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April 4, 2003

ROBERT R. HARRIS
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The Honorable Derick Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Re: Upper Rock Creek Master Plan - Dungan and Casey Properties
(Planning Board Meeting April 10, 2003)

Dear Chairman Berlage:

At the last worksession on this Master Plan, the Board endorsed a concept by which the Casey and Dungan properties would be subject to a combined development plan providing for dedication of the entire Dungan property and a significant portion of the Casey property under RNC zone standards. The basic concept is sound and a total density in the range of 228 units can be accommodated easily on the property. Unfortunately, as a result of a proposed 20% MPDU component without a commensurate bonus, the limited number of market rate units under the plan negates any incentive for the properties to combine. Having now analyzed the concept, we have to inform you that unless some modification is made, we believe the Dungan property would be developed separately with large, estate lots on septic systems and the Casey property would proceed independently.

The table below reflects the various options under consideration including what we believe to be the best overall option to achieve the objectives, including the combination of the two properties.

	<u>Staff Draft</u>	<u>Planning Board Discussion 3/13/03</u>	<u>Winchester Recommendation</u>
Casey	134 lots	164 lots (131 market/33 MPDUs at 20%)	155 lots (135 market/20 MPDUs at 12.5%)
Dungan	32 – 45 lots (if not purchased for Legacy Open Space)	64 lots* (51 market/13 MPDUs at 20%)	78 lots* (68 market/10 MPDUS at 12.5%)
Total	166 – 179 lots (all market)	228 lots (182 market/46 MPDUs)	233 lots (203 market/30 MPDUs)

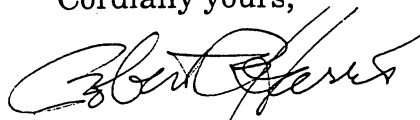
*Only if
 combined
 with
 Casey

The third option provides sufficient incentives for the parties to combine their properties. Moreover, it conforms with the MPDU requirement proposed in the pending Zoning Text Amendment for large lot zones by providing 12.5% MPDUs. Equally important, the density achieved through the combination of the two properties falls squarely within the RNC densities applied elsewhere in Montgomery County. (The use of the RNC zone elsewhere in the County has resulted in a yield of .4545 market rate dwelling units per acre and no MPDUs, whereas the density under the third option is .4337 market rate units per acre, or .4979 units per acre with the addition of MPDUs).

We believe this approach will ensure the combination of the two properties into a single cluster project providing for preservation of the entire Dungan property and a large portion of the Casey property at no public cost, and will add MPDUs in an area where they otherwise will not occur. We ask that you consider this option at your worksession next week.

The Honorable Derick Berlage
April 4, 2003
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Cordially yours,

A handwritten signature in cursive script, appearing to read "Robert R. Harris".

Robert R. Harris

cc: Ms. Wendy Perdue
Mr. Allison Bryant
Mr. John Robinson
Ms. Meredith Wellington
Mr. Fred Boyd
Mr. Mike Conley
Mr. Steve Kaufman

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