

STAFF RECOMMENDATION: Approval with Conditions. A draft Staff Report for the Project Plan and Site Plan will be available on March 25, 2003.

SUMMARY

The proposed Amendments of the Friendship Place Project Plan and Site Plan maintain the approved development square footage total while rearranging and resizing the uses in the mix. The applicant has also filed a Preliminary Plan Amendment application 1-99030A that will be reviewed concurrently with the Project and Site Plans and will be heard by the Planning Board on the same day.

Proposal

The primary purpose for the proposed amendments is to increase the proportion of housing within the development. The two additional housing structures will augment the previously approved housing by increasing the square footage from 300,000 to ~~450,000~~ 480,000 square feet and from 275 units to 433 units. The amendment deletes one of the two office buildings from the approved plan, reducing office space from 450,000 square feet to 305,000 square feet; retains the new 180,000 sf Hecht's department store; reduces the store front retail from 120,000 square feet to 85,000 square feet.

The underground parking garage will be increased from 1,649 spaces ^{to} 1,749 spaces, with the addition of a vehicular entrance to the garage to serve the grocery store and office building. Three acres will be used as outdoor public spaces, which include two parks, three internal courtyards, a vehicular drop-off, and pedestrian streets. In addition, the applicant will provide streetscape improvements on all bounding streets, a short-term parking facility, a taxi drop-off, the possible street widening on Wisconsin and a Metro station plaza. The Community Center will continue to be the major public amenity feature.

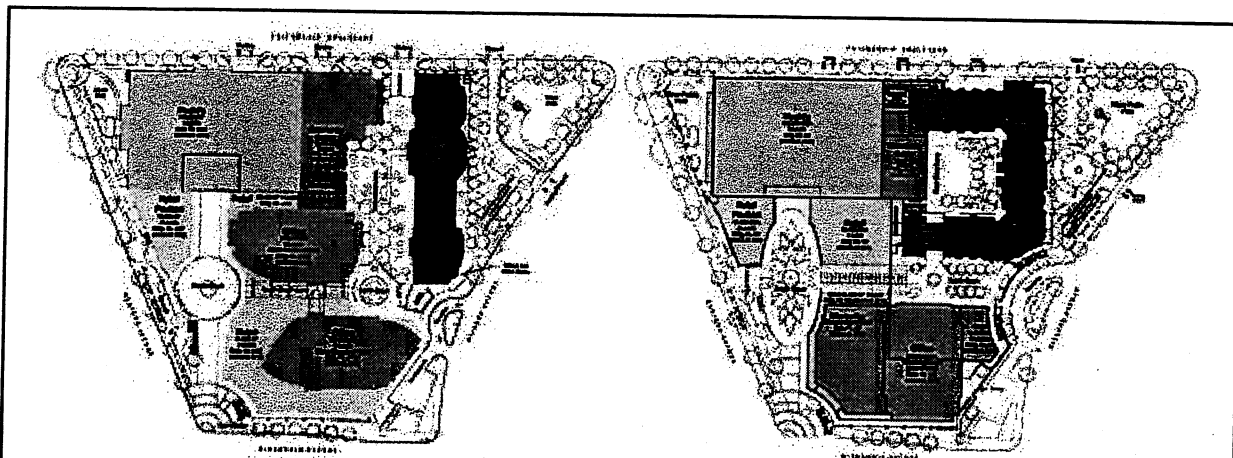


Table 1 Comparative Development Program

Approved Plan (April 6, 2001)	Program	Amended Plan (March 13, 2003)
120,000 sf	Streetfront Retail	85,000 sf *
180,000 sf	Hecht's	180,000 sf
450,000 sf	Office	305,000 sf
300,000 sf	Housing	480,000 sf
0 sf	Hotel	0 sf
1,050,000 sf <small>(max. allowable in Sector Plan and Overlay Zone)</small>	SUB-Total (Sector Plan/Overlay Zone Density Cap)	1,050,000 sf <small>(max. allowable in Sector Plan and Overlay Zone)</small>
20,500 sf	Community Center	20,500 sf
0 sf	Grocery Store *	40,000 sf
1,070,500 sf	TOTAL GBA	1,110,500 sf
3.07 acres	On-Site Public Use and Amenity Space	3.03 acres
1,649 cars	Parking Facility	1,749 cars **

Fig. 1: Friendship Place (Wisconsin Place): Overview of Development Concept

Development Issues

Traffic mitigation measures are required for this development to alleviate the traffic impact. The District of Columbia must approve all changes to the Western Avenue Right-of-Way, which includes the streetscape adjacent to the subject site. The Sector Plan calls for two rows of trees along all street frontages of the site. [See *Analysis: Friendship Heights Sector Plan Transportation Management.*]

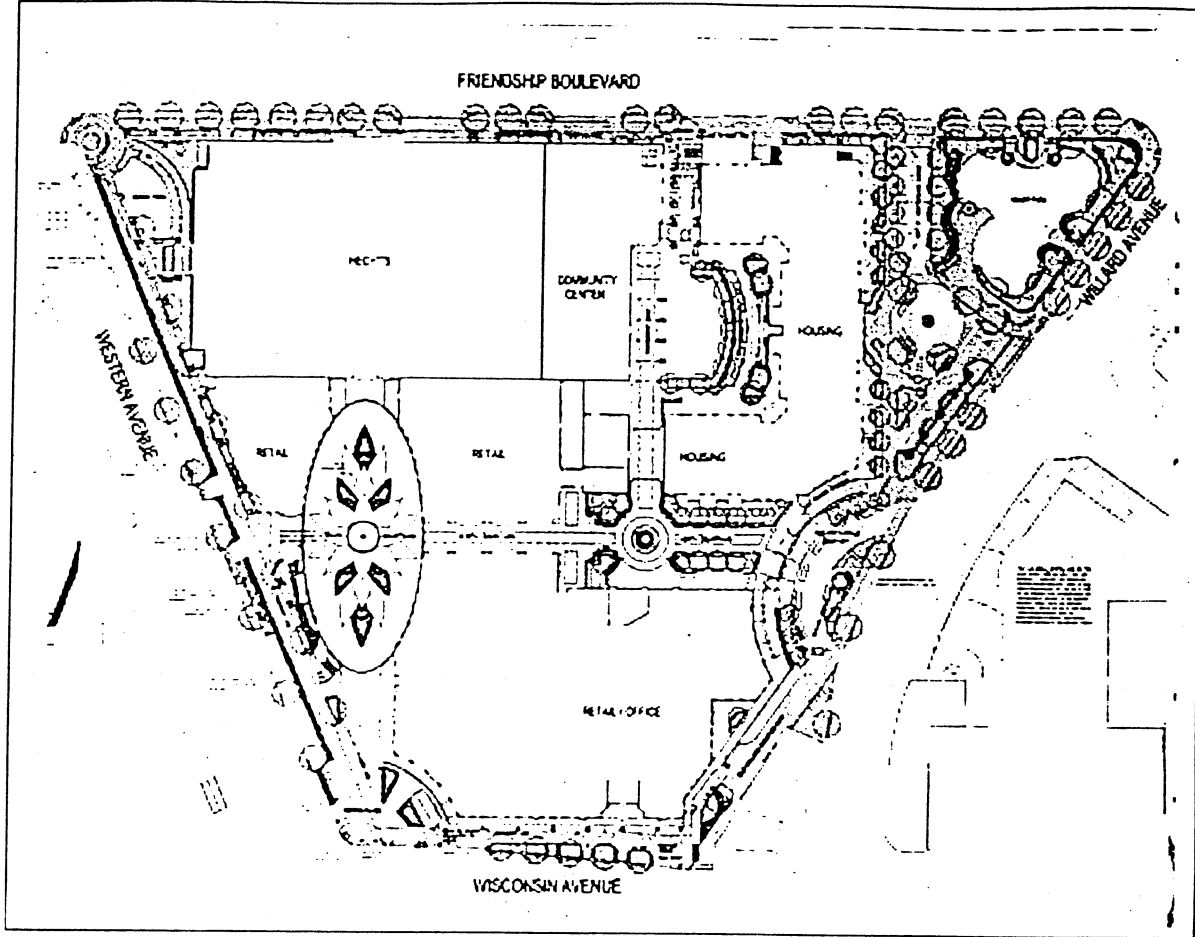


Fig. 2 Landscape Plan for Wisconsin Place

STAFF RECOMMENDATION

The staff recommends approval of **Project Plan Amendment #9-99001B** and **Site Plan Amendment 8-01010A** for 305,000 sf Office Space, 265,000 sf Retail Space, 20,500 sf Community Center (Non-FAR), 50,000 sf Grocery Store (40,000 sf Non-FAR), 433 Residential Units, and 1,749 Parking Spaces, subject to the following:

PROJECT PLAN CONDITIONS

1. Development Ceiling
The proposed mixed-use development is limited to 1,050,000 square feet of gross floor area, not including the community center or the "optional" 40,000 sf attributed to the below-grade grocery store.
2. Building Height and Mass
The height of the proposed buildings must not exceed 143 feet. One objective of the architectural design must be to break down the perceived scale of the complex.
3. Community Center
 - a. The applicant, its heirs, successors and/or assigns must be responsible for ensuring that the proposed center will be properly maintained structurally and be usable and available for the intended uses. The obligation for capital and operational maintenance and program management of the center must be further defined at the time of Site Plan review and must be specified in the Site Plan Enforcement Agreement.
 - b. The design of the Center is addressed through the Site Plan review conditions of approval.
4. Public Use Space
The design of the public spaces must foster the creation of a discrete character for each space within a unifying theme. The design of these spaces must be reviewed in detail at the time of Site Plan. The design must create an inviting environment that will promote public activities during the day as well as at night.
 - a. The uses of the **Major Park** at the intersection of Willard Avenue and Friendship Boulevard must complement those of the public use spaces within the Chase Tower development across Willard Avenue. The park must be able to accommodate various public functions, such as festivals, performances, and other, passive recreational uses. Applicant must incorporate pedestrian amenities and traffic calming devices at the driveway serving the housing equivalent in area, character, and pedestrian accessibility and public amenity as that last approved by the Planning Board. An objective of the architectural design should be to address the relationships between the (1) housing façade elements, including the landscaping and public sidewalk, (2) the major park, (3) the Willard Avenue drop-off, (4) the North Courtyard, and (5) the Community Center Courtyard.
 - b. The **Willard Avenue drop-off** must be acknowledged as one of the main public amenities and gathering spaces; its design must provide functional efficiency while encouraging pedestrian and community activity. The grocery store frontage and the creation of public space with public café tables and seating must be defined by streetscape elements such as high quality paving and landscaping.
 - c. The **Metro Plaza** must be designed to acknowledge its gateway location between the County and the District of Columbia, and to function as the symbolic center of the Friendship Heights Metro Core area. The space must be well defined by elements such as retail storefronts, kiosks, landscaping, artwork, street trees, and special paving patterns. Historical references including the District of Columbia boundary marker should be incorporated. Applicant must work with WMATA to establish a design for the escalator canopy for Board approval.
 - d. The **South Court** is proposed as the main on-site public space. It must be designed to encourage people to congregate and stay. Ample seating areas, special paving, special lighting, landscaping, and elements of the public art program must be provided along with outdoor café and/or informal performance areas. Applicant must provide high quality, special brick paving for the major public spaces.

