%	22	22	33	66	66	66
<b>Total Onsite Supply Points=</b>			<b>41.12</b>	<b>56.42</b>	<b>65.31</b>	<b>113.13</b>	<b>113.62</b>	<b>83.04</b>

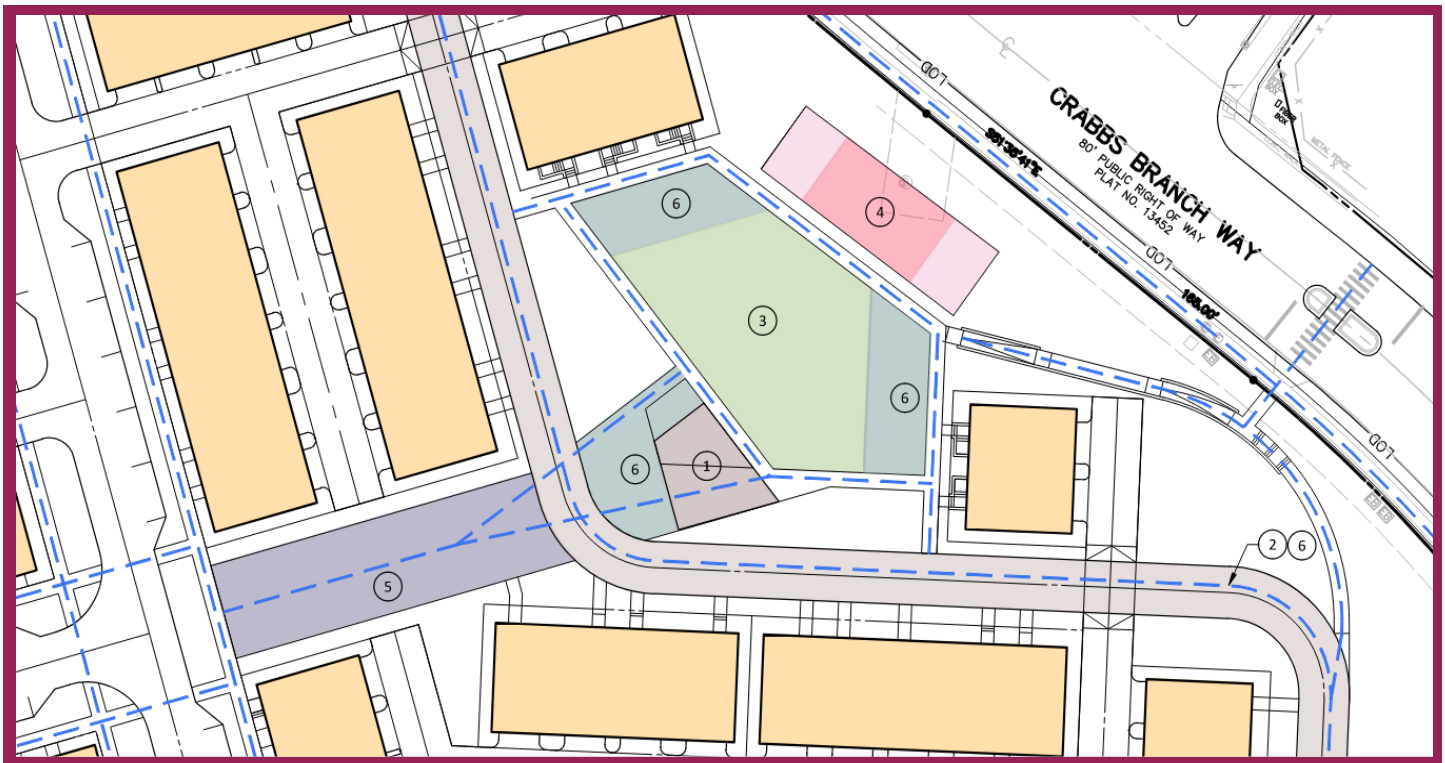


Figure 13: Park and Recreation Elements

## Master Plan

### Area Plan

The Property is located within the adopted 2006 Shady Grove Sector Plan and 2021 Minor Master Plan Amendment (known as the “Sector Plan”). The Sector Plan provides land use and zoning recommendations, such as mobility options and urban design, defined for the geographic area surrounding the Shady Grove Metro Station, which the subject Property is located within. For the purposes of this Report, the Sector Plan has been interpreted together with relevant county-wide functional plans and county laws and regulations. Relevant Sector Plan recommendations that provide guidelines relevant to the Subject Property are referenced in this Report.

The Property is located within the Crabbs Branch Office Park and Light Industrial (I-1) Zone in which the Area Plan made no specific land use recommendations for this area. The 2014 District Map Amendment rezoned several properties to the Industrial Moderate (IM 2.5 H-50) Zone. The 2021 Minor Master Plan Amendment recommended the following:

- Rezone properties to permit conforming buildings to IM 2.5 H-50 (as it relates to building height, the previous I-2 zone permitted office buildings up to 12 stories).
- Confirm all properties in the office park are in the IM-2.5 H-50 Zone

