Section 6.3.3. Allowed and Prohbited Features in Open Space

A. Allowed Features

The following table summarizes the allowed features in each type of open space:

Feature	Rural Open Space	Common Open Space	Public Open Space	Amenity Open Space
Conservation area or land trust for natural, archeological or historical resources	A	A	x	x
Open space such as a lawn, garden, ornamental planting area, patio, walk and pathway	x	A	A	A
Open space such as a plaza, promenade, arcade, urban park, or town square	x	x	A	A
Pedestrian or non-motorized transportation trail	x	A	A	A
Natural resource-based recreation	x	A	A	A
Facility-based recreation	x	A	A	A
Public space or amenity recommended by an approved urban renewal plan	x	x	A	x
Above ground utility rights-of-way	A	A	A	A
Water body, such as a lake, pond, and floodway	A	A	x	x
Non-structural, natural, and ESD stormwater management facility	A	A	A	A
Utility	A	A	A	A
Other conservation-oriented use compatible with the purpose of Division 6.3	A	A	A	A

KEY: A = Allowed in open space x = Not allowed in open space

B. Prohibited Features

An open space must not include:

1. a street;
2. a parking or maneuvering area for vehicles;
3. an individual wastewater disposal area, or drain field for community systems;
4. a Transitory Use;
5. any activity prohibited by the applicable deciding body and recorded on the legal instrument providing for permanent protection; or
6. any use prohibited in rural open space under Section 6.3.4. A.4.

Section 6.3.5. Common Open Space

A. General Requirements

1. Applicability

Common open space is required for any:

a. optional method development in an RNC or Residential zone;
b. standard method development with a townhouse or apartment building type in a Residential Townhouse or Residential Multi-Unit zone;
c. townhouse development in a Commercial/Resdential or Employment zone; and
d. Floating zone, as required under the equivalent Euclidean zone that determines uses.

2. Defined

Common open space means an outdoor area thatis intended for recreational use by residents and ther visitors. Common open space does not include private individual lots.

B. Design Requirements

1. Standard Method Development

a. Common open space must be located 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 imporant adjacent natural feature or open space.
b. The minimum width for any required commoropen 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.
c. 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.

2. Optional Method Development

Common open space must:

a. abut a public sidewalk or other public pedestrian route that provides easy access to all planned dwellings;
b. include space for pedestrian circulation, landsaping, seating, shade, or recreation; and
c. *be in a contiguous space or spaces that abut other* open space, adjacent or on-site natural features, or sidewalks or pedestrian routes, and are not so fragmented and disconnected by structures, parking, or stormwater management that they do not satisfy Section 6.3.3.

(Legislative History: Ord. No. 18-08, § 22; Ord. No. 19-35, § 2.)

Section 6.3.6. Public Open Space

A. General Requirements

1. Applicability

Any development with an apartment, multi use, or general building type in a Commercial/Residential, LSC, Commercial/Residential Floating, or LSCF zone must provide the required public open space under the applicable development standards.

2. Defined

Public open space means space devoted to public use or enjoyment that attracts public appreciation due to its location and amenities.

3. Public Open Space Alternatives

a. Development with a civic and institutional use in the LSC zone may provide up to 50% of the required public open space as amenity openspace under Section 6.3.7, if the Planning Board finds that the amenity open space better serves the public interest due to health and safety concerns.
b. Up to 5% of public open space may be used for outdoor café areas.

B. Design Requirements

1. Standard Method Development

Under standard method development, public open space must:

a. abut a public sidewalk or other public pedestrian route;
b. be a minimum of 25 feet wide;
c. include seating and shade; and
d. be in a contiguous space.

