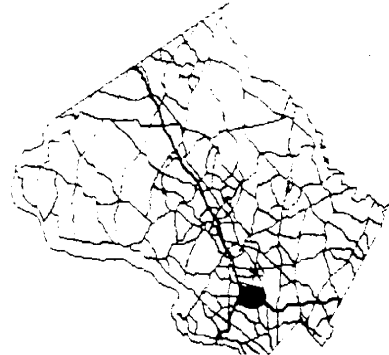


**MEMORANDUM**

DATE: February 20, 2004
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief *JRD*
 Development Review Division
FROM: Michael Ma, Supervisor *Ma*
 Development Review Division
 (301) 495-4523



REVIEW TYPE: Site Plan Review
CASE #: 8-04017
PROJECT NAME: Rock Spring Center, Apartment Tower II
APPLYING FOR: Approval of a 352-unit residential high-rise building, a swimming pool and associated underground parking
ZONE: MXPD (Mixed Use Planned Development)
LOCATION: On the south side of Rock Forest Drive, approximately 690 feet east of Rockledge Drive
MASTER PLAN: North Bethesda & Garrett Park
APPLICANT: Penrose Development Company, LLC
FILING DATE: December 1, 2003
HEARING DATE: February 26, 2004

STAFF RECOMMENDATION: Approval of 352 multi-family dwelling units including 32 on-site moderately priced dwelling units (MPDUs) with the following conditions:

1. Transportation

The applicant shall provide one bicycle rack or locker per 20 automobile parking spaces not to exceed 20 bicycle racks or lockers for the subject development in accordance with Section 59-E-2.3 of the Zoning Ordinance. The applicant shall coordinate with M-NCPPC Transportation Planning staff regarding the location and type of the bicycle rack or locker prior to the signature set approval.

2. Environmental Planning

The proposed development shall comply with all conditions for final forest conservation plan approval. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

- a. Submittal of financial security to M-NCPPC for afforestation prior to clearing or grading.
- b. Record plat to show Category one forest conservation easement. Any amended language from the standard easement must be approved by M-NCPPC staff prior to recording plats.
- c. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
- d. Certification from an acoustical engineer that the building shell of impacted buildings has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. Certification shall be provided prior to signature set approval of the site plan, with the builder's commitment to be enforced through the site plan enforcement agreement. The builder shall construct these units in accord with these acoustical design specifications, with any changes that may affect acoustical performance approved by the acoustical engineer in advance of installation.

3. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated May 22, 2003.

4. Moderately Priced Dwelling Units (MPDUs)

The proposed development (Rock Spring Apartment Towers I and II) shall provide 63 MPDUs in accordance with the letter from the Department of Housing and Community Affairs to Chairman Berlage dated November 20, 2003.

5. Pedestrian Circulation

- a. Provide pedestrian crosswalks using special paving at the proposed driveway entrance on Rock Forest Drive.
- b. Provide a minimum 5-foot clearance for the internal pedestrian pathway system to ensure safe and convenient pedestrian circulation.
- c. Extend the proposed sidewalk along the west boundary of the site southwards and connect the sidewalk with the proposed future pathway located within the central green open space of the Center.

6. Community Center

The site plan for the remaining portion of Rock Spring Center shall provide a site for the required community center in accordance with the approved Development Plan of G-713.

7. Site Plan Enforcement Agreement

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

Development Program to include a phasing schedule as follows:

- a. Street tree planting shall progress as street improvement is completed, but no later than six months after completion of the proposed building.

- b. Community-wide pedestrian pathways and recreation facilities shall be completed prior to seventy percent occupancy of each phase of the development.
- c. Landscaping and outdoor lighting shall be completed as construction of the facility is completed.
- d. The required bus shelters and proposed sidewalk to Old Georgetown Road shall be installed prior to occupancy of the first unit of the subject apartment tower unless otherwise approved by M-NCPPC staff or amended by the site plan approval for the remaining portion of Rock Spring Center.
- e. Clearing and grading to correspond to the construction phasing, to minimize soil erosion and forest loss.
- f. Coordination of each section of the development and roads.
- g. Phasing of stormwater management, sediment erosion control, recreation, forestation, community paths, or other features.

8. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

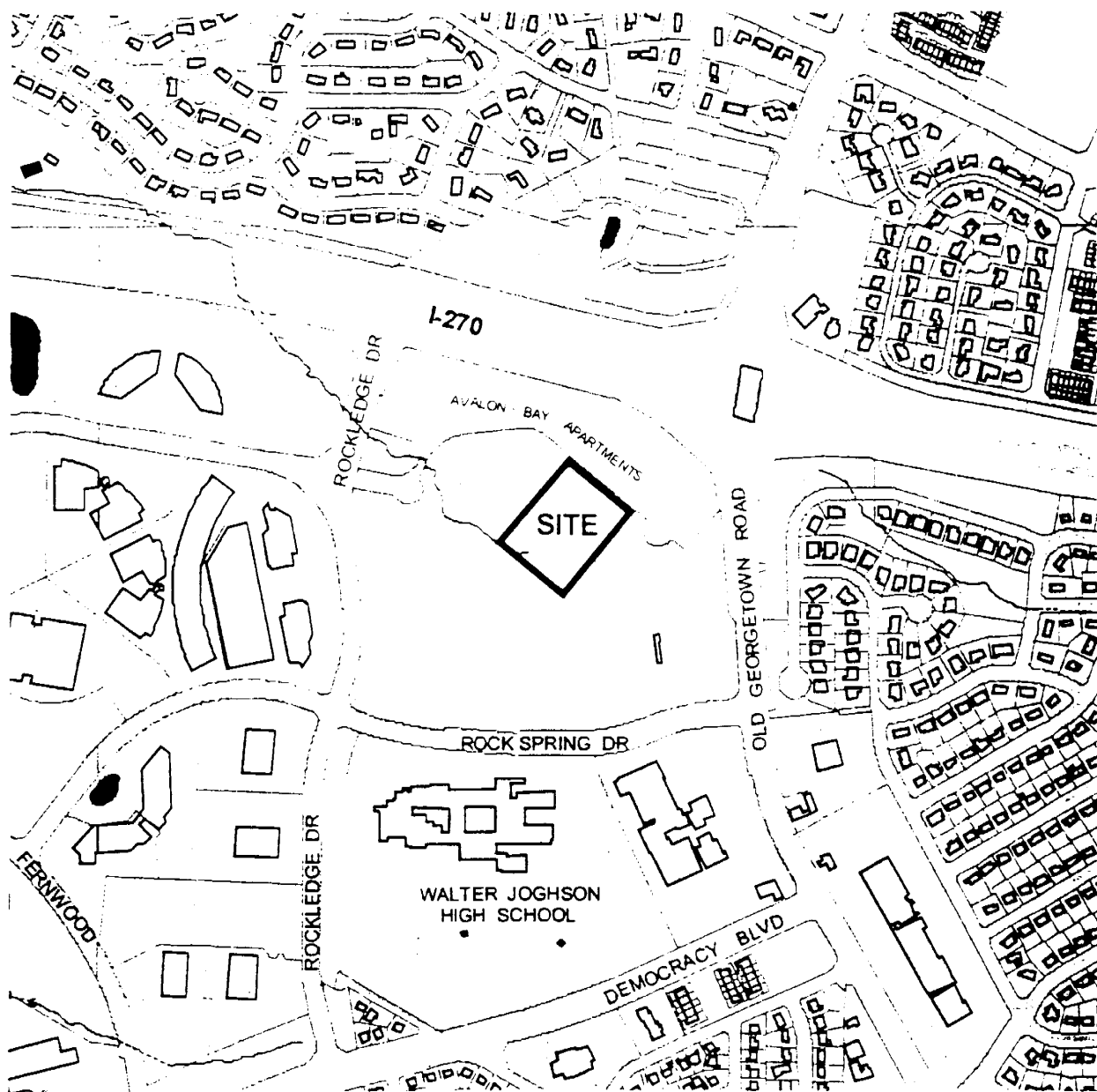
9. Signature Set

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

- a. Limits of disturbance.
- b. Methods and locations of tree protection per recommendations of an ISA certified arborist.
- c. Forest Conservation easement areas.
- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. The development program inspection schedule and Site Plan Opinion.
- f. Additional plant materials between the proposed retaining walls and the southern boundary of the site to screen the view of the walls.
- g. Provide crosswalks and sidewalk connections between the proposed sidewalk along the Rock Forest Drive frontage and the existing sidewalk on the north side of the street.
- h. Show bus stop locations and provide bus shelters on Rock Ledge Drive and Rock Spring Drive as required by the Montgomery County Department of Public Works and Transportation.
- i. Grading information.
- j. Coordinate the proposed streetscape, including streetlights, along the Rock Forest Drive frontage with the existing streetscape on the opposite side of the street.
- k. Provide sidewalk lighting along the west side of the proposed high-rise building.
- l. Revise lighting plan to achieve average max:min ratio of 5:1.
- m. Bike racks location and details.