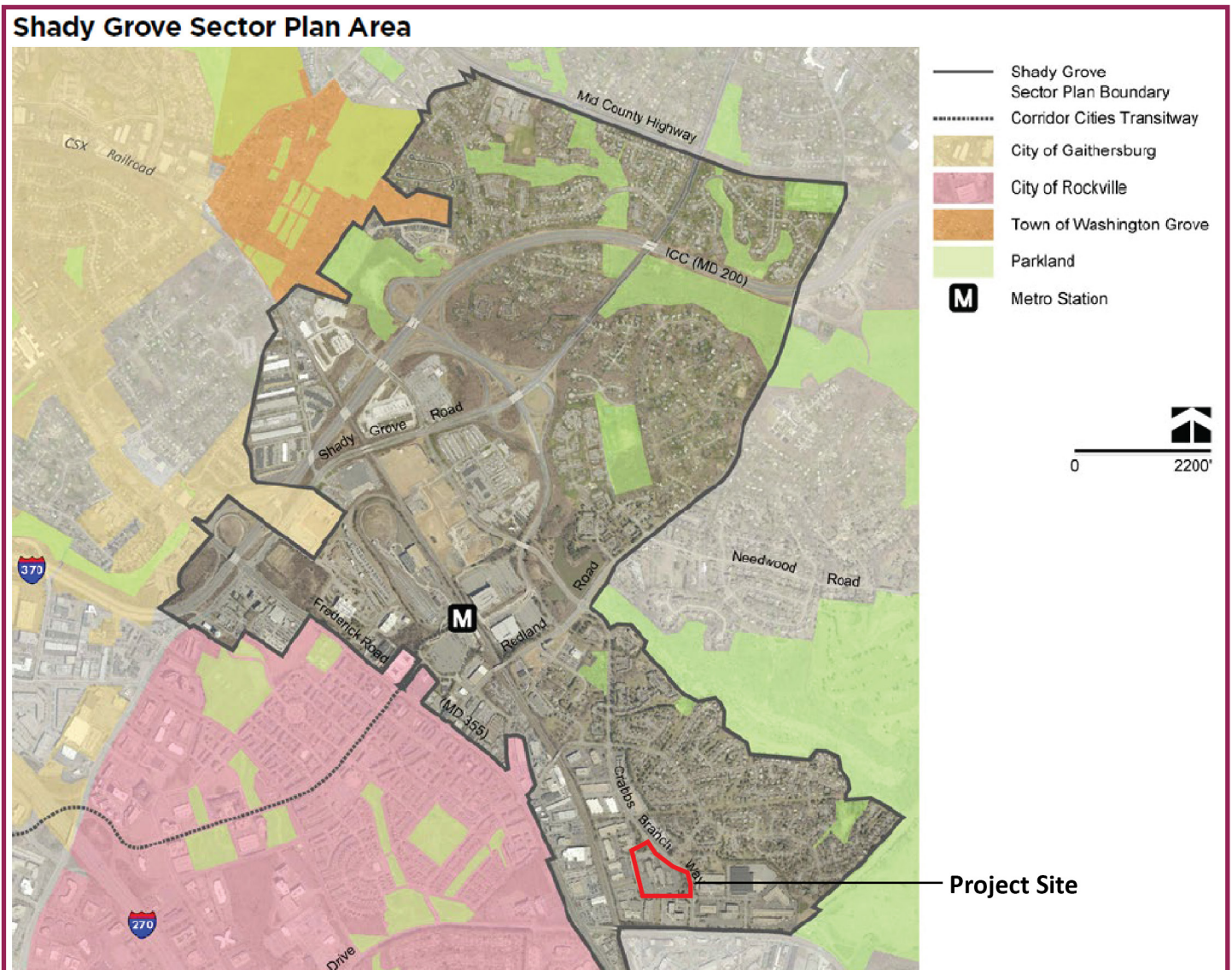


Figure 14: Shady Grove Minor Amendment Master Plan Boundary



## Urban Design

The Sector Plan envisions the future of the Shady Grove Metro Station area as a pedestrian-oriented environment with “attractive streetscapes, distinctive architecture, and a sense of place that is complemented by public facilities and amenities, and new mobility options.” The proposed Program meets the Sector Plan’s key Urban Design key recommendation to “promote walkability with enhanced streetscapes to define the public realm,” with a site layout that creates compact street blocks that is organized by a central promenade leading to a neighborhood green space that is framed with plays areas for children and seating areas for residents.

While the Sector Plan’s Vision and Concept Plan envisions the area where the Property is located as Employment/Commercial, the proposed program adds a range of much needed housing typologies on a property where office has been largely vacant over a long period of time. The Program comports with the Sector Plan’s overall vision of creating a mix of residential uses within a walkable neighborhood format. The Sector Plan’s Residential Plan envisions the northside of Crabbs Branch Way as part of the expanded residential neighborhood of Derwood Station that extends from Redland Road to Gude Road, and does the following:

- o Concentrating new housing in mixed-use and transit-orientated areas.
- o Encouraging and maintaining a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate locations and densities.

## Land Use and Zoning

While the Sector Plan promotes the concentration of the maximum mixed-use residential development intensity near the Shady Grove Metro station, it does not specifically make any land use recommendations for this Property or suggest any change from the IM-2.5 H-50 Zone. The Sector Plan envisions the Crabbs Branch Office Park, which is located north of East Gude Drive, east of CSX rail tracks, and south of Indianola Drive, as an “office park with a broad array of technology, biotechnology, industrial/flex, and office development uses.”

## Housing

The 2021 Minor Master Plan Amendment aims to support and further the original goals of the 2006 Sector Plan and ensure alignment with current County housing policies and goals. Providing a mix of townhomes and two-unit condominiums would support the County’s 2011 General Plan’s Housing Element policies of:

- Concentrating new housing in mixed-use and transit-orientated areas.
- Encouraging housing near employment centers, with adequate access to a wide variety of facilities and services. Support mixed-use communities to further this objective.
- Encouraging and maintaining a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate locations and densities.
- Encouraging an adequate supply of affordable housing throughout the County for those living or working in Montgomery County, especially for households at the median income or below.

## Parks, Trails and Open Space Element

The Area Plan does not specify parkland for this Project site. There is a proposed continuation of the Crabbs Branch Trail on the east side of Crabbs Branch Way.

The Sector Plan notes that with additional residential density more parks, trails, and open spaces for existing and future residents will be required. Accordingly, proposed residential developments must meet the Zoning requirements pertaining to Sec.6.3.5 Common Open Space and Sec. 6.3.6 Public Open Space. The Proposal meets the key recommendation to “create new parks and open spaces in the metro neighborhoods,” by including a neighborhood green space (or smaller open space) that serves as a local destination for the residential neighborhood. The open space is supported with a pedestrian promenade, seating areas and other residential amenities.

## Mobility

In general, the Project meets the Sector Plan recommendations for bike accommodation, sidewalk improvement, street trees and lights. All internal streets are private and will be designed to Montgomery County 2021 Complete Streets Manual accordingly, see below. The Project also includes pedestrian connectivity to Crabbs Branch Way from the project site with stairs and ramps at key locations.

## Other Elements

The other Sector Plan Elements – Sustainability, Historic Resources and Community Facilities - do not have recommendations that this Property must address and/or is not currently relevant to the Project.

Shady Grove Minor Master Plan Amendment (Adopted July 2022) made recommendations in its implementation section that affects the street section of the 80-foot Crabbs Branch Way right-of-way and has been reflected in the Floating Zone documents:

- The southern segment of Crabbs Branch Way between Redland Road and Gude Drive is classified as an 80-foot arterial.
- Amend the 2018 Bicycle Master Plan to replace the recommendation for a sidepath along the western side of Crabbs Branch Way between Redland Road and East Gude Drive with a sidepath on the eastern side of Crabbs Branch Way. Remove the recommendation for a sidepath along the west side of the roadway between Shady Grove Road and the northern Plan area boundary.
- Crabbs Branch Way: Between Redland Rd and Gude Dr. a side path (East Side) is proposed.