- e. The applicant must consider ways to animate the pedestrian connection between the **Community Center** and the North Court through the implementation of public art, high quality special paving or the continuity of the overhead LED neon lighting. Public seating must be provided for the Community Center Courtyard to enhance the green space and encourage patron use of the open area.

5. Public Art

A public art program that addresses the most prominent public spaces of the project must be incorporated into the overall design of the development. The two major elements of the Public Art Program previously reviewed by the Art Panel and approved by the Planning Board have been retained for the plan amendments. The proposals for the combined Project Plan and Site Plan hearing will address the following:

- a. Features such as sculpture, water fountains, special paving inserts, special planters, or special handrails or fences must be provided on the site, as part of the public space and/or as part of the architectural design of individual buildings;
- b. The artwork must be designed and located as an integral part of the development. The artwork must present a cohesive theme throughout the development that will enhance the quality of the public spaces and enrich the pedestrian experience throughout the site, connecting the major public spaces and major pedestrian entrances on the four street fronts;
- c. The artwork must be installed upon the completion of the public space or individual buildings where the artwork is located.

6. Streetscape

The applicant must work with other Friendship Heights developers and professional planning staff from Montgomery County and the District of Columbia to develop a coordinated Streetscape Plan with detailed standards for Friendship Heights. The Streetscape Plan must coordinate site furnishings, materials and standards consistent with retail and other uses. The Streetscape Plan must incorporate the following:

- a. *Willard Avenue Promenade* Provide a double row of street trees, the street light recommended by the Streetscape Guidelines, special paving such as brick, street furnishings at the grocery store entrance such as benches and urns, and additional landscaping. Ensure continuity of the sidewalk across the vehicular drop-off.
- b. *Western Avenue Promenade* Where feasible, retain the existing street trees (Willow Oaks); in addition, provide a second row of trees of Willow Oaks. Provide a combined sidewalk and bikeway and bicycle racks. Provide Washington Globe lights along the curb. Enhance the promenade with special paving such as brick, additional landscaping, public art, and street furnishings. All requirements are subject to approval by the District of Columbia. Applicant must consider incorporating such activating uses as storefront or engaging façade design for the retail building along Western Avenue. Any permanent structures, such as kiosks, stairs, elevator envelope at the Metro Center Plaza should reinforce the Western Avenue street edge.
- c. *Friendship Boulevard* Provide a public sidewalk with brick paving. Include single-fixture Washington Globe lights, additional street trees to form a single row, and street furnishings. Ensure continuity of the sidewalk across the entrance/exit points for the garage, service area and apartment building. Final design of the garage vehicular access drives and garage openings are addressed through details of Site Plan Review.
- d. *Wisconsin Avenue* Provide as a row of Red Oak trees and other streetscape elements to reinforce the Urban Boulevard while providing views of street-front retail, double-fixture Washington Globe lights, special paving such as brick and other street furnishings. Ensure that the segment of the urban boulevard between Western and Willard Avenues reads as part of a continuous, retail, shopping street while creating a special place at Metro Plaza.

- e. Applicant's must provide aligned crosswalks per staff recommendation in coordination with DPS and DPWT.

7. Tree Preservation

The existing street trees along Western Avenue and Friendship Boulevard must be saved, where feasible.

8. Phasing of the Public Amenity Features

The proposed public amenity features must be completed in sequential phases that are consistent with the completion and occupancy of the various buildings.

Phase I includes construction of the new Hecht's store, the two-floor retail facing Western Avenue (Retail A), and the four-level underground parking facility and vehicular service court; and temporary surface parking to serve the existing Hecht's.

Phase II includes construction of the Housing garage, one-floor retail facing the South Courtyard (Retail B), and the below grade garage underneath the office tower, the retail wrapping the office tower (Retail C); the new Hecht's, the vehicular service court, Retail A, and portions of streetscape along the Hecht's frontage are completed.

Phase III includes construction of the retail wrapping the office tower (Retail C), the Community Center, the Housing, and the Grocery Store (Retail D); Retail B and the Housing garage are complete.

Phase IV includes continuing construction of the Housing, the Grocery Store, and the Community Center; Retail C, the South Courtyard, Metro Plaza, the Western Avenue streetscape, the Housing, the Grocery Store, and the Community Center are completed as the end of this phase.

Phase V includes construction of the office tower.

Public amenity space must be completed as each adjacent building is finished and prior to the occupancy of any building included in the same phase. The currently anticipated phasing sequence is further defined as follows:

- a. The Community Center must be completed prior to the occupancy of any of the buildings in its proposed phase, that is, the Housing, Retail C, and the Grocery Store;
- b. Public amenities must be completed prior to the occupancy of the buildings associated with the amenity, subject to seasonal considerations for landscaping:
 - i. The Major Public Park and the Community Courtyard must be completed prior to occupancy of the housing;
 - ii. The western portion of the South Courtyard must be completed prior to the occupancy of Retail B;
 - iii. The Metro Plaza and eastern portion of the South Courtyard must be completed prior to occupancy of Retail C;
 - iv. The streetscape and public amenities at the Willard Avenue drop-off must be completed before occupancy of the housing;
 - v. The North Courtyard must be completed prior to occupancy of the housing;
 - vi. The Minor Park must be completed prior to occupancy of the new Hecht's;
 - vii. The Kiss-and-Ride parking spaces in the garage must be available for public use prior to occupancy of Retail C.

9. Moderately Priced Dwelling Units

Moderately Priced Dwelling Units (MPDUs), must be provided on-site and in accordance with Section 25A. The MPDUs must be provided at the rate of 12.5% of the total number of units included.

10. Parking
At least 20 short-term parking spaces must be provided to the public, free of charge for 20 minutes, in the parking garage near the Metro station. At least two parking spaces must be dedicated with signage for the Community Center use, in a garage location close providing convenient to the facility.
11. Taxi, Metro, and other Access
The following items must be incorporated into the Plan:
 - a. Convenient, secure bicycle parking for Metro and bicycle racks throughout the site for each program component;
 - a. Exterior access for shuttle buses to the Community Center and general retail;
 - b. Seating at the Willard Avenue drop-off for those waiting for taxi pick-up.
12. Grocery Store Space
Applicant must propose re-introduction of the 40,000 sf grocery store on the first parking level, with an additional 10,000 sf of store frontage facing Willard Avenue; the store frontage must include a public amenity area with tables and chairs, landscaping and lighting with seat walls that face the vehicular drop-off. Any change to the design execution or timing of construction phase must require site plan amendment.
13. Maintenance and Promotion
The applicant must agree to participate in Friendship Heights maintenance and programming organization, should such an organization be created. The applicant must conceptually describe the following programs:
 - a. A maintenance, management, and security program for all on-site and off-site amenity areas (including public use spaces and streetscape);
 - b. An activity program for the public spaces;
 - c. For a management of the permanent maintenance and programming organization.
14. Road Rights-of-Way
The proposed development must provide required road rights-of-way for the following streets:
 - a. 120 feet for Wisconsin Avenue;
 - b. 90 feet for Willard Avenue between The Hills Plaza and Friendship Boulevard;
 - c. 120 feet for Western Avenue.
15. Road Improvements
To satisfy Local Area Transportation Review (LATR), the applicant must provide the following road improvements at the intersection of Western Avenue and River Road, subject to approval by the District of Columbia, prior to the issuance of any occupancy permit for the proposed development.
16. Transportation Management
Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this application.
 - a. Limit the development to the following:
 - i. 265,000 sf of retail space replacing the existing 176,188 sf of Hecht's building;
 - ii. 305,000 sf of office building space;
 - iii. 433 high rise apartment units;
 - iv. 10,000 sf of retail for grocery store (Willard Avenue frontage);
 - v. 40,000 sf of retail for grocery store (Non-FAR);
 - vi. 20,500 sf of Community Center space (Non-FAR);
 - vii. Approximately 1,749 garage automobile parking spaces.
 - b. To satisfy Local Area Transportation Review (LATR), the applicant shall participate equally with the owner/developer of Friendship Commons (PP 1-99039) and the owner/developer of Chevy Chase Center in the following two road improvements. The road-improvements shall be completed prior to the issuance of any occupancy permit for any of the developments, with funding provided by the

- various applicants at the time the improvements are constructed.
- i. Provide separate left-turn lane along eastbound and westbound Western Avenue at River Road by re-striping the existing lane designation and change the traffic signal phasing to provide concurrent signal phasing along Western Avenue;
 - ii. Re-stripe the existing southbound Friendship Boulevard approach (within the existing curbs) from the existing one left-turn lane and one through/right lane to one left-turn lane, one through lane, and one through/right lane. A new signal phasing is needed at this intersection to provide split phasing for Friendship Boulevard and Jenifer Street.
- c. To satisfy LATR, the applicant shall participate at a 40% share with the developers of Friendship Commons and Chevy Chase Center in funding the cost of:
- i. Add right-turn lanes within the existing right-of-way on northbound and southbound River Road at Little Falls Parkway;
 - ii. Conduct a traffic study at the time that total occupancy of the three Friendship Heights developments (i.e., Wisconsin Place, Friendship Commons and Chevy Chase Center) reaches either 600,000 square feet of office or 350,000 square feet of retail, over and above what already exists on the sites as of the date of this memorandum;
 - iii. Construct improvements to Little Falls Parkway, if warranted by the traffic study and approved by the State Highway Administration (SHA) and the Maryland-National Capital Park and Planning Commission (M-NCPPC), to widen Little Falls Parkway at the intersection by one lane on the south side within the existing right-of-way to accommodate left-turn lanes on both approaches to River Road.
- d. Participate equally with the owners of Friendship Commons (Preliminary Plan No. 1-99039) to fund a traffic signal at either or both site access points common to both projects along Friendship Boulevard based on actual traffic generated from each primary development within one year of completion and occupancy of both projects, as deemed necessary by a Montgomery County Department of Public Works and Transportation (DPWT) warrant analysis.
- e. The applicant must join the Friendship Heights Transportation Management Organization and enter into a Traffic Mitigation Agreement with The Maryland- National Capital Park and Planning Commission (M-NCPPC) and the Montgomery County Department of Public Works and Transportation (DPWT) to assist in attaining the objectives of the Transportation Management District, including making a best effort to achieve and maintain a non-auto driver mode share of 39 percent of employees. The Traffic Mitigation Agreement must be included in the Site Plan Enforcement Agreement for the proposed development.
- f. Participate equally with the owners of Friendship Commons (Preliminary Plan No. 1-99039) to fund a traffic signal at either or both site access points common to both projects along Friendship Boulevard based on actual traffic generated from each primary development within one year of completion and occupancy of both projects, as deemed necessary by a DPWT warrant analysis.
- g. The applicant must, rather than "may":
- i. Appoint a transportation coordinator to assist employees in exercising commuting options and to provide for coordination and trip reduction monitoring with the Friendship Heights Transportation Management Organization;
 - ii. Make the development available for TMD programs and marketing;
 - iii. Provide bicycle parking to meet the demand;
 - iv. Provide preferential car pool parking.