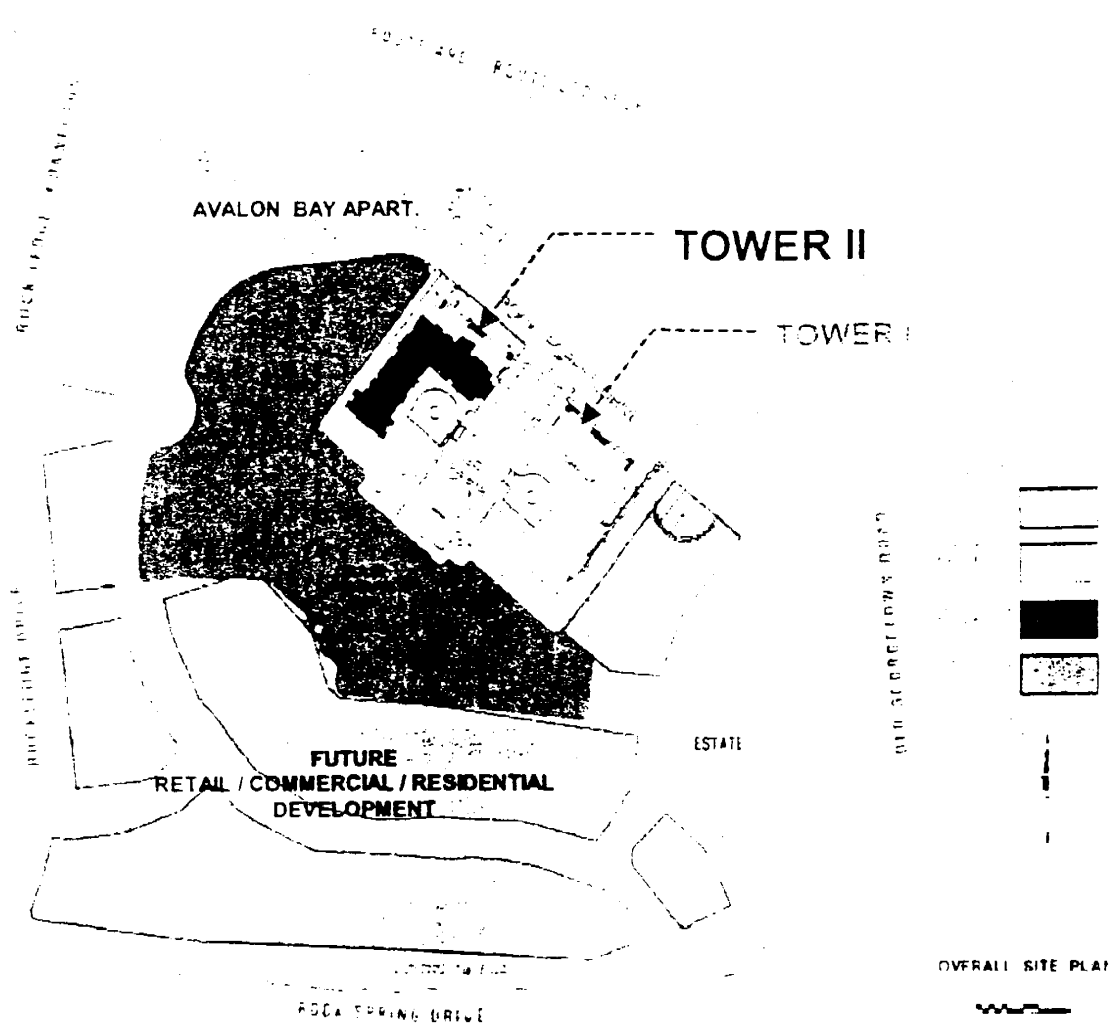
PROJECT DESCRIPTION: Site Vicinity

The subject 1.96-acre site is part of a larger 53.4-acre tract known as Rock Spring Center. The Center is bounded by the I-270 east spur to the north, Rockledge Drive to the west, Rock Spring Drive to the south, and Old Georgetown Road to the east. Immediately to the west and southwest of the Center is Rock Spring Office Park, which is developed with corporate offices. The Walter Johnson High School is located to the south of the Center. Across Old Georgetown Road to the east are one-family detached homes. The northern portion of the Center along the I-270 east spur is developed with a 390-unit apartment complex in six, four-story buildings. The subject site is located on the south side of Rock Forest Drive, approximately 690 feet east of Rockledge Drive. It is bounded by the Apartment Tower I site to the east and undeveloped portions of the Center to the south, and west. Across Rock Forest Drive from the site is the existing apartment complex.



PROJECT DESCRIPTION: Proposal

Rock Spring Center is planned as a 53.4-acre, mixed-use development containing residential, retail, office, entertainment, institutional, and community center uses. The northern portion of the Center along the I-270 east spur, which contains approximately 10 acres, is developed with a 390-unit apartment complex in six, four-story buildings by Avalon Bay Communities. The remaining portions of the Center will be developed by Penrose Development Company, the applicant of the subject application.



The subject application (colored in red) is for the second phase of the high-rise residential component of the Center. The entire high-rise development will consist of 702 units in two 19-story buildings, a two-story clubhouse and a 3-level underground parking garage. The subject site plan covers one 19-story building (352 units), a swimming pool, a plaza/green space, and part of the 3-level underground parking garage. The remaining portions of the center (colored in pink) will be developed with office, retail, residential, entertainment, institutional, and community center uses.

Access to the development will be via a divided monumental entrance driveway off Rock Forest Drive. The ramp leading to the underground parking garage will be located approximately 60 feet from the street off of the entrance driveway. The driveway slopes up approximately 6 feet toward the clubhouse and turns westwards into a drop-off court. A fountain will be located at the center of the court as a focal point. Landscaped green space and a swimming pool are proposed between the court and the southern boundary of the development. A separate driveway to the loading area will be provided at the northwestern corner of the site.

The proposed high-rise building is set back 50 feet from the street. Landscaped berms will be provided between the sidewalk and the retaining walls. Shade trees are proposed along the street frontage and the entrance driveway. Recreation facilities will include landscaped green space, pathways, outdoor sitting and picnic areas, swimming pools, exercise rooms, media room, library, party room and meeting room.