The inside/outside travel lanes, street buffers and sidepaths will follow the recommendations in the Area Plan as well as the Complete Streets Design Guidelines (Adopted February 2021) and are reflected in the Floating Zone Plans:

<b>Boulevard:</b>	<u>Crabbs Branch Way (west side)</u>
<b>Sidepath:</b>	11’ default, 8’ min Priority (High). Project proposes 8’ min. Using the minimum dimension requires a waiver, MCDOT will be consulted.
<b>Street Buffer:</b>	8’ default, 6’ minimum. Project proposes 6’ min.
<b>Center Medium:</b>	Recommended 6’-16’
<b>Left Turn Lane:</b>	10’
<b>Dedicated Transit:</b>	Transitway lanes:13’ default, 12’ min
<b>Inside Travel Lane:</b>	10’
<b>Outside Travel Lane:</b>	11’

### Neighborhood Street: Standish Place and interior streets

<b>Inside Travel Lane:</b>	10’
<b>Max # of Thr. Lanes:</b>	2
<b>Left Turn Lanes:</b>	NA
<b>Outside Trav. Lane:</b>	10.5’
<b>Parking Lane:</b>	8’
<b>Sidewalk/Sidepath:</b>	6’ min. (Proposed)
<b>Frontage Zone:</b>	0
<b>Maint. Buffer:</b>	2’      Maintenance Buffer is not required if there is no Sidewalk / Sidepath, Priority: L



*Existing view along Crabbs Branch Way (west side)*

## Additional Plan Recommendations

### General Plan

Montgomery County's General Plan, **Thrive Montgomery 2050** ("General Plan"), was adopted in October 2022. Sector Plans are essential amendments to the General Plan, and as such, the Shady Grove Sector Plan is the long-term planning document with specific recommendations for the area in which the Property is located in. However, the Project does have programmatic features that address the General Plan's Overarching Objectives:

- **Compact Growth: Corridor-Focused Development:** the Project promotes growth near and within walking distance to a major transit center, which the sector plan defines as a focus for future growth.
- **Housing for All:** the Project promotes a mix of townhomes and two-unit housing typologies, meeting the 15% MPDU requirement, therefore providing more affordable housing for the County.



Figure 15: Thrive Montgomery 2050

## Zoning Ordinance

### Rezoning Intent

The Property is currently zoned Industrial Moderate Zone (IM-2.5) and will require a rezoning to Commercial Residential Neighborhood – Floating Zone (CRNF 1.25 C-0.0 R-1.25 H-60 Zone)), based on the applicable requirements and regulations of the County to accommodate its Program of a proposed mix of townhomes and two-unit condominiums located within a new street block system organized by common and public open space and residential amenities. Under Section 5.1.2 of the Zoning Ordinance, there are three categories of intent guiding the rezoning of the Property and each of these is supported by individual objectives. The following descriptions address each of the objectives satisfied by the Project.

A. Implement comprehensive planning objectives by:

1. furthering the goals of the general plan, applicable master plan, and functional master plans;

The Project furthers the goals of the County and supports several Key Recommendations of the Sector Plan as well as the General Plan’s overarching objectives for focusing growth along major transit facilities (Shady Grove Metro Station and major bus terminus) and by providing a range of housing types. In addition, the Crabbs Branch Office Park similar to most office markets, continues to be downsized as more hybrid work options become available. The integration of housing into an office park supports the Sector Plan’s vision of a mixed-use and pedestrian-oriented environment with “attractive streetscapes, distinctive architecture, and a sense of place that is complemented by public facilities and amenities, and new mobility options.” In addition, the Project is located in a 15% MPDU Requirement Zone and with the maximum of 210 DU, as much as 32 highly attainable MPDU’s will be provided to the area meeting Thrive Montgomery 2050’s “Housing for All” goal which is to increase affordability options for County residents.

2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements;

The Project will use existing water and sewer lines that do not need to be upgraded off-site and will meet necessary APF requirements as shown by the applicable school and transportation tests.

3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and

While there are no streams or woods on-site, the Project takes advantage of an underutilized Property adjacent to multi-modal circulation networks, with R50 Metro Bus and multiple bus stops located along the Crabbs Branch Way frontage, future BRT on nearby MD-355 and being less than a mile to the Shady Grove Metro Station. This proposed residential development would provide more than 200 individuals and families access to these transportation networks.

B. Encourage the appropriate use of land by:

1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;

With less vehicle trips proposed than the current use, the Project supports the County’s objective of providing a range of housing types near a major transit facility that will improve the environment and will not overburden public facilities. The proposed residential uses is in balance with and supported by the existing and planned infrastructure with flexible applicability to changing economic, demographic, and planning trends.

2. allowing various uses, building types, and densities as determined by a property's size and base zone to serve a diverse and evolving population; and

The Project furthers the goals of the General Plan and Sector Plan by allowing a range of residential building types (townhomes and 2-unit condominiums that addresses the “missing middle” housing type for middle income residents), including, potentially up to 32 MPDU units that will meet the 15% requirement which applies to any new development in Montgomery County with 20 or more units, and densities as determined by a property's size. MPDU's are planned to be disbursed throughout the condominium units which advances the County's housing goals by allowing the most affordable housing types to be offered in this location. The Project's employment and transit orientation location make it the ideal place to maximize affordable housing opportunities at the lowest prices possible. The Project meets the intent of the CRN floating zone to serve a diverse and evolving population with a neighborhood design that is built on compact street blocks and park space that encourages walking. Buildings have been placed orthogonal to the street and are modulated to not to exceed 8 dwelling units in length in order to maintain an appropriate scale to pedestrians and public realm.

3. ensuring that development satisfies basic sustainability requirements, including open space standards and environmental protection and mitigation;

The Project proposes tree-lined compact street blocks with continuous sidewalks, organized around a central park area and pedestrian promenades that promotes walkability and healthy living.

C. Ensure protection of established neighborhoods by:

1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;

Compatibility of the proposed redevelopment is achieved through careful placement and appropriate siting of the massing to be orthogonal to the street to create a consistent neighborhood character and direct and primary access to each dwelling unit. The redevelopment replaces four dated 1 to 3 level office buildings that are setback towards the interior of the lot, surrounded by surface asphalt parking with architecturally pleasing townhomes and two-unit condos that will sit closer to the road, improving the vehicular and pedestrian experience along Crabbs Branch Way. The Project will also result in an approximately 40-percent reduction of vehicular trips from the previous use, based on Traffic Statement provided with this Application.

2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and

The Floating Zone will serve a diverse and evolving population and will allow for various residential uses and flexibility in site layout, lot size, architecture, density and placement that respond to various settings and adjacencies to be more compatible and protect surrounding character of neighborhoods.

3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.

The Project is placed orthogonal to the street, with front doors that open directly on Standish Place for an “eyes on the street” visual effect and extra level of security. All townhomes and two-unit condominiums have rear-loaded garages accessed through alleys and are not substantially visible from the streets. There is a 5- to 10-foot grade differential along Crabbs Branch Way, however, the central park feature will be mostly visible and accessible to the public right-of-way with stairs and ramps located near the existing crosswalk along Crabbs Branch Way.



## Rezoning Applicability

Under Section 5.1.3.C of the Zoning Ordinance, if a Floating zone is not recommended in a master plan, the following apply:

1. The maximum allowed density is based on the base zone and on the size of the tract as stated in Division 5.2 through Division 5.5. Any density bonus requested under Chapter 25A may be added to the density allowed under Division 5.2 through Division 5.5 and included in the units per acre or FAR of the zone requested.