SITE PLAN CONDITIONS: WISCONSIN PLACE 8-01010A

1. Stormwater Management (SWM)

Conditions of MCDPS storm water management concept approval dated January 20, 1999 and re-confirmed on January 24, 2001 and February 21, 2003, including: Stormwater management (SWM) concept approval will remain valid if a sediment control permit is issued prior to July 1, 2003 per Montgomery County Code section 19-32. (Transition for approved plans) Bill 45-01.

2. Transportation

- a. Submit a Traffic Mitigation Agreement with the Site Plan Enforcement Agreement;
- b. Reconstruct the west curb of Wisconsin Avenue between Willard Avenue and Western Avenue to provide for an exclusive right-turn lane onto westbound Western Avenue, as per the previous site plan approval;
- c. Provide for a minimum 25-foot right-of-way truncation at the corner of Wisconsin Avenue and Western Avenue.

3. Zoning Conformance

- a. Provide alternate parking plan to show compliance with requirements of the zoning ordinance [59-E-3.6] if retail space is leased as restaurant space;
- b. Show temporary surface parking supplied as part of Phase I to be in conformance with the zoning ordinance.

4. Public Art Program:

- a. Extend the art program throughout the site including elements within the Major Public Park, Minor Park, the Friendship Boulevard stairway, the Community Center Courtyard, the Willard Avenue drop-off, and the Western Avenue steps;
- b. Provide a program concept for LED obelisk messaging content.
- c. Install seating at the fountain perimeter that provides views of the fountain through partially-open seat back;
- d. Include a vertical art element, special paving, lighting, or equivalent at the Community Center entrance on East-West Pedestrian Lane, to integrate the art program 3-dimensionally and provide a visual cues to the Community Center from the North Courtyard;
- e. Relocate the vertical neon structure on Willard Avenue out of the ROW, per DPS recommendation.

5. Community Center Operation

The Community Center is intended to be an amenity to serve the public and to assure full public use and access. The Site Plan Enforcement Agreement shall require the Applicant to lease the Community Center to M-NCPPC. Based on this leasehold arrangement, the following conditions shall apply to the Community Center:

- a. The applicant shall construct on the site a Community Center of approximately 20,500 gross square feet;
- b. The applicant, its heirs/successors and assigns, shall be responsible for ensuring that the proposed Community Center is properly maintained and available for its intended uses, consistent with the Sector Plan guidelines and the conditions of the Project Plan and Site Plan, unless amendments to the Project Plan and Site Plan are approved by the Planning Board;
- c. The applicant shall enter into a lease agreement with the M-NCPPC that defines the arrangements for managing, programming and maintaining the Community Center. It is the intention of both the Applicant and the M-NCPPC to finalize the terms of the lease within one year from the execution date of the Site Plan Enforcement Agreement. However, notwithstanding the foregoing, this condition or the absence of an operator shall not interfere with, submission and receipt of any building permits, use and occupancy permits or any other permits and/or approvals for the entire Project, including the Community Center.

6. Community Center Design

- a. Provide column-free space for the fitness and aerobics space within the Community Center, as per Sector Plan recommendations; shift stairwell or realign services (i.e., restrooms, lockers) to eliminate free-standing stairwell at the entry lobby;
- b. Dedicate two loading/unloading parking spaces within the underground garage for the use of Community Center events; parking spaces shall be located close to elevators that provide convenient access to the center;
- c. Provide seating near the Community Center entrance on Friendship Boulevard;
- d. Integrate landscaping and public art into the Friendship Boulevard stair design; provide special paving or arcade lighting from the North Courtyard to the Community Center entrance;
- e. Provide landscaping at garage entrance near the stair retaining wall on Friendship Boulevard;
- f. Increase the width of the pedestrian passage from the public elevator to the Community Center entrance;

7. MPDUs

Provide all MPDUs on site for a total of 55 MPDUs (12.5%); MPDUs must be evenly distributed throughout the site; unit type allotment should reflect the proportion of unit types provided within the development as a whole.

8. Other

- a. Provide a program for ensuring access to surrounding streets and residences with details regarding reconstruction of the streets and/or public utilities;
- b. Provide design and install Metro escalator canopy subject to WMATA approval, or use a WMATA design if staff and applicant deem such a design acceptable; provide documentation of coordination with WMATA; submit drawings for the canopy for staff approval via a supplemental signature set by the beginning of construction of Phase II; complete installation of selected canopy concurrent with streetscape for Phase II;
- c. Designate the North-South Pedestrian Lane (covered arcade), the Lane connection from the North Courtyard to the Community Center, and the elevators at the Community Center and the Willard Avenue Stairs and street front as part of the Public Space allocation; the Lane and the elevators shall be accessible for public circulation at all times and covered by a public access easement.

9. Signature Set

Prior to signature approval of the site/landscape/lighting plans the following revisions shall be made and/or information provided, subject to staff review and approval:

a. Site Plan Information

Elevations

- i. Provide elevations (1/8" scale) for the North-South Lane and elevator lobby, the North Courtyard, the Community Center Courtyard, the East-West Lane and arch, the Willard Avenue drop-off and Grocery Store entrance, and the Housing entry, showing building heights, windows, door openings and exterior mounted lighting and fixture heights, and materials;

Plans and Sections

- ii. Show ROW (rights-of-way) and centerlines for streets and driveways on each drawing sheet;
- iii. Show existing and proposed bus stops, bus shelters, and on-street parking;
- iv. Provide traffic direction and signage plan;
- v. Provide plan and section (1/8" scale) for each of the major public spaces, i.e., South Courtyard, Minor Park, North Courtyard, Community Center Courtyard, Major Public Park, Wisconsin Avenue steps and ROW, and Willard Avenue drop-off; provide accompanying details, label dimensions and materials;
- vi. Indicate utility lines to be undergrounded on site plan;
- vii. Provide architectural plans showing location, design and dimensions of residential

recreation amenities; label activities for each space and patron capacity.

b. Landscape Plan Information

- i. Show ROW (rights-of-way) and centerlines on each drawing sheet;
- ii. Show top and bottom elevations for all retaining walls;
- iii. Provide plan (1/8" scale) for South Courtyard, Minor Park, North Courtyard, Community Center Courtyard, Major Public Park, Wisconsin Avenue steps and ROW, and Willard Avenue drop-off Wisconsin Avenue frontage, Willard Avenue drop-off;
- iv. Methods and locations of tree protection;
- v. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
- vi. Street trees as shown on all public streets;
- vii. Environmental setting protecting the historic resource.

c. Signature Set Details

Applicant shall provide the following supplemental drawing information in the signature set submission:

Details, specifications, design dimensions, and/or materials:

- i. Handrails, fencing, guard rails, steps (with riser/tread dimensions), materials, etc.;
- ii. Planting urns and bases, tree boxes; show planting depth to minimum three feet of soil with adequate drainage;
- iii. Elevator doors at the Community Center, North and South Courtyards;
- iv. North-South Pedestrian Arcade entrance structures, including lighting;
- v. Steps to garage at South Courtyard;
- vi. Garage doors on Friendship Boulevard;
- vii. Footprint and dimensions for all signage structures;
- viii. Interior noise levels to be abated to 45 dBA;
- ix. Seating and planting details for the major public spaces such as the South Courtyard, North Courtyard, Willard Avenue drop-off;
- x. Details for the pedestrian stairway canopy in the South Courtyard;
- xi. Details for bus shelters.
- xii. Details for the pergola at the Community Center Entrance.

d. Supplemental Signature Set

Submit the following as part of a supplemental signature set for staff review and approval prior to building permit:

- i. Elevations for Hecht's, showing steps, windows, door, and materials;
- ii. Elevations for storefront retail facing Western Avenue, and Retail A, B, and C.

10. Site Design

a. General Site Design

- i. Provide crosswalks at 90-degree angles to curb lines; verify placement for striping across Wisconsin Avenue, Western Avenue and Friendship Boulevard;
- ii. Provide high quality special brick paving for the South Court, the North Court, the Willard Avenue drop-off vehicular and pedestrian ways, the Major Public Park driveways and turn-about.

b. Western Avenue

- i. Provide window storefronts or vitrines for display for retail stores facing the Western Avenue;
- ii. Utilize placement of kiosks and vender stations to reinforce the street line of Western Avenue.

c. Friendship Boulevard

- i. Provide window storefronts or vitrines for display for retail stores facing the Western Avenue;
- ii. Provide formal entrance to Hecht's and/or public vestibule from the street;

- d. Willard Avenue
 - i. Reduce the width of the travel lane of the vehicular drop-off to 22 feet; widen the sidewalk to better accommodate café tables and chairs at the grocery store façade;
 - ii. Provide two seat walls in precast concrete on both sides of the grocery store façade.
- e. North-South Pedestrian Lane
 - i. Provide plans and elevations to demonstrate compatibility between the retail and housing.
- f. South Courtyard and Metro Plaza
 - i. Realign steps between Western Avenue and the South Court to reinforce the street edge and integrate features of the Public Art program and provide more compatible geometry;
 - ii. Provide seating in pre-cast concrete: label seating capacity.
- g. Major Public Park
 - i. Convert the private terraces facing the Major Public Park into public open space and landscaping amenities;
 - ii. Eliminate the parallel parking along the curb of the entry drive from Friendship Boulevard;
 - iii. Reduce the width of the drive aisle to 14 feet; reduce the throat of the entrance drive to 16 feet at the crosswalk;
 - iv. Reduce the width of the drive aisle at the turn-about to 20 feet;
 - v. Provide a cross walk near the turn-about for safe pedestrian passage;
 - vi. Match the tree planting beds on the south side of the drive aisle with those on the north side;
 - vii. Increase the width of the lead sidewalk from Friendship Boulevard to the Housing entrance to ten feet.

11. Landscape Design

- a. General Landscape Design
Provide "green roof landscaping for the Hecht's Store and Retail Buildings surrounding the South Court and for the Community Center frontage at Friendship Boulevard or provide adequate number of shade trees for each seating area within the South Court.
- b. Landscaping elements
Provide shade trees internal to the site at 3-inch caliper at the time of planting.
- c. Major Public Park
 - i. Provide high quality special paving for the entry drive from Friendship Boulevard, the turn about, and the drive way connection to Willard Avenue;
 - ii. Create visual and pedestrian connections between the park and the north façade of the housing as per the previously approved site plan to strengthen the public character of the the amenity space; provide substantial landscaping at the front of the Housing for the planting beds (Condition 10(g)(2)); plant all shade trees lining the entrance drive in landscape strip (no tree boxes);
 - iii. Provide shade tree in the turn-about island and on the south side of the turn-about.