2. Optional Method Development

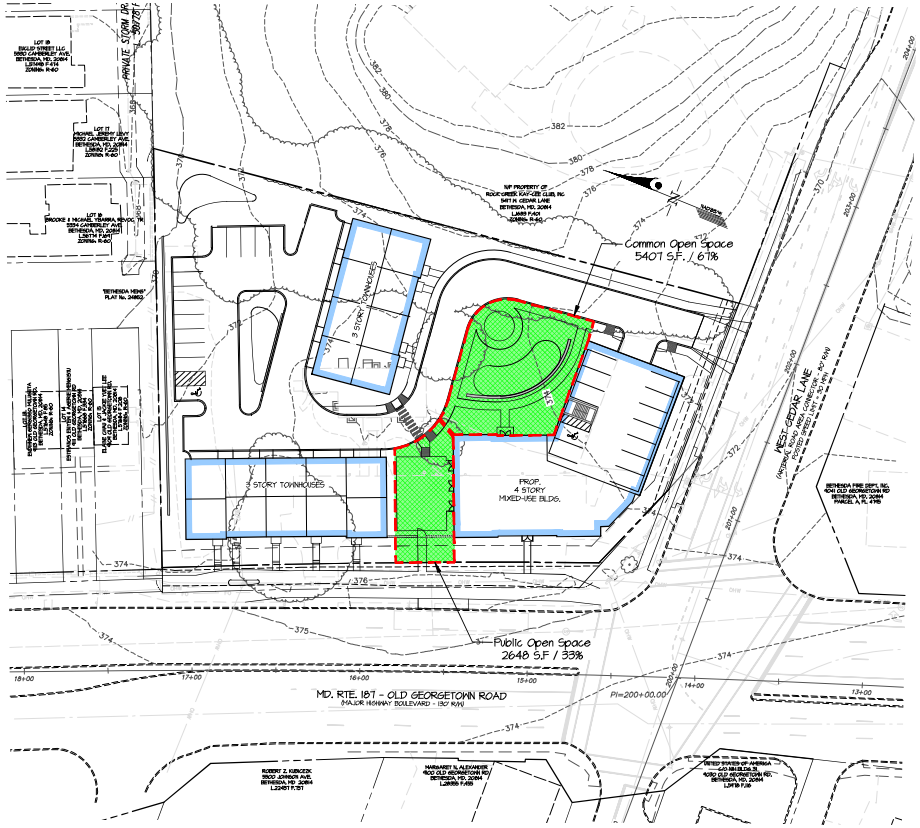
Under optional method development, public open space must:

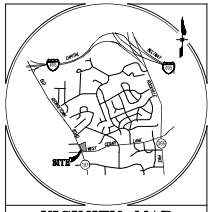
a. abut a public sidewalk or other public pedestrian route;
b. include space for pedestrian circulation, landscaping, seating, shade, water features, artwork, or recreation; and
c. be in a contiguous space or spaces that aut other public open space or sidewalks or pedstrian routes and are not so fragmented and disconnected that they do not satisfy the intent of Division 6.3.

C. Off-Site Options

The Planning Board may find that the requirement for public open space is satisfied in whole or in part by:

1. making public park or public open space improvements in an area at least as large as therequired public open space located within or near the applicable master plan area; or
2. paying all or part of the cost to design, construct, renovate, restore, install, or operate a public open space located within or near the applicable master plan area if the payment:
   a. equals the cost of constructing the same amount of public open space and any associated amenity on-site per square foot plus the fair market value of the land per square foot;
   b. implements the open space, recreation, and cultural goals of the applicable master plan; and
   c. is made within 30 days after the release of any building permit for the subject application.





VICINITY MAP

SCALE: 1" = 2,000'

NGSC GRID: 211 NW 05

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS
- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- EX. GAS
- EX. SEWER
- EX. WATER
- PROP. LOD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- FCE — FOREST CONSERVATION EASEMENT AREA
- EX. FENCE
- EXISTING TREE
- Proposed Public Open Space & Common Open Space/Plaza, Mall&, Town Squares, Etc.)

SITE DATA

Public Open Space & Common Open Space

Total Area:	1.48 Ac.
Townhouse Area (COS)	0.95
Required (5%):	0.048 Ac.
Provided (14.5%):	0.18 Ac.
Apartment Area (POS)	0.53
Required (5%):	0.027 Ac.
Provided (34.0%):	0.18 Ac.

Exhibit 10
OZAH Case No: H-160

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28414
EXPIRATION DATE: JANUARY 20, 2026

10/9/2025

GLW PLANNING | ENGINEERING | SURVEYING

10909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT.: 410-880-1820 | DC&MVA: 301-989-2024 | FAX: 301-421-4186

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

DATE	REVISION	BY	APPR.

SCALE: 1" = 30'

0' 15' 30' 60' 120'

PREPARED FOR:
Foundation for Advanced Education in the Sciences
9101 OLD GEORGETOWN ROAD
Bethesda, MD 20814
Attn: Christina Stamatelatos-Farias
301-594-8985

SCALE	ZONING
1"=30'	R-60/TDR 8.0
DATE	TAX MAP - GRID
SEPT. 2025	HP-11

FLOATING ZONE PLAN - OPEN SPACE EXHIBIT

F.A.E.S. - ACADEMIC COMMUNITY
9101 OLD GEORGETOWN ROAD
PLAT No. 25853

BETHESDA ELECTION DISTRICT No. 1 — MONGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 25062

SHEET 1 OF 1

L:\JOBS\PRIVATE\25062\PLANS BY GLW\FLOATING ZONE PLAN\25062 FZP-Open Space.dwg

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