No MPDU density bonus is proposed. The Project is proposed at 1.25 FAR, 4 stories and up to 60-feet in height to allow for the architectural articulation of roof forms and accommodate the difference between the grade to the finish first floor elevation. The Project is proposed to be rezoned to Commercial Residential Neighborhood – Floating Zone (CRNF 1.25 C-0.0 R-1.25 H-60 Zone) is meeting the maximum allowable residential density of 1.25 FAR within the 60-foot maximum height.

### 2. Non-Residential Base Zone

Under Section 5.1.3.C (3. Non-Residential Base Zone) of the Zoning Ordinance, when requesting a Floating zone for a property with a non-Residential base zone there are no prerequisites for an application.

## Purpose, Land Use, & Building Types

The purposes of the CRNF Zone are met by the Project. It will create a neighborhood appropriate to the setting with compatible uses and site design. The uses allowed in the CRNF Zone are the same as those allowed in the CRN Zone, including attached two-unit condominium houses and townhomes. No commercial uses or building types are proposed.

## Development Standards

Floating zones allow for flexibility in development standards, including site layout, lot size, height, setback and placement to allow for development that is compatible with the surrounding neighborhood and meets the intent, goals and policies of the Sector Plan. All proposed development standards are approved during the site plan approval process. Height must satisfy the compatibility standards for the applicable building type under Section 4.1.8.B. The Project proposes approximately up to 210 DU and mix of rear-loaded townhomes and two-unit condominiums that will be under the 1.25 FAR and 60-foot height for the CRNF 1.25 C-0.0 R-1.25 H-60 Zone.

## General Requirements

Under Section 5.3.5.D.1, the General Requirements of Article 59-6 must be provided as required by the CRN zone (the applicable Euclidean zone). These include parking, recreation facilities, and landscaping.

### Parking & Loading Requirements

Parking must be provided under Section 6.2.3 Calculation of Parking and Section 6.2.4 Parking Requirements. The Project is not located in a Parking Lot District or Reduced Parking Area, therefore will comply with the baseline minimum per Table 6.2B. All townhomes and condominiums will require a minimum of one stall per dwelling unit. Parking will be accommodated by an enclosed garage and/or driveways located on-site on individual lots.

- Parking spaces are sized to meet the minimum standard (8.5'x18') per Sec. 6.2.5.E.
- One stall minimum will be provided for each dwelling unit for two-unit condominiums
- Two stalls maximum will be provided for townhomes
- 21 visitor parking spaces are provided on-site and are located on the main connector road that parallels Standish Place.
- The Project will meet the Loading Design Standards per Sec. 6.2.8 and will provide the minimum required loading space for developments with over 50 dwelling units. Developments with over 50 dwelling units are required to provide one loading space.
- No screening or incompatible buffer criteria are triggered by the proposed Program.

### Landscape & Lighting Standards

A landscape plan must be submitted in conjunction with any grading or building permit; the plan must be prepared and sealed by a landscape architect licensed in Maryland. The plan must show all proposed plant material and necessary details to demonstrate conformance with the Landscape Manual of Montgomery County. Installation of the plantings per the prepared plan must be submitted after completion.

- All roads are private but will be designed to meet Montgomery County's Complete Street Guidelines

AREA LEFT BLANK



## Open Space

The two types of proposed uses generate the need for two different types of open space pursuant to section 5.3.5.d.2.a of the zoning ordinance: townhouses require common open space (10-percent of the site area) and multi-family (two-unit condominiums) requires public open space (10-percent of the site area).

Multi-Family (Two-unit) Public Open Space Requirement (10%):

Site Area (108,200 SF, Required: 10,800 SF, Proposed: 23,170 SF

Townhouse Common Open Space (10% Required):

Site Area: 110,880 SF, Required: 11,088 SF, Proposed: 23,431 SF

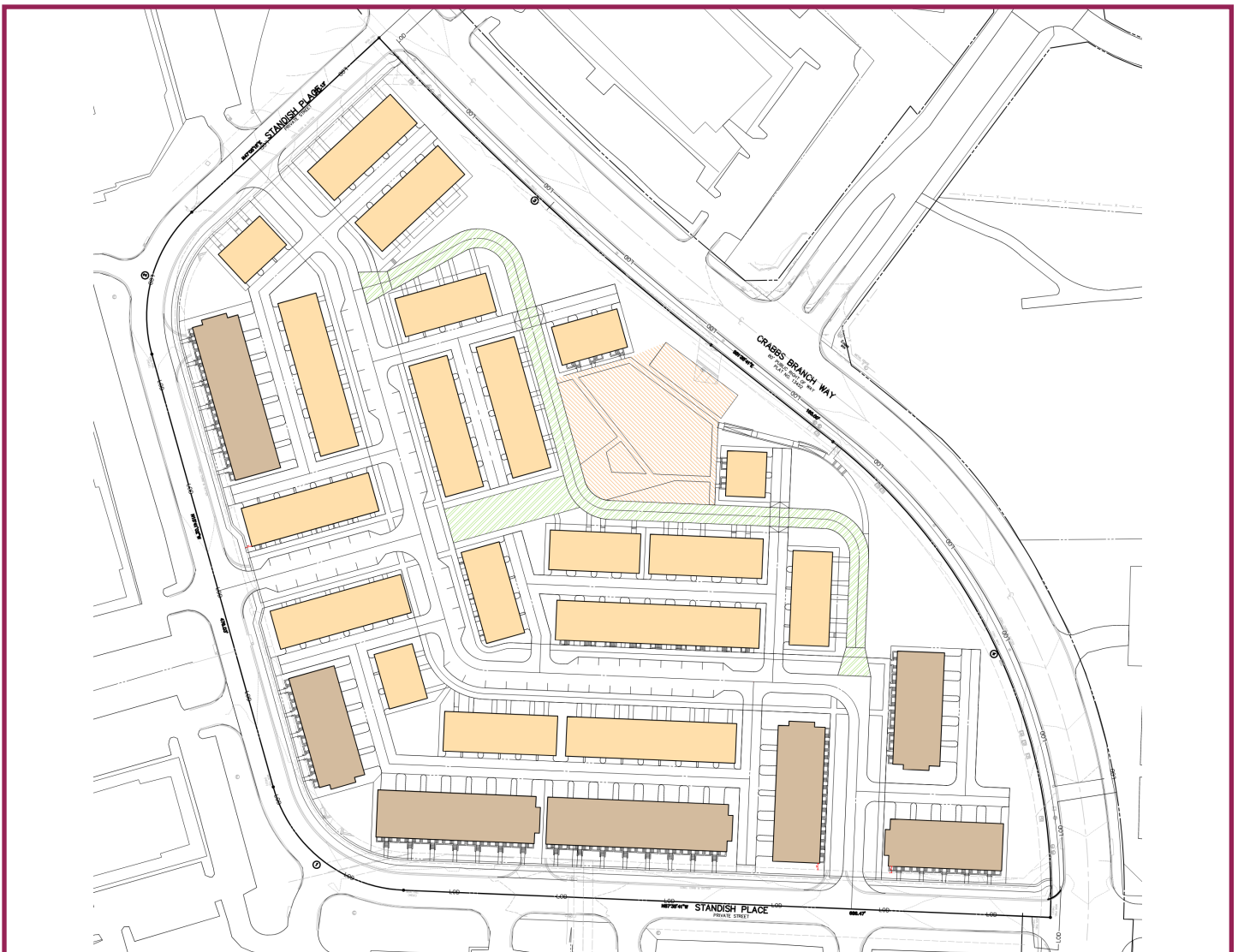
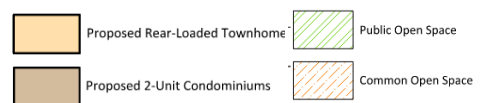