12. General Streetscape Design

- a. Provide street trees at 4.5" caliper at the time of planting, including the trees funded by the applicant for the MD355 median;
- b. Provide the amended soil panel for all street trees, or soil panel acceptable to staff, including both tree rows on double-row streets, except where there are existing trees to be preserved;
- c. Provide Bethesda Streetscape Standard: brick paved crosswalks across all driveways (Friendship Boulevard garage entrances), and brick pave the handicap ramps, per DPS recommendation;
- d. Coordinate all streetscape elements for Wisconsin Avenue and Western Avenue with design development and site plan review of Chevy Chase Center (8-01013) with staff and DPS;

13. Specific Streetscape Design

- a. Streetscape: Wisconsin Avenue
 - i. Coordinate lighting specifications, including pole and banner height with DPS; clearance

- below banners must be at least eight feet;
 - ii. Provide financing mechanism to provide future street trees for the SHA median improvement; tree species and locations to be determined in coordination with SHA, DPWT, and site plan conditions for 8-01013 (Chevy Chase Center);
 - iii. Relocate the existing bus stop approximately 112 feet to the north, per WMATA recommendation and MCDPWT approval;
 - iv. Clean and restore the historical marker, submit restoration plan to M-NCPPC Historic Preservation staff for review; relocate the historical marker and site it within the Metro Plaza, on the actual DC boundary line;
 - v. Provide steps along store frontage with 6"/15" riser/tread dimensions, subject to SHA approval;
 - vi. Provide Red Oak for the street trees on Wisconsin Avenue, per guidelines coordinated with Chevy Chase Land development;
 - vii. Provide the seat wall in pre-cast concrete at the northwest side of the Metro escalator.
 - b. Streetscape: Western Avenue
 - i. Provide unified brick paving for the pedestrian/bike path, subject to DC DPWT approval;
 - ii. Retain the existing location for the bus stop (within 10 feet) and provide a bus shelter, per WMATA recommendation, subject to DC DPWT approval;
 - iii. Provide pedestrian activating façade design, such as windows and lighting, for Hecht's building and the retail storefronts;
 - iv. Preserve the three large Willow Oaks; include with the tree protection plan a sidewalk demolition plan based on an arborist's recommendation; verify root zones and soil depth for the second row of Willow Oaks.
 - c. Streetscape: Friendship Boulevard
 - i. Indicate dedicated lighting at street front entry to Community Center;
 - ii. Provide planting plan for "hanging" landscaping and garage entry landscaping visible from Friendship Boulevard;
 - d. Streetscape: Willard Avenue
 - i. Provide brick sidewalk and crossings for continuous pedestrian passage through the island at the taxi stand within the ROW, per MC DPS recommendation;
 - ii. Provide brick paving in the Willard Avenue taxi stand vehicular lanes;
 - iii. Provide recast-concrete and/or brick facing for the facing/cheek walls at the café and the retaining walls of the steps; coordinate with art program materials;
14. Lighting, Power, Signage
- a. Performance specifications for all wall mounted exterior lighting on elevations;
 - b. Roof lighting and parapet signage details, including lighting levels;
 - c. Performance specifications for restaurant terrace lighting fixtures;
 - d. Performance specifications for any supplemental store-front lighting;
 - e. Specifications for lighting at exterior public elevators;
 - f. Specifications for exterior building lighting at garage entrances and garage stairwells;
 - g. Garage lighting photometric plans;
 - h. Utility supply and locations within the public spaces;
 - i. Show exterior mounted lighting fixtures for the Community Center Friendship Boulevard façade, the Community Center Courtyard façade and entrance; the Willard Avenue retail and seating areas; the North-South Pedestrian Lane, the East-West Pedestrian passage.
15. Phasing
- Public amenity space must be completed as each adjacent building is finished and prior to the occupancy of any of the buildings included in the same phase, subject to seasonal considerations for landscaping.
- a. The Community Center must be completed prior to the occupancy of any of the buildings in its

- b. proposed phase, that is, the Housing, Retail C, and the Grocery Store;
- b. The Major Public Park and the Community Courtyard must be completed prior to occupancy of the housing;
- c. The western portion of the South Courtyard must be completed prior to the occupancy of Retail B;
- d. The Metro Plaza and eastern portion of the South Courtyard must be completed prior to occupancy of Retail C;
- e. The streetscape and public amenities at the Willard Avenue drop-off must be completed before occupancy of the housing;
- f. The North Courtyard must be completed prior to occupancy of the housing;
- g. The Minor Park must be completed prior to occupancy of the new Hecht's;
- h. The Kiss-and-Ride parking spaces in the garage must be available for public use prior to occupancy of Retail C.

16. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
 - i. Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets;
 - ii. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development;
 - iii. Landscaping associated with each parking lot and building must be completed as construction of each facility is completed;
 - iv. Pedestrian pathways and seating areas associated with each facility must be completed as construction of each facility is completed;
Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iv. Coordination of each section of the development and roads;
 - v. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- c. No clearing or grading prior to M-NCPPC approval of signature set of plans.

ISSUES REVIEWED DURING PROJECT AND SITE PLAN AMENDMENT REVIEW

The Community Center

At the time of the previously approved Site Plan, April 2001, the applicant, staff and the Planning Board devoted considerable effort to review of the space, program, and operations of the Community Center to ensure public accessibility and affordability, and to meet community needs. With considerable citizen input to the applicant's development process and staff's review process, the approved Community Center features an increase in square footage of 3,200 sf over the approved Project Plan (Planning Board hearing, December 2000) and 8,500 sf over the Sector Plan recommendation. The increased floor area offers additional program space for community meetings and short-term childcare.

In its hearing of April 2001, the Planning Board addressed the operational arrangements for the Community Center, that is, the lease agreement required between the applicant and M-NCPPC for the center space, the responsibility of the M-NCPPC to approve an operator, and maintenance obligations required of the applicant to ensure the operating condition of the structure. [See Opinion, Wisconsin Place 8-01010, attached.]

The current amendment applications retain the all aspects of the Community Center exactly as previously approved. The new amendment applications have received attention from a civic group, initiated by Mr. James Norton, The Coalition for a Better Community Center (CBCC). The CBCC seeks to have an aquatic center included as a public amenity within the Community Center. *Such a facility was not a component of the Community Center architectural program carefully considered and resolved with the other residents in the area.* With considerable attention devoted to the Community Center issues during the prior approval process, and significant expression of consensus, staff recommends that the Planning Board re-confirm its approval of the design and operation of the center.

MPDU's

The applicant is proposing to provide one-half of the required 55 MPDUs on site; the other half will be funded via a contribution to DHCD Housing Initiative Fund program. The applicant entered into an Alternative Compliance Agreement and Payment-In-Lieu Agreement with the Department of Housing and Community Affairs on February 28, 2002 to provide 50% MPDU's on site as for the previous site plan approval. The agreement allows the 50% on-site MPDUs, regardless of the number of units added through amendments.

Nevertheless, because of the Sector Plan recommendation for a greater diversity of housing for people of all income levels and the significant increase proposed by the applicant for the housing portion of the development (180,000sf, now 46% of total square footage), staff recommends that all 12.5% MPDUs be provided on site, and in accordance with the MPDU guidelines for distribution of MPDUs by unit type and location within the complex.

Public Art, Open Space, and Amenities

As part of the previous approval, the members of the Commission's Art Review Panel reviewed the concept for the public art proposed for the Wisconsin Place Site Plan. The developer's selected artist, Athena Tacha, presented her concepts for the major public amenity areas to the art panel and to the Planning Board. The panel enthusiastically recommended approval of the art proposal for the project. The Planning Board approved the art proposal with a limited number of conditions.

The primary art objects proposed for the plan amendments remain as previously approved: the South Court obelisk with its foundation base fountain, the Willard Avenue LED-lighted "W" sculpture, and the lighted arcade which connects, axially, the two objects.

A significant change is proposed for the paving and materials for the public open space in the pattern, design, and quality of the paving materials. The entire system of public open spaces, including the South Courtyard, Metro Plaza, the North Courtyard, the North South Lane (Arcade), the East-West Lane, the two parks, and the Willard Avenue drop-off, formerly featured high quality special paving throughout as approved by the Planning Board. The current

proposal substitutes poured-in-place tinted concrete with single brick bands for all of the public spaces. Although the applicant states that the cost of the high quality paving is prohibitive, staff recommends that the special paving be provided for the major public spaces within a project that will become the symbolic center of Friendship Heights, one of the most visible, densely populated sites in the County. The corner location, the Gateway to Montgomery County, supporting the 3rd busiest station in the Metro system, will establish itself as a landmark from a public amenity as high quality paving that will form the ground plane for this urban space.

Landscaping and Green Area

The design concept for the South Courtyard features a plaza concept that relies on hardscape as its ground surface, with low beds for seasonal planting. This Courtyard, a primary public space in Friendship Heights, and the main public space of the development, requires amenities that encourage the public activities stipulated in the Sector Plan Guidelines: live performances, café dining, pedestrian movement, public art events. Such a space demands an integration of "hard and soft." Staff recommends that the applicant revisit the landscape concept for this major public space, and provide a landscaping scheme that is varied in texture, scale, and function. A variety of landscaping concepts could enhance the plaza space effectively in ways that reach beyond the traditional formal plantings. Staff recommends the consideration of "green roofs" for the parapets and roofs of the retail stores adjoining the plaza, as an alternative to the use of street trees. Such treatment constitutes a recognized method of stormwater control, in addition to proving measurable temperature mediation and visual amenity.

The Public Amenity Space at the Major Public Park

The design for public space that forms the periphery of the Major Public Park has been revised for the amendment proposals. The design changes include the enlargement of private outdoor terraces, widening of the entry drive, addition of a parking lane, reduction of sidewalk width, and the shift of the building footprint, toward the park creates. The landscaping at the park edge has been revised to create a continuous wall of trees and hedge that isolate the park from the surrounding space that was originally programmed to support public venues such as concerts, fairs, and art shows. These subtractive design measures ultimately result in the erosion of the quality and quantity of this public space and compromise of the public safety and enjoyment of the Sector Plan park. Staff has included Site Plan conditions that address the design of the park edge (Conditions (10(g)(i-vii)).

Transportation: Wisconsin Avenue between Willard Avenue and Western Avenue

The Friendship Heights Sector Plan identifies a traffic safety concern with the existing vehicular pull-out on the west side of Wisconsin Avenue near Western Avenue. The plan recommends that the pull-out be removed as a condition of future development. Use of the pull out for passenger pick-up and drop-off disrupts the sidewalk area available for pedestrians, and results in unsafe traffic movements into the main flow of southbound traffic on Wisconsin Avenue very close to Western Avenue.

Extensive discussion and coordination involving community representatives, the Maryland State Highway Administration (SHA), the Montgomery County Department of Public Works and Transportation (DPWT), and the developers of both Friendship Place and Chevy Chase Center occurred through the regularly scheduled meetings of the Friendship Heights Task Force and its Transportation Committee prior to the Planning Board's public hearing on the subject project in April, 2001. Various alternatives were considered and consensus was reached on a plan that provided a new landscaped median on Wisconsin Avenue that would extend from Willard Avenue to Western Avenue where a new left turn lane would be provided.