Figure 16: Open Space Plan



Common Open Space

As noted, the site area for the townhouses is approximately 110,880 sf, requiring 11,088 sf of common open space. Common open space is defined under section 6.3.5.a.2 as outdoor areas intended for recreational use by residents and their visitors. There are three design requirements for common open space:

1. Common open space must be in a central position or central positions in the neighborhood bordered by streets or building lots. It may be public or private. Common open space may also be placed in a location taking advantage of an important adjacent natural feature or open space.
2. The minimum width for any required common open space is 50 feet unless the deciding body grants an exception for items such as a trail easement, a mid-block crossing, or a linear park, by finding that its purpose meets the intent of division 6.3.
3. A minimum of 50% of the required common open space must be in one contiguous area or only separated by a residential street. Any other areas must be a minimum of 2,000 square feet each and connected by sidewalks, paths, or trails.

As shown on the open space exhibit, the proposed layout meets each of these criteria. The spaces are centrally located or along an important feature, such as the promenade. Each of the spaces is at least 50 feet wide except for the linear parks and trails which are variable in width up to 40 feet and linked by a series of sidewalks and paths. Despite being less than 50 feet, these open spaces meet the intent of division 6.3 by providing access to light, air, and green space thereby promoting recreation while preserving and engaging with natural resources. The total common open space will meet the minimum required

Public Open Space

Public open space is defined under section 6.3.6.a.2 as outdoor areas devoted to public use or enjoyment that attracts public appreciation due to its location and amenities. The pedestrian promenade and pathway (Fire Department Access) are connected to each other and are the two main public open space areas that also connect to the Common Space Space that includes the green areas, pavillion, children play areas and seating areas. There are four design requirements under the standard method of development for public open space:

- A. Abut a public sidewalk or other public pedestrian route;
- B. Be a minimum of 15 feet wide;
- C. Include seating and shade; and
- D. Be in a contiguous space.

Each of these design criteria are met with the proposed plan. We expect all the public open spaces, such as the promenade and pedestrian pathway will be used by the residents of the community, and by the community at large. The promenade and pedestrian pathway are more visible and directly linked to the sidewalks and entries into the residential community along the Standish Place. These areas are highly designed spaces that will entice frequent use by the public and provide a variety of recreational and aesthetic elements including shade structures and seating.

Allowed & Prohibited Features

Per section 6.3.3 of the zoning ordinance, no streets, parking areas, drain fields, or transitory uses are proposed in the common or public open spaces. Under the same section, allowed features within the common open spaces include conservation areas, lawns, plantings, walkways, paths, trails, natural resource-based recreation, facility-based recreation, non-structural ESD stormwater management facilities, water bodies and floodways and utility easements for below-grade utilities. Likewise, the public open space includes the following allowed features: lawns, gardens, patios, walkways, trails, natural resource- and facility-basedrecreation, utility easements for below-grade utilities, and ESD stormwater management facilities.



## Traffic Statement Findings

As required in the Montgomery County Growth and Infrastructure Policy, a Traffic Statement was performed by Lenhart Traffic Consulting, Inc., in connection with this Rezoning Application, per the Local Area Transportation Review (LATR) Guidelines. These Guidelines are utilized by the Montgomery County Planning Board for the Administration of the Adequate Public Facilities Ordinance. Utilizing the updated LATR system adequacy tests and a Vision Zero statement, based on the number of peak hour person trips the site will generate, as outlined in Montgomery County's Growth and Infrastructure Policy and the LATR 2024 Guidelines

The property is currently developed with 177,126 square feet of general office space. The existing office space is proposed to be razed and redeveloped with a mix of up to 210 DU of townhomes and 2-unit condominiums. Trip Generation tables were developed that contained the trip generation totals for the existing and proposed uses based on the ITE Trip Generation Manual, 11th Edition and adjusted using the appropriate adjustment factors for the Derwood Policy Area. Trip generation for the previous use is based on ITE-710 (General Office). Trip generation for both the proposed two-by-two units and townhouse units is based on ITE-215 (Single-Family Attached Housing). ITE-215 is defined as any single-family housing unit that shares a wall with an adjoining dwelling unit.

The Property falls within the Orange Policy Area in the current FY 2020-2024 Growth and Infrastructure Policy. An analysis of peak hour person trips generated by the proposed development was performed in accordance with the 2022 update to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) Local Area Transportation Review (LATR) Guidelines.

The Project is expected to generate 222 AM peak hour and 262 PM peak hour total person trips, and 145 AM peak hour and 170 PM peak hour total auto-driver (vehicle) trips, based on the LATR Guidelines methodology for calculating person and vehicle trips. The existing uses generate 366 AM peak hour and 357 PM peak hour person trips, and 278 AM peak hour and 271 PM peak hour vehicle trips. Therefore, the proposed re-development will result in a reduction of 144 AM peak hour and 95 PM peak hour new person trips and 133 AM peak hour and 101 PM peak hour new vehicle trips.

### Conclusions

Based on the traffic statement analysis, a full transportation study (adequacy test) is not required to satisfy the Local Area Transportation Review (LATR) test because the proposed redevelopment generates fewer than 50 new peak hour person trips, and therefore, is exempt from being required to perform LATR adequacy testing.

### Traffic Statement Findings:

- The existing land use generates a total of 366 AM- and 357 PM peak hour person trips.
- The proposed land uses will generate a total of 222 AM- and 262 PM peak hour person trips.
- The redevelopment of the site will result in a net decrease of 144 person trips in the AM peak hour and 95 person trips in the PM peak hour.

## Environment

### Forest Conservation

The Property is currently sited with four office buildings that range from 1 to 3 stories and an asphalt surface parking lot that includes over 634 parking spaces, 15 ADA parking stalls and 6 motorcycle spaces, with some landscaping and mature trees. Topography is minimal across the parking lot draining to the southwest where it is collected and piped to two stormwater features across standish place. Between the parking lot and Crabbs Branch Way, the property slopes steeply up about 10 feet resulting in a property that sits much lower than the public right-of-way. Vegetation is limited to parking island trees, foundation plantings, plaza landscaping, and trees within mowed lawn around the perimeter - especially on the slope between the parking lot and Crabbs Branch Way.

There is no forest to retain, there are 39 significant trees (24" - <30" dbh) and 6 specimen trees ( $\geq 30$ " dbh) on the property; these are mostly oak, maple, pine, and cherry with a few other species mixed in. health of the trees varies from poor to good, as described in the tree table on the PFCP Exhibits provided. As part of the rezoning submission, the Applicant is submitting variance request for removal of the six (6) specimen trees on the Property. This variance request complies with the M-NCPPC and Maryland state law, which require Applicant to file for a variance from these laws to remove or impact any specimen tree (tree 30" or greater at Diameter at Breast Height [DBH] or a tree with a DBH equal to or greater than 75% of the current State Champion of its species as designated by MDNR); trees that are a part of a historic site or associated with a historic structure; any tree designated by the State or County as a national, State, or County champion tree; or any tree, shrub, or plant identified on the Rare, Threatened, or Endangered (RTE) species list provided by the U.S. Fish and Wildlife Service or the Maryland Department of Natural Resources. A separate Tree Variance Request is provided with the Rezoning Submission

There are no stormwater management features on site and no floodplains, wetlands, streams, or environmental buffers. A very small area of glenelg silt loam soils are present on the eastern portion of the property and within the 100' NRI perimeter; all other soils are urban land - wheaton complex. these soils are not highly erodible or hydric.

### Environmental Guidelines

There are no streams, floodplains, wetlands or forested areas on the Property. Therefore, no facilities are proposed within existing forest, wetlands or their buffers, floodplains, or habitats for rare, threatened, or endangered species. The Property will be regraded, new utility infrastructure will be laid out, and an environmental site design (ESD) system for stormwater management will be installed where none currently exists.

- The Projects Recreation Plan proposes pedestrian promenades, open park area and childrens play area (ages 2 to 12)
- An existing public utility easement for gas, telecommunications, and electric infrastructure will remain at the current location.

The Guidelines list "provision of visual amenities and areas for recreation and outdoor education activities" as an objective of successful environmental management.



## Infrastructure

### Stormwater Management

The Project will comply with the requirements of Chapter 19 of the Montgomery County Code. Because the Project will result in more than 5,000 square feet of disturbance, the Applicant will submit a Stormwater Management Concept Plan prior to submitting the combined Preliminary Plan and Site Plan applications. The development team is not aware of and has found no evidence of existing storm water facilities on site. The Stormwater Concept must be approved by DPS prior to applying for a Sediment Control and/or Stormwater Management Permit. In accordance with Stormwater Management Act of 2007, the Project will implement Environmental Site Design (“ESD”) practices to the maximum extent practicable.

#### State Requirements

The 2000 Maryland Stormwater Design Manual is the official guide for stormwater management principles, methods, and practices in Maryland. The Design Manual was originally published in October 2000, and revised in May 2009. This Manual provides guidance for projects to implement environmental site design (ESD) practices to the maximum extent practicable (MEP) to meet the equivalent in water quality control of a 50% decrease in impervious surface area throughout the State. Site-by-site, the goal is to provide stormwater recharge that replicates a forested site.

#### Target Treatment

While the minimum requirement of ESD treatment is 1”, additional rainfall must be treated to the MEP up to the target based on impervious area and soil type. With most of the soils that will be developed categorized as Hydrologic Group D and approximately 80% of the limits of disturbance assumed impervious, the target rainfall is 1.8” and the Runoff Curve Number target of 79.

		Hydrologic Soil Group D								
%I	RCN*	P <sub>e</sub> = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	80									
5%	81									
10%	82									
15%	83									
20%	84	77								
25%	85	78								
30%	85	78	77	77						
35%	86	79	78	78						
40%	87	82	81	79	77					
45%	88	82	81	79	78					
50%	89	83	82	80	78					
55%	90	84	82	80	78					
60%	91	85	83	81	78					
65%	92	85	83	81	78					
70%	93	86	84	81	78					
75%	94	86	84	81	78					
80%	94	86	84	82	79					
85%	95	86	84	82	79					
90%	96	87	84	82	79	77				
95%	97	88	85	82	80	78				
100%	98	89	86	83	80	78	77			

 Cp, Addressed (RCN = Woods in Good Condition)

 RCN Applied to Cp, Calculations

Figure 17: Rainfall Target/Rainfall Curve Number Reduction Table

Potential Facilities

The included stormwater concept exhibit proposes the use of ESD facilities of micro bioretention, supplemented with structural best management practices (“BMP”) comprising of storage and filtering mechanisms. The stormwater strategy will be further refined when the Conceptual Stormwater Management Plan is submitted to MCDPS for approval. It is expected that the proposed layout of the Project will fully accommodate stormwater management facilities that meet/exceed applicable County and State requirements.



*Figure 18: Biofiltration Swale*



*Figure 19: Micro-Bioretention Planting*

## Utilities

Existing storm drain inlets are located along the frontage of the Property at the following locations:

- Along the Crabbs Branch Way frontage near the southeast corner of Standish Place
- Along the Standish Place frontage at the mid-block area of the Property and at the southern portion of the Property near Crabbs Branch Way intersection.

A 25-foot storm drain easement is located along Crabbs Branch Way. The existing pipe size and downstream capacity will need to be analyzed, because the proposed redevelopment of the Property will provide storm water management and will not significantly increase impervious area, there should not be any increase in run-off. If existing capacity is problematic, upgrades may be required regardless of proposed redevelopment reductions. As with storm drain capacity will need to be analyzed for the proposed Program.

- The Property lies within Zone "X" (Area of .2% annual chance of flood) as plotted by scale on National Flood Insurance Program, Flood Insurance Rate Map Community Panel Map No.24031C0332D, dated September 29, 2006, for Montgomery County Maryland.
- 20-foot WSSC Easement is located along the Property frontage along Standish Place

## Water & Sewer Locations & Easement Requirements

According to a 2018 Alta Survey of the Property, the following water, sewer and easements requirements can be identified:

- The Property is within Sewer Category S-1 and Water Category W-1, existing community public systems, with access to the main. A 10" water main is located along Crabbs Branch Way and an 8" public sewer main is located along Standish Place. Sewer and water lines would be located within the Property within the proposed roadways.
- Approximately four fire hydrants are located along Crabbs Branch Way on the east side of the street, two are located towards north and south intersections with Standish Place and the other two hydrants are located equidistant from each other. Two fire hydrants are located along the south side of Standish Place, one towards the south end of the block and the other closer to the north end.