The Planning Board approved Project Plans 9-99001A, Preliminary Plan 1-00030A and Site Plans 8-01010 for Friendship Place and Chevy Chase Center to reflect the consensus position of the task force. Of primary importance was the desire to enhance aesthetics and pedestrian and vehicle safety in the area while preserving existing intersection level of service. The median provided a much needed pedestrian refuge on Wisconsin Avenue to cross safely at Western Avenue. Both Friendship Place and Chevy Chase Center will make minor geometric changes to their respective sides of Wisconsin Avenue to accommodate the new median. Two through lanes plus a left turn lane and a

right turn lane are provided on southbound Wisconsin Avenue at Western Avenue.

In order to accommodate Metro riders at the Friendship Heights station, the curb lane of southbound Wisconsin Avenue, which will be designated for rights turn only at Western Avenue, will be signed by SHA to permit drop-off and pick-up of passengers at the curb. The "No Standing Anytime" proposed signage does not permit parking or standing either to wait for a passenger or to leave the vehicle to drop off or pick up merchandise.

The friction of occasional drop offs interfering with the right turns is considered acceptable in this very urban environment. Also, the design accommodates possible future plans for the District of Columbia to widen Wisconsin Avenue south of Western Avenue to provide a third through lane.

ISSUES EXTANT AT THE TIME OF STAFF REPORT

I. The Community Center Facilities

APPLICANT POSITION: The proposal exceeds the programmatic and space recommendations of the Master Plan, and has received positive Citizen review.

STAFF POSITION: The proposal remains exactly as approved by the Planning Board in April 2001, and continues to receive positive citizen review from the majority of citizens.

CITIZEN POSITION: The CCBC considers the development site most appropriate for a county aquatic center part of the Community Center.

II. MPDUs

APPLICANT POSITION: The development is obligated to provide 50% MPDUs on site.

STAFF POSITION: The proposal must include MPDUs on site due to the increase in the housing units proposed and the scarcity of MPDUs in Friendship Heights.

III. Public Art, Open Space, and Amenities

APPLICANT POSITION: Special paving previously approved is now too costly.

STAFF POSITION: The special paving may be installed for the South Courtyard, Metro Plaza, the passage leading to the Community Center, the Public Park driveway, and the Willard drop-off; a combination of special pavers and concrete may be used for the other areas of the site.

IV. South Courtyard Metro Plaza Landscape

APPLICANT POSITION: The design concept for the South Court does not accommodate shade trees, which create obstructions to views of the retail storefronts.

STAFF POSITION: Staff recommends "green roofs" with with parapet landscaping visible from the South Court or the traditional formal landscaping. Shade tree species may be selected that tolerate "limbing-up" of the trees to allow views of the storefronts; a design integrating paving and landscape will provide a more attractive, temperate, and usable public space.

V. The Public Amenity Space at the Major Public Park

APPLICANT POSITION: The design proposed is a successful solution for the park with the larger housing buildings.

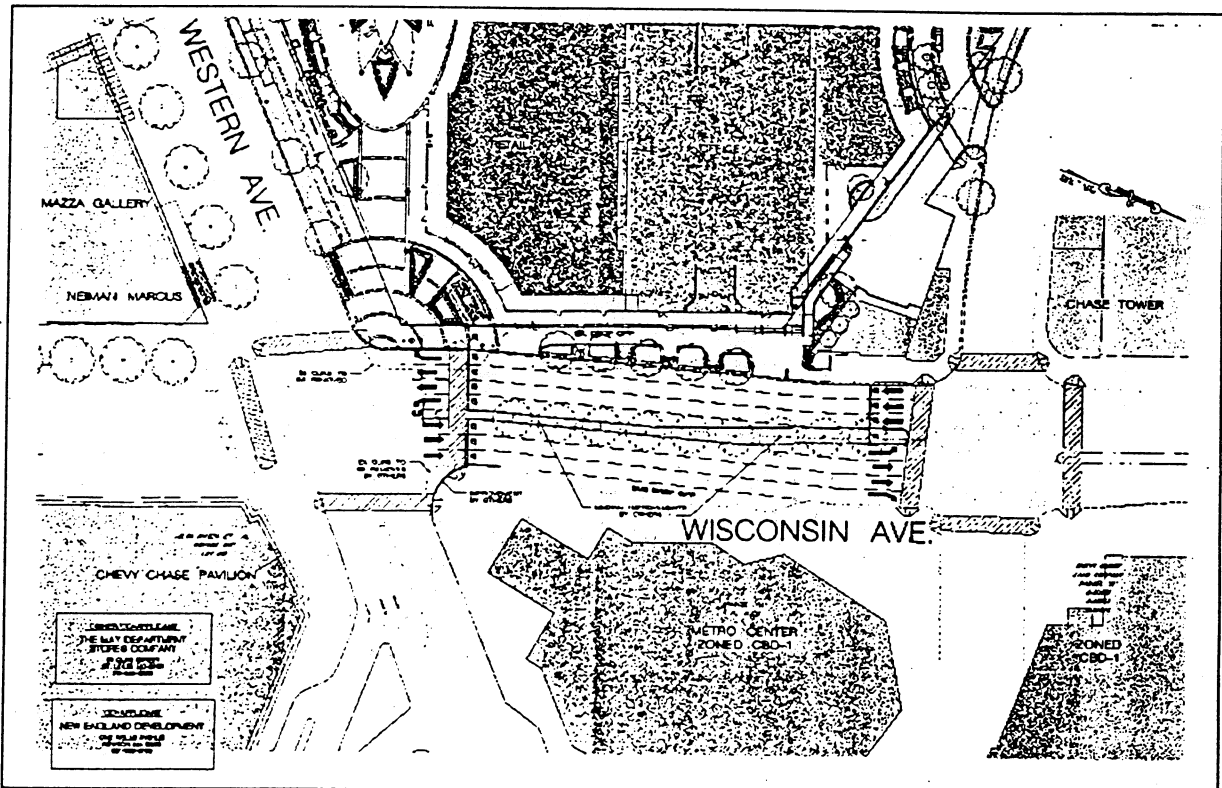
STAFF POSITION: The design of the park and the surrounding public space is a key element of the Sector Plan. The quality of the public space, pedestrian safety and potential community activities should not be compromised.

VI. Transportation: Wisconsin Avenue

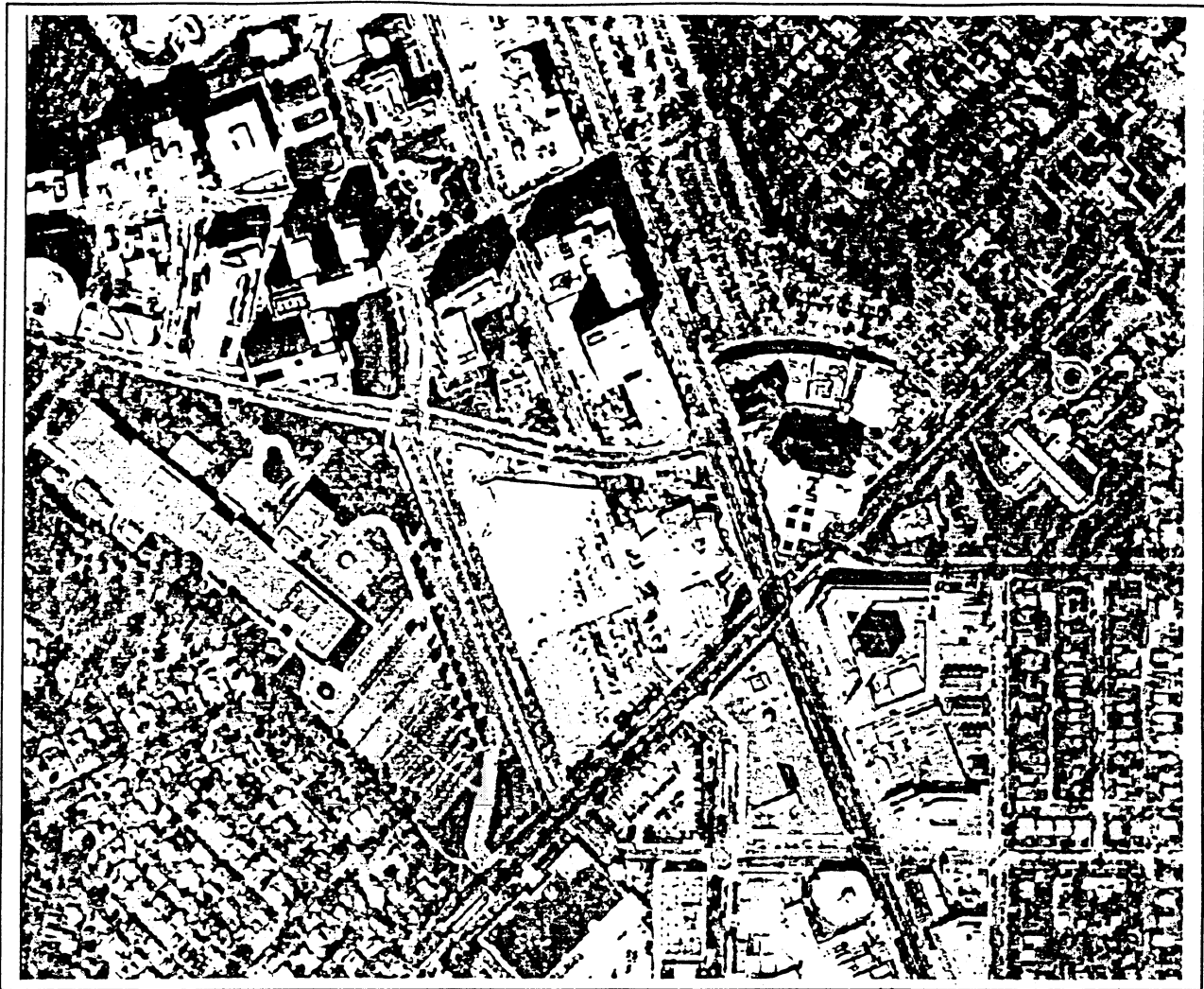
APPLICANT POSITION: The proposal shows Wisconsin Avenue curb lines as approved by the Planning Board for prior Project, Preliminary, and Site Plans.

STAFF POSITION: The primary goal of the Wisconsin Avenue alignment is to enhance aesthetics, provide adequate pedestrian and vehicular safety in the area while preserving existing intersection level of service. The curb alignment as proposed with the right-turn lane allowing "stopping" for passenger drop-off, represents consensus: review by the Friendship Heights community, endorsement by the Friendship Heights Task Force Transportation Committee, and approval by the Planning Board.