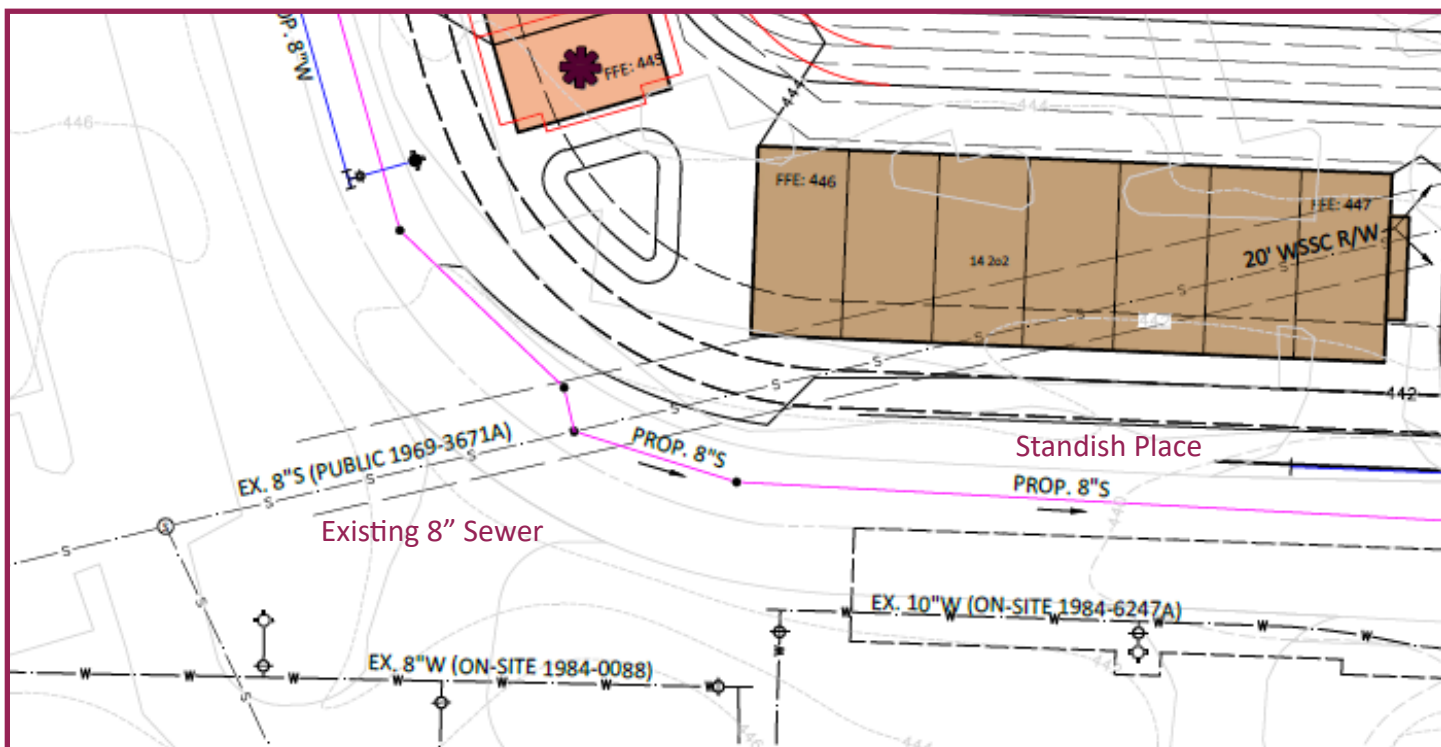


Figure 20: Existing Sewer Main Location (with Proposed Site Layout)

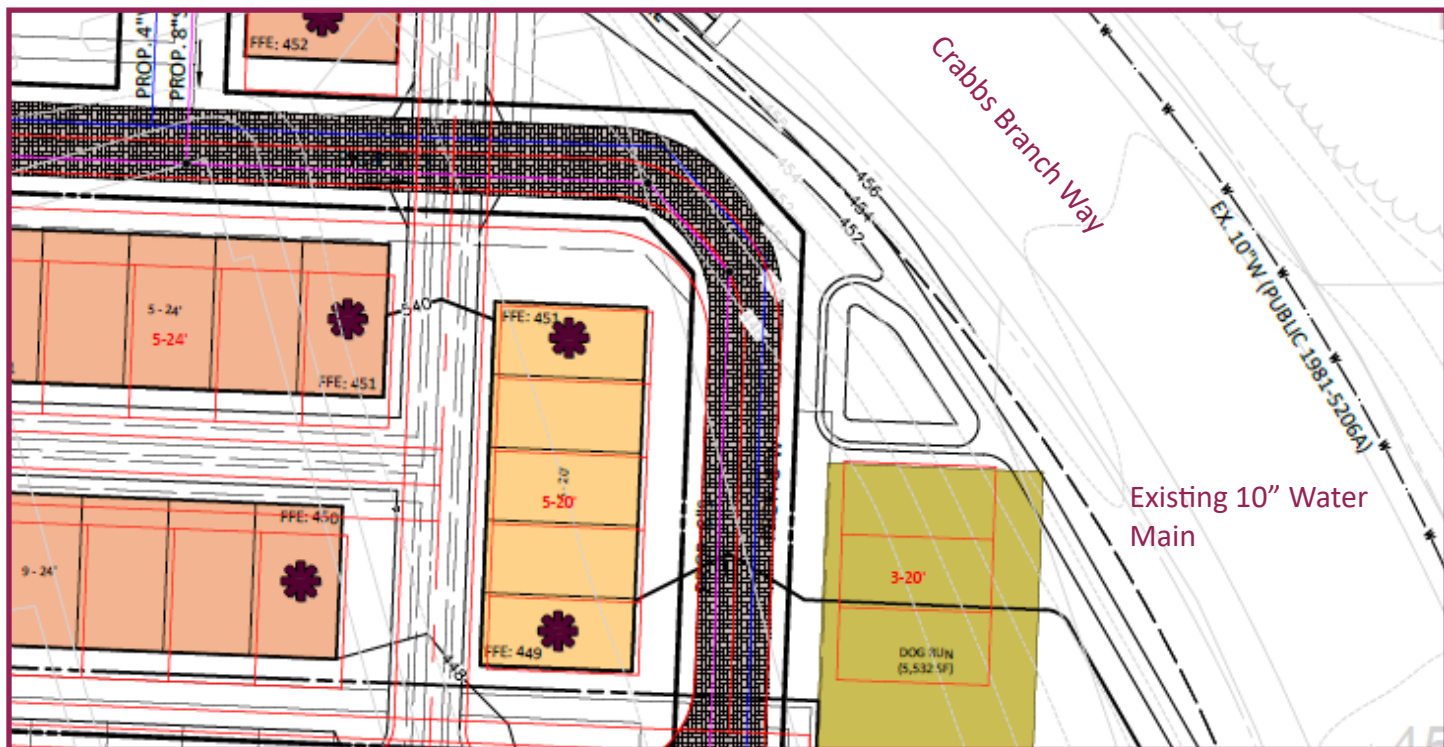


Figure 21: Existing Water Main Location (with Proposed Site Layout)



## References

All references were accessed between the date of the approved contract and date of this Report unless otherwise noted.

Montgomery County Zoning Ordinance:

[https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md\\_zone2014/0-0-0-484](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-484)

MERLIN – Maryland’s Environmental Resource & Land Information Network: <https://gisapps.dnr.state.md.us/MERLIN/index.html>

SDAT Real Property Data Search, Maryland Department of Assessments and Taxation: <https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=17&SearchType=ACCT&District=02&AccountNumber=3878287>

PLATS.NET Digital Image Reference System for Land Survey, Subdivision, and Condominium Plats: <http://plats.net/pages/index.aspx>

WMATA: <https://www.wmata.com/>

USDA Natural Resources Conservation Service Web Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Countywide Green Infrastructure Plan: [http://www.mncppcapps.org/planning/publications/BookDetail.cfm?item\\_id=28&category\\_id=&name=green&pricemin=&pricemax=&author=&Pubs\\_year=All&price=&](http://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=28&category_id=&name=green&pricemin=&pricemax=&author=&Pubs_year=All&price=&)

Maryland Stormwater Design Manual: [https://mde.maryland.gov/programs/water/stormwatermanagement-program/pages/stormwater\\_design.aspx](https://mde.maryland.gov/programs/water/stormwatermanagement-program/pages/stormwater_design.aspx)



Exhibit 1 – Demand, Supply and Adequacy Report

### Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Mid-Rise	Multiple-Family, 4 stories or less	90*	14.4	20.7	16.2	63.9	43.2	7.2
TH	Townhouses and Single-Family attached	120*	16.8	26.4	19.2	63.6	87.6	13.2
SFD	Single-Family Detached	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
<b>Total Demand Points =</b>		<b>210*</b>	<b>31.2</b>	<b>47.1</b>	<b>35.4</b>	<b>127.5</b>	<b>130.8</b>	<b>20.4</b>

\* FINAL UNIT MIX T.B.D. AT SITE PLAN

### Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	1.56	4.71	5.31	19.13	19.62	2.04
Trail System	1	3.12	9.42	5.31	19.13	19.62	2.04
<b>Total Offsite Supply Points:</b>		<b>4.68</b>	<b>14.13</b>	<b>10.62</b>	<b>38.25</b>	<b>39.24</b>	<b>4.08</b>
<b>35% of Total Offsite Supply Points:</b>		<b>1.64</b>	<b>4.95</b>	<b>3.72</b>	<b>13.39</b>	<b>13.73</b>	<b>1.43</b>
<b>Max Allowed Pts (35% of Total Demand Pts):</b>		<b>10.92</b>	<b>16.49</b>	<b>12.39</b>	<b>44.63</b>	<b>45.78</b>	<b>7.14</b>
<b>Actual Assigned Offsite Supply Pts:</b>		<b>1.64</b>	<b>4.95</b>	<b>3.72</b>	<b>13.39</b>	<b>13.73</b>	<b>1.43</b>

### Proposed Onsite Recreation Facilities and their Supply Points

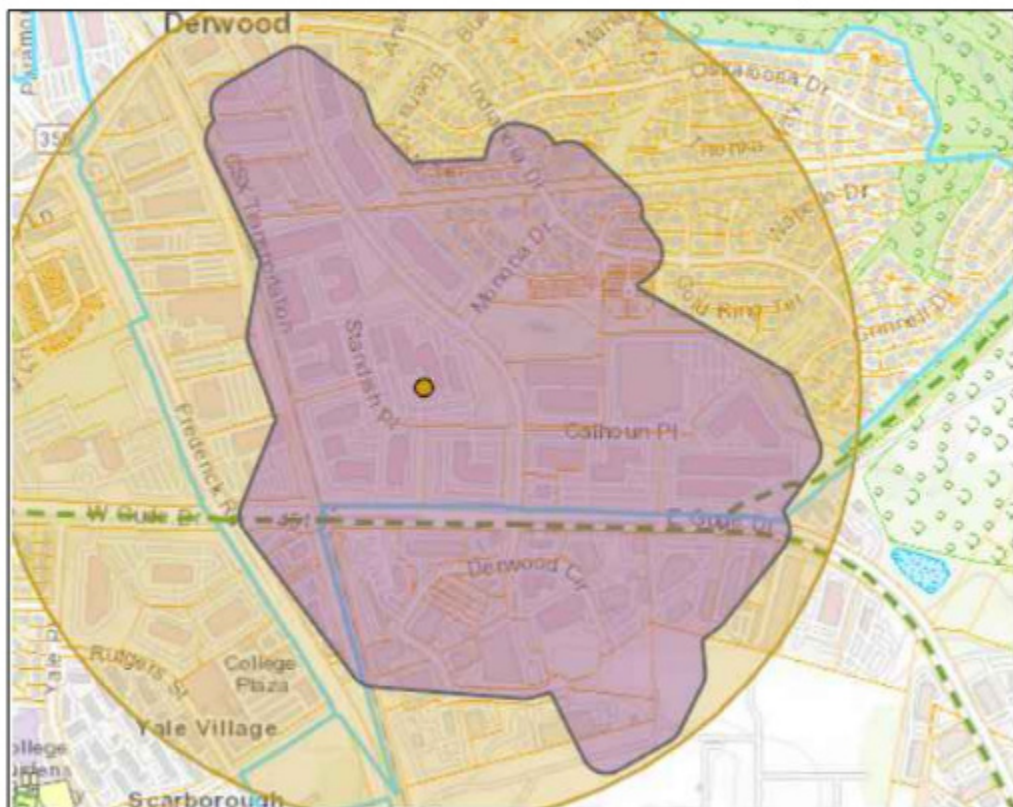
Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
① Amenity Structure, such as shade structure and/or pavilion.	1	0%	1	5	10	7	7	5
② Pedestrian Connection - Trail System	1	0%	3.12	9.42	5.31	19.13	19.62	2.04
③ Open Grass Area Lawn - Small (5,000 sf)	1	0%	3	4	9	9	9	3
④ Playground (Age 2-12) [Multi-age Play]	1	0%	9	11	3	2	4	2
⑤ Through-Block Connection	1	0%	3	5	5	10	8	5
⑥ Picnic/Seating	22	0%	22	22	33	66	66	66
<b>Total Onsite Supply Points=</b>			<b>41.12</b>	<b>56.42</b>	<b>65.31</b>	<b>113.13</b>	<b>113.62</b>	<b>83.04</b>

## Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	31.2	1.64	41.12	42.76	Adequate
Children	47.1	4.95	56.42	61.37	Adequate
Teens	35.4	3.72	65.31	69.03	Adequate
Young Adults	127.5	13.39	113.13	126.52	Adequate
Adults	130.8	13.73	113.62	127.35	Adequate
Seniors	20.4	1.43	83.04	84.47	Adequate

RECREATION FACILITIES WILL BE REFINED AT SITE PLAN.

### OFF-SITE FACILITIES WITHIN HALF MILE RADIUS OF PROJECT LOCATION



**VIKA Maryland, LLC**  
20251 Century Blvd.  
Suite 400  
Germantown, MD 20874  
301.916.4100

[vika.com](http://vika.com)