CITIZEN POSITION: Community review was articulated by the Task Force Committee participation in the review process. However, during staff review of the current plan amendments, some citizens have expressed the desire to retain the existing vehicular pull-off on Wisconsin Avenue. Others feel that the existing pull-off creates a hazard to pedestrians and does not conform to the Sector Plan recommendation for removal of the pull-off.



PROJECT DESCRIPTION: Surrounding Vicinity



The site is located in the Friendship Heights CBD. It is bounded by Wisconsin Avenue to the east, Willard Avenue to the north, Friendship Boulevard to the west, and Western Avenue to the south, forming the District of Columbia-Montgomery County boundary. The Metro station lies beneath the intersection of Wisconsin and Western Avenues.

Fig. 3

North

Across Willard Avenue to the north are a number of CBD-1 zone commercial uses including a GAP store, a bank on Wisconsin Avenue and two-story retail on Willard Avenue. The Willoughby, a 9-story condominium, is located to the northwest of the site. There are two small parcels between the northeastern corner of the site and the intersection of Willard Avenue and Wisconsin Avenue. Each supports a two-story commercial building. The properties between the Willoughby and Gap store are being redeveloped as Chase Tower (also known as the Barlow Building), a mixed-use development containing a 13-story office/retail building, a 2-story retail building, and a park on its three parcels that are separated by Friendship Boulevard and a realigned The Hills Plaza.



Fig. 4

East

Across Wisconsin Avenue is the 12-story Chevy Chase Metro Building, which is built on the air rights over a WMATA bus terminal and Metro station. Across Wisconsin Circle from the Chevy Chase Metro Building to the north is the Chevy Chase Center, which contains retail stores and a five-story office building.

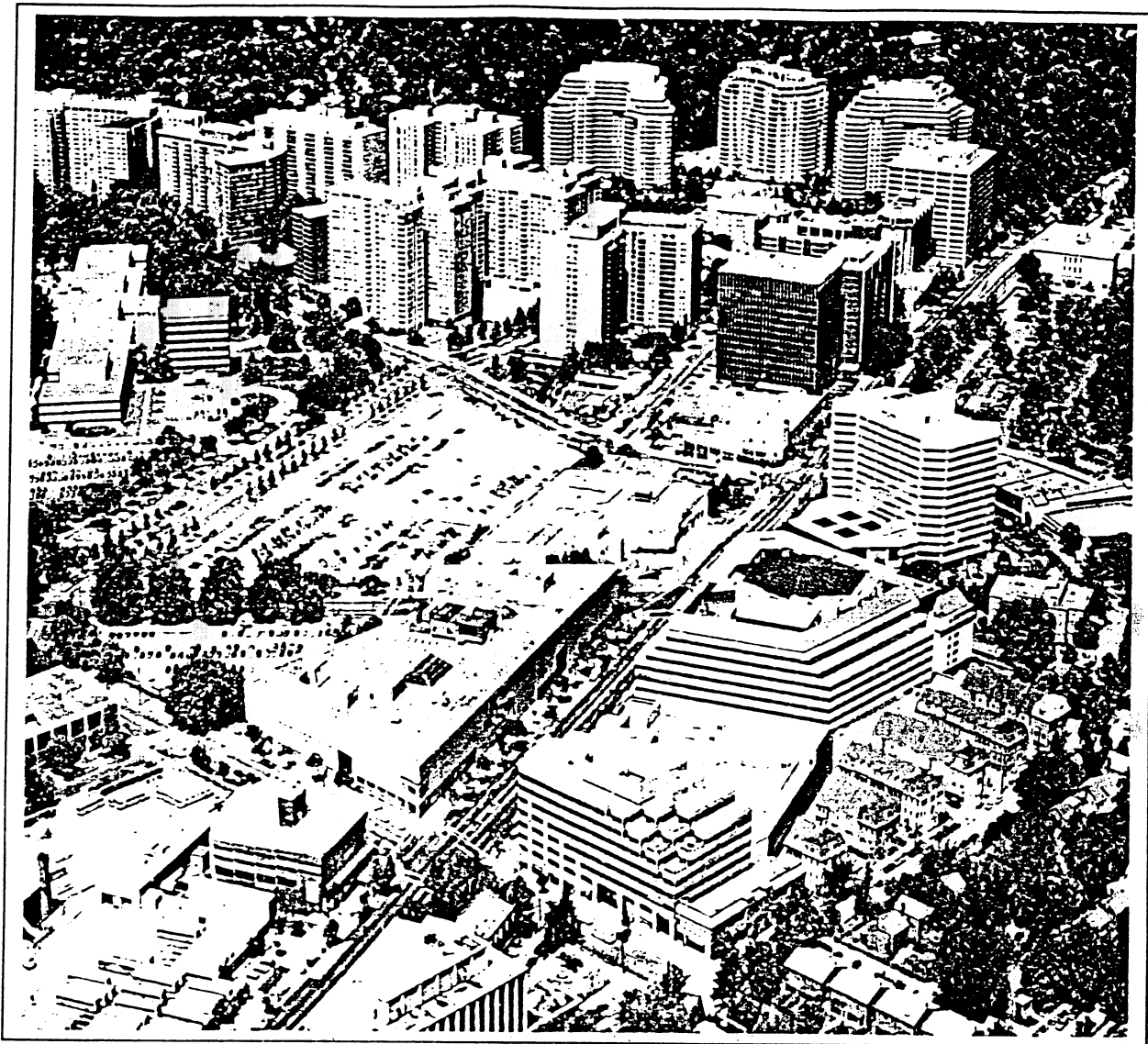


Fig. 5 Aerial View of the Development Site, looking northwest

South

Across Western Avenue, within the District of Columbia, are Mazza Gallerie facing Wisconsin Avenue and Lord and Taylor Department Store to the west of Friendship Boulevard, at Western Avenue and Jenifer Street. These stores are separated by a parking lot that is operated by Lord & Taylor. Chevy Chase Pavilion is located diagonally southeast, across the intersection of Western and Wisconsin Avenues.

West

Across Friendship Boulevard to the west is the 514,257 sf GEICO headquarters complex. The entire 26-acre property has been rezoned TS-M and R-60/TDR. It has Preliminary Plan approval for a mixed-use development including office, residential and ancillary retail uses.

SITE DESCRIPTION:

The site contains a Hecht's department store facing Wisconsin Avenue, a two-level parking structure in the northwestern portion of the site, and a surface parking lot in the southwestern portion. Access to the underground Friendship Heights Metro station is located at the southeastern corner of the property. Vehicular accesses to the parking areas are via three surrounding streets: Willard Avenue, Friendship Boulevard and Western Avenue. There is a dedicated vehicular pull-off in front of the main entrance to the Hecht's store on Wisconsin Avenue.

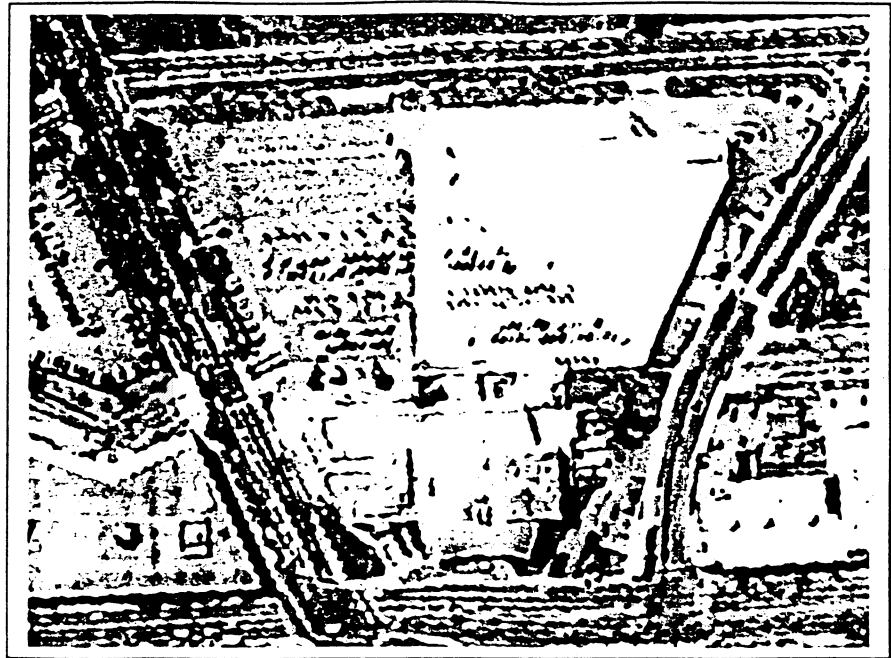


Fig. 6 Aerial Photograph of The Hecht's site

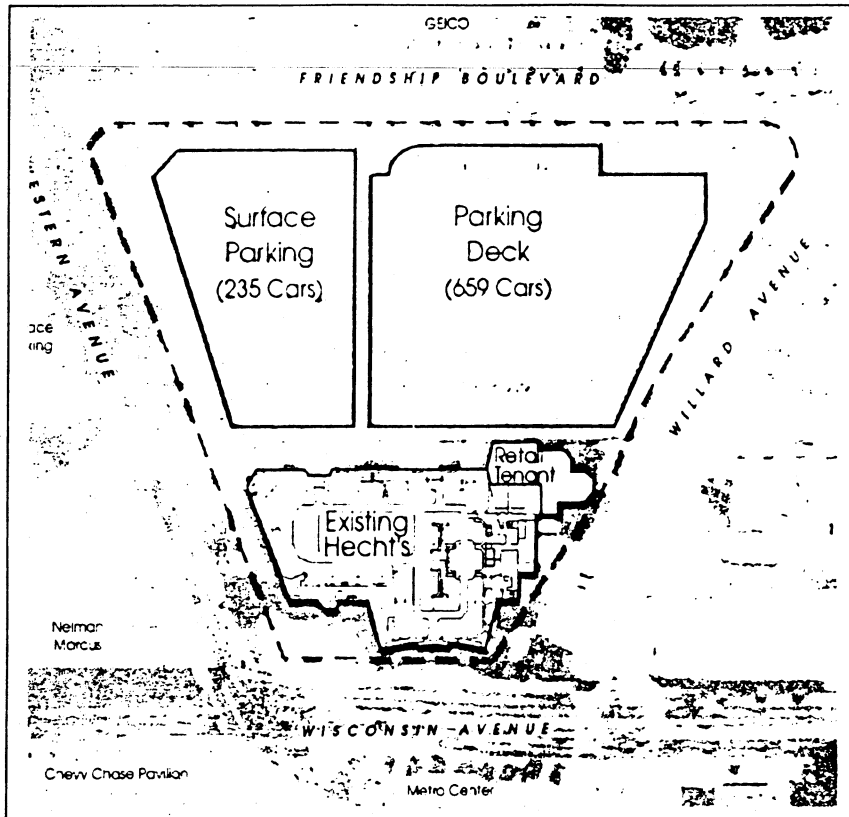


Fig. 7 Schematic Outline of existing structures

Topography of the site slopes down about 28 feet from the intersection of Wisconsin Avenue and Western Avenue to the intersection of Friendship Boulevard and Willard Avenue. The entire site is paved except for the green areas between the store and Wisconsin Avenue. There are sidewalks along all surrounding streets and street trees on Western Avenue and Friendship Boulevard.

PROJECT DESCRIPTION:

The Amended Project Plan for Friendship Place proposes a mixed-use development including office, retail, and residential uses and public amenities. The entire development will be constructed as a large, interlocking complex with a series of internal public spaces and a shared underground parking garage. A

public park, a community center, a public art program and special streetscape along all of the surrounding streets will be the main public amenity features provided by this development. The applicant plans to develop the entire project in five phases, with the office building constructed in the final development phase.

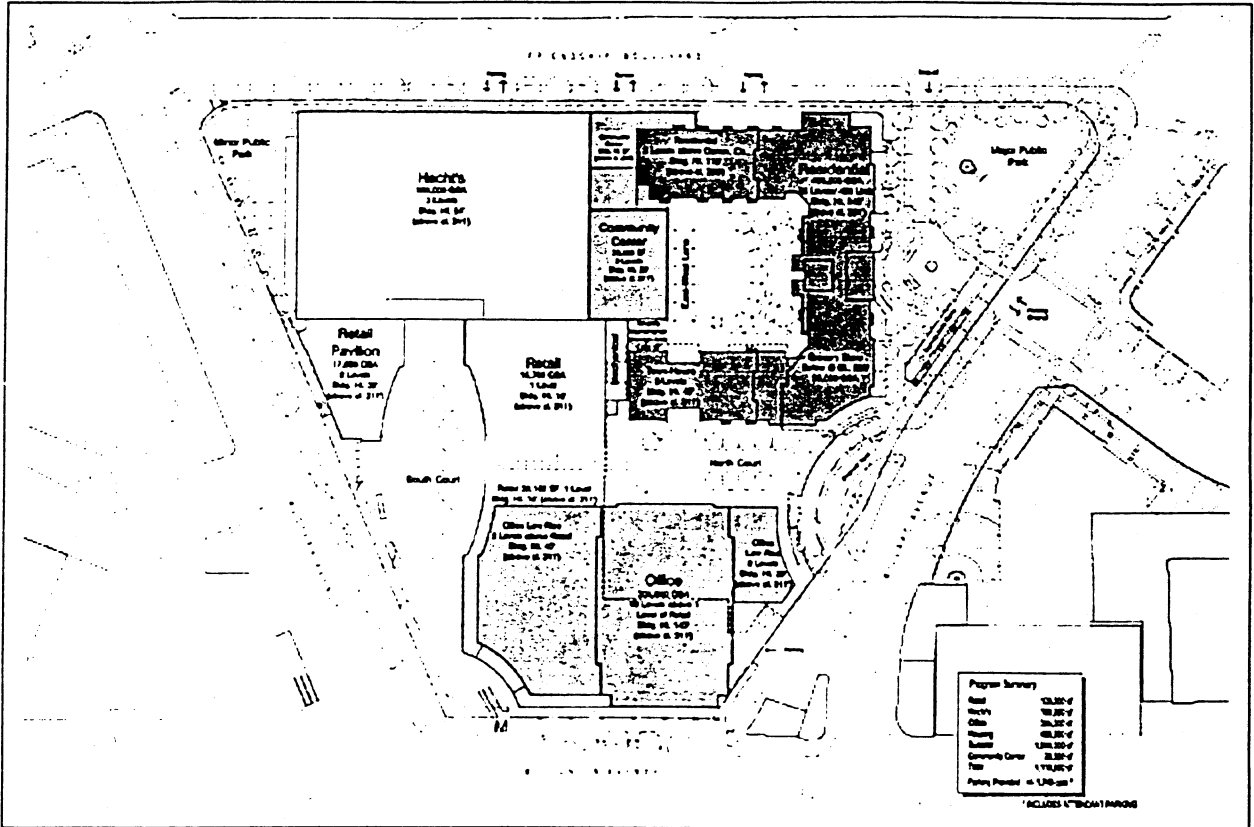


Fig. 8 The Hecht's Proposal: Development Plan showing program and site organization

The proposed amendment substitutes housing density for office space, and increases residential capacity from 275 to 433 dwelling units. The office space, now accommodated in one building has been reduced from 450,000 square feet to 305,000 square feet. The new proposal features a grocery store with retail frontage at the Willard Avenue drop-off.

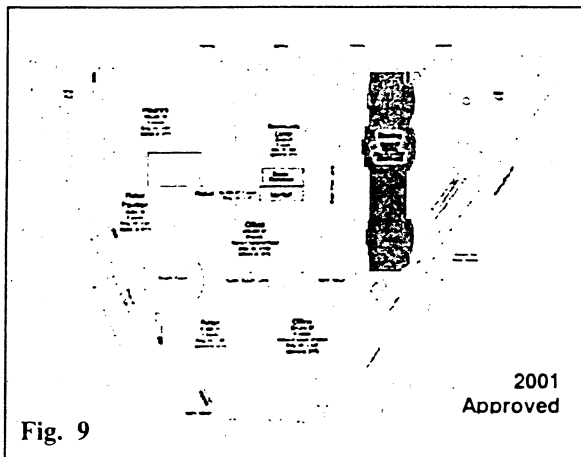


Fig. 9

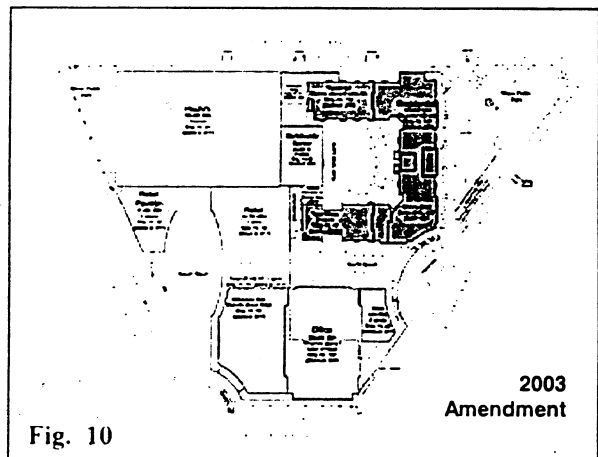


Fig. 10

OFFICE BUILDING The amendment plan's single office tower is placed at the Wisconsin Avenue building line. This building location, almost at the block mid-point, forms an urban street wall that functions as a gateway to Friendship Heights.

The building contains 305,000 square feet with 10 stories of office space above the ground floor retail store frontage. The structural frame of the building allows pedestrian circulation through the lobby between the North Courtyard and Wisconsin Avenue. The building's base is created by the one story (potentially, two stories) retail that forms the boundaries of

Wisconsin Avenue and the edges of the Metro Plaza and the South Courtyard public spaces. The massing of the office building is further mediated by the two-levels low-rise office space that wraps the tower, rising modestly over the primary retail storefronts.

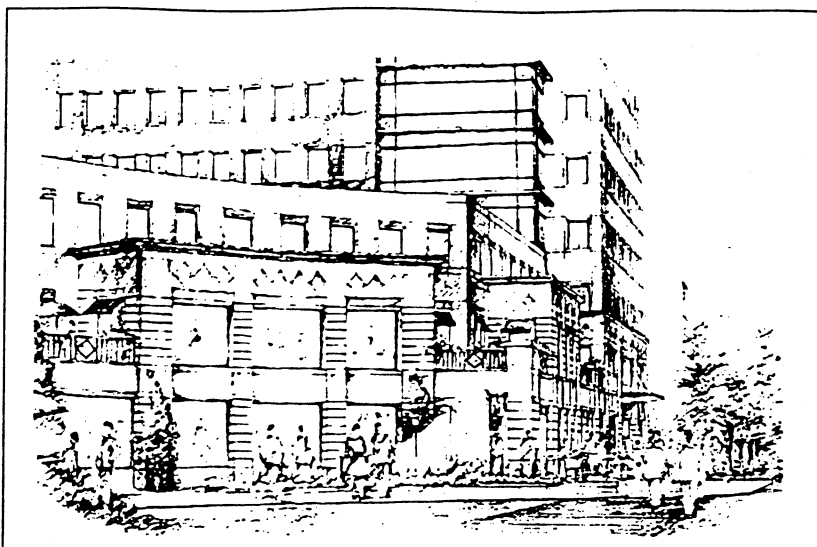


Fig. 11 Perspective showing retail frontage at Metro Plaza retail storefronts and the massing of the low-rise office space with the office tower facing Wisconsin Avenue

RETAIL The Plan proposes 265,000 square feet of retail space, reduced from 300,000 square feet, of which 71,000 square feet will be located in the three street front retail buildings which that surround the Metro Plaza and South Court. Two of these buildings adjoin the new Hecht's, one (Retail A) rising to 32 feet with frontage on Western Avenue, the other (Retail B), at 16 feet in height, provides the internal street edge for the pedestrian arcade and functions as the transition piece between the commercial portion of the site and the housing. The third area of retail (Retail C) is accommodated within the base of the office space. Additional retail space is located on the north side of the office tower lobby, along with the grocery store one level below.

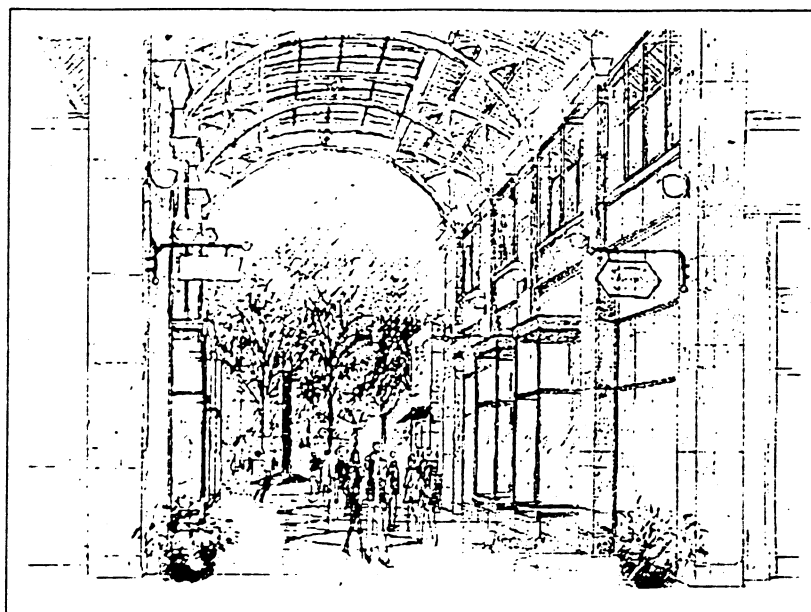
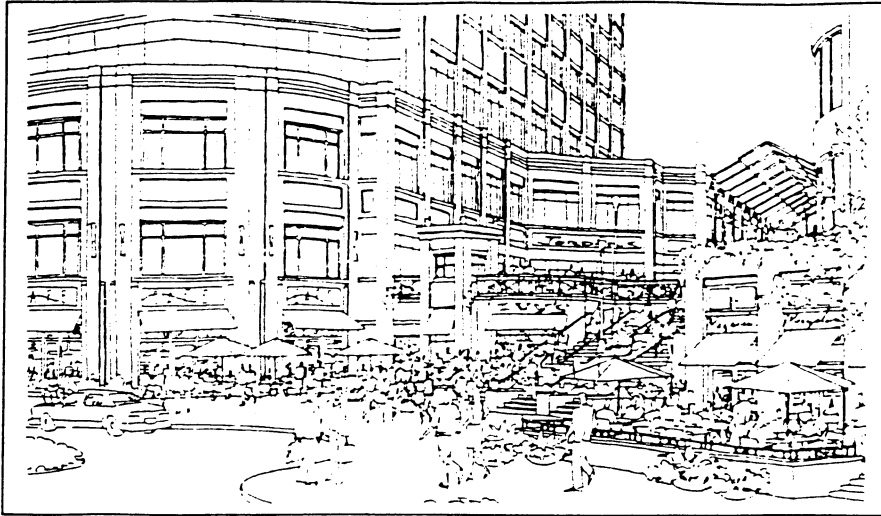


Fig. 12 Perspective showing North-South Pedestrian Lane and the retail arcade

The relocated, 180,000 square foot Hecht's store will provide the major component of the retail space. The new Hecht's store will be located near the intersection of Western Avenue and Friendship Boulevard, with entrances on Western, Friendship, and from the South Courtyard, on axis with the Metro entrance.



The Grocery Store retail will feature 10,000 square feet of store front space and 40,000 square feet of store space at the Willard Avenue Taxi Stand, convenient to the proposed housing and to the nearby residential buildings. Because of its location on Parking Level B-1, the grocery store is convenient for patrons who drive. Delivery and load is accomplished below grade in the vehicular service court.

Fig. 13 Grocery Store location at Willard Avenue drop-off and taxi stand

HOUSING The residential portion of the development is a complex of three buildings (480,000 square feet): a 143-foot tall primary structure that directly faces the Public Park, the secondary tower, a 115-foot tall building that faces Friendship Boulevard, and the smaller, internal building, 49-foot tall, facing the North Courtyard that presents the appearance of clustered town houses. With the new amendment, the housing has become the primary density component of the development. The formal entrance lobby is accessible from Willard Avenue via the public amenity space provided within the park envelope. The total number of dwelling units is 433. A service and loading area for the apartment building will be provided in the garage floors below, with access from Friendship Boulevard.

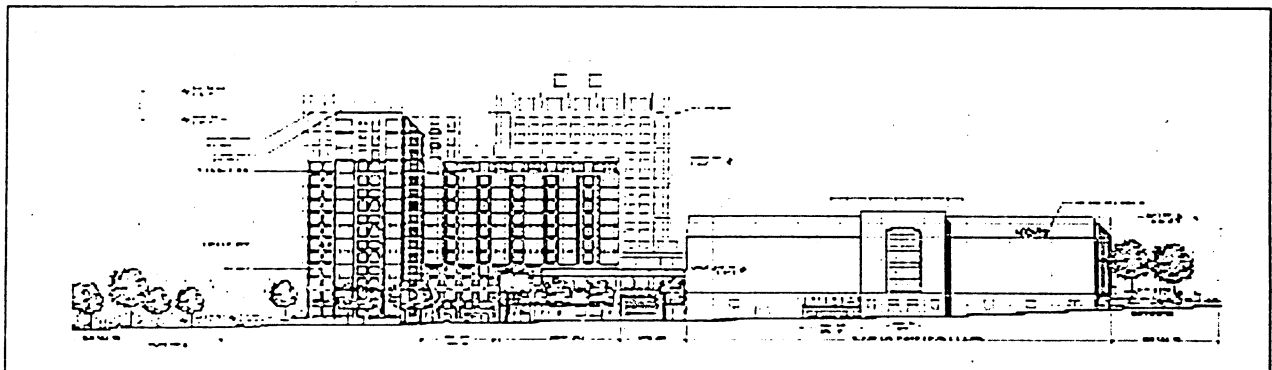
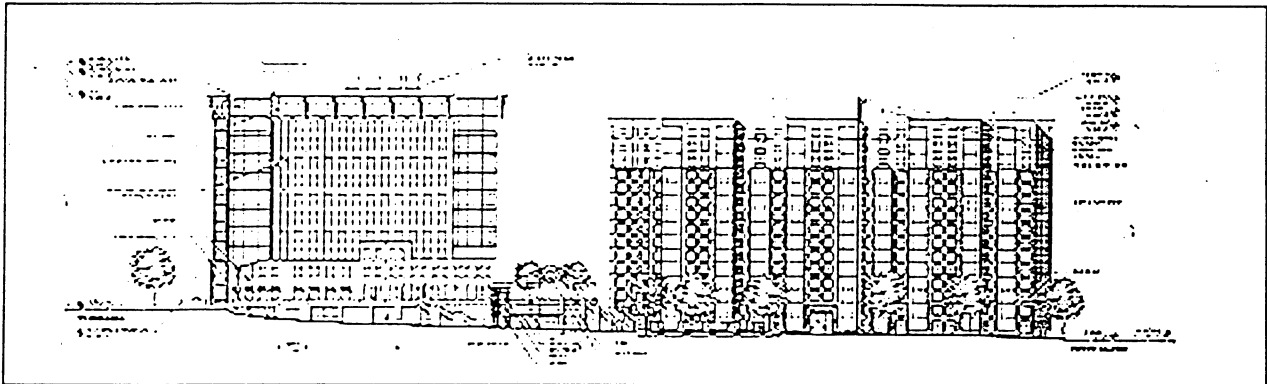


Fig. 14, at top, Elevation showing Housing, Grocery Store, and office building from Willard Avenue
Fig. 15, at bottom showing Housing, Community Center, and Hecht's from Friendship Boulevard

PARKS A major park is proposed at the corner of Willard Avenue and Friendship Boulevard. This open space will feature amenities such as an open grass area, seating, paths, special paving, lighting, landscaping, a location for a portable stage and a hard-surface plaza and/or event support area. It may accommodate a wide range of activities, including concerts, art fairs and community gatherings, and outdoor dining.

Changes have been proposed for the public amenity space surrounding the Major Park to accommodate the greater spatial needs of the increased housing density. These alterations include: features such as the private terrace space, the building shift toward the park, the extension and enlargement of the private terraces, the addition of a parking lane, and the widening of driveway aisle.

Landscaping has been added at the south perimeter of the green area and as continuous lines along the drive aisle, isolating the park area from the peripheral public space and the housing. The pedestrian connection between the park and the housing has been eliminated as well. See Site Plan Condition 10(g) for staff recommendations for the design of the public space at the Major Park.

The proposed storm water management facility will be constructed under this park. A smaller park will also be provided at the corner of Western Avenue and Friendship Boulevard, at the entrance to the new Hecht's store.

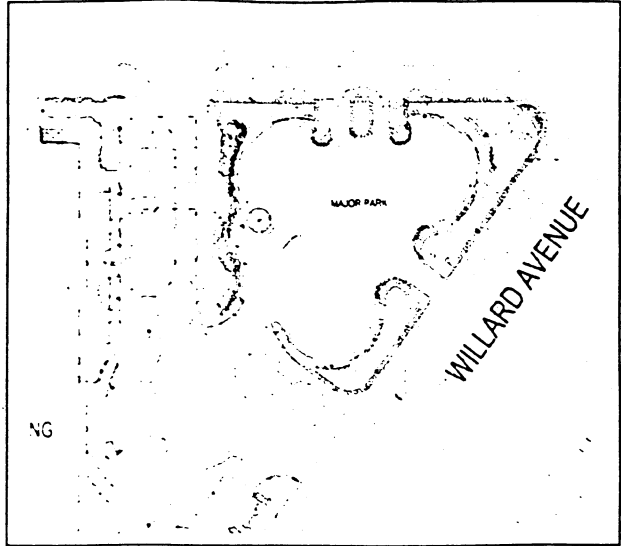


Fig. 16 Public Park proposed amendment 2003



Fig. 17 Public Park approved 2001

COMMUNITY CENTER



Fig. 18 Perspective showing the Community Center on Friendship Boulevard and the formal stairs that lead to the Community Courtyard

A 17,200 square foot community center is a major feature of the public amenities provided by this development. It is a two-level facility located between the new Hecht's store and the apartments. The main entry lobby is one level up from Friendship Boulevard, off the East-West Lane that connects the North Courtyard and the Community. Pedestrian visitors to the Center can either take the stair or the elevator from Friendship to the lobby above. In addition to a reception area and a gallery, the Center will contain a lobby, classrooms and a large combination gymnasium

/multipurpose room that is divisible into two smaller activity rooms. The large room can accommodate a variety of active recreational uses including basketball, volleyball, badminton, dance and exercise. This room can also be used for larger public functions and performances. The lower level of the Community Center features a public meeting room (equipped with kitchen) that is directly accessible from Friendship Boulevard. This location offers convenient access from the Service Court loading dock and delivery area.

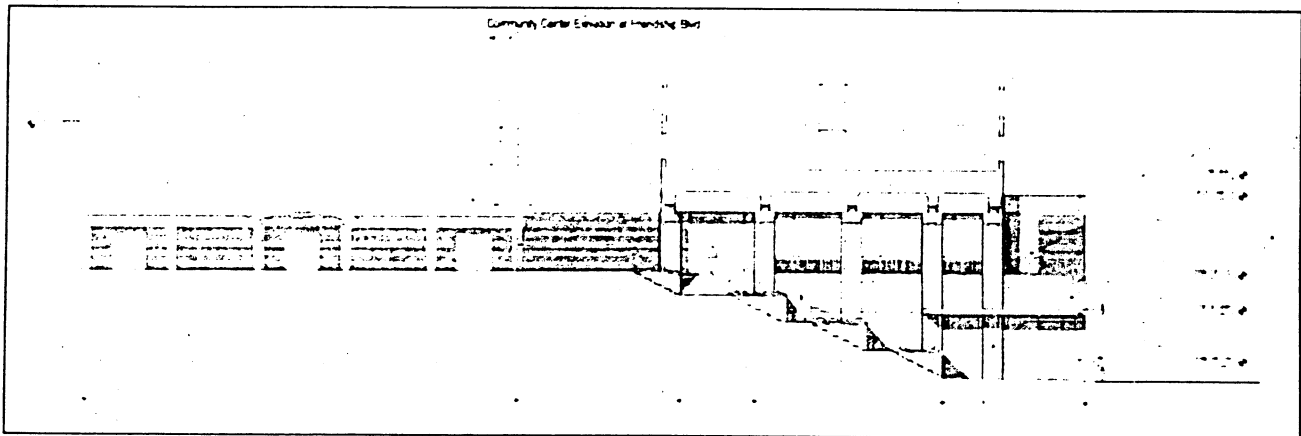


Fig. 19 Community Center Elevation showing entrance and steps connecting steps to Friendship Boulevard