



PROJECT DESCRIPTION: Prior Approvals

Zoning Application G-713

The subject property was rezoned from the R-H zone to the MXPB zone by the District Council on April 29, 1997. A copy of Council Resolution (13-865) is attached. As part of the zoning application G-713, a Development Plan for the proposed development was approved with a number of binding elements.

Development Plan Amendment DPA 99-1

The approved Development Plan as part of zoning application G-713 was amended by DPA 99-1 and approved on September 29, 1998. A copy of Council Resolution (13-1442) is attached. DPA 99-1 did not change the amount of development or the phasing plan as a binding element of the approved plan. It merely clarified the phasing plan by adding additional language. All the required road improvements or traffic mitigation measurements remain.

Preliminary Plan

Preliminary Plan 1-98092 for Rock Spring Center was approved by the Planning Board with conditions on May 27, 1999. A copy of Planning Board opinion is attached. Preliminary Plan 1-98092 satisfied the Adequate Public Facilities test for the following land uses (given the remaining capacity of more than 1,250 housing units and only 3,667 jobs available at that time):

- a. 1,250 housing units (apartments)
- b. First stage non-residential uses of 977,200 square feet consisting of the following land uses:
 - 1) 637,200 (of the buildout total of 830,000) square feet of general office use
 - 2) 220,000 square feet of general retail use
 - 3) 90,000 square feet for a movie theater (retail use)
 - 4) 30,000 square feet for a community center

The total build out in the future for non-residential uses was proposed to be a total of 1,355,000 square feet. The remaining non-residential development below had to undergo a revised Local Area Transportation Review when the 1,268 jobs become available to satisfy Policy Area Review:

- a. 185,300 square feet of general office use
- b. 185,000 square feet of institutional uses

Site Plan 8-00034

Site Plan 8-00034 for Avalon Bay at Rock Spring Centre was approved by the Planning Board for 390 garden apartments in the northern portion of Rock Spring Center on August 3, 2000.

Site Plan 8-03036

Site Plan 8-03036 for Rock Spring Apartment Tower I was approved by the Planning Board for 351 apartments on November 20, 2003.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (MXP Zone)

Development Standard	Permitted Required	Proposed
Min. Tract Area (ac.)		1.96
Max. Residential Density (d.u. ac.)	44 ¹	116.6
Number of Dwelling Unit		
1-bedroom		173
2-bedroom		165
3-bedroom		<u>14</u>
Total		352
MPDU on-site	32 ²	32 ²
Building Setbacks (ft.)		
from detached homes	100	550
from street	--	50
Green Area (%)	50	56
Building Height (story):	22	19 (190 feet)
Parking Spaces		
173 1-bedroom @ 1.25 sp	217	
165 2-bedroom @ 1.5 sp	248	
14 3-bedroom @ 2.0 sp	<u>28</u>	
Total	493	563

1. the overall density for the residential areas within the Center; a total of 1,250 units was approved for the entire Rock Spring Center.
2. in accordance with the letter from the Department of Housing and Community Affairs to Chairman Berlage dated November 20, 2003

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 352 high-rise units	14.08	14.08	14.08	271.04	161.92
Supply Points					
Pedestrian System ¹	1.40	2.80	2.80	121.6	72.70
Picnic/Sitting Area (3)	3.00	3.00	4.50	15.00	6.00

Swimming Pool (1)	0.77	2.87	2.87	67.50	24.15
Indoor Community Space ¹	1.40	2.10	4.20	81.10	64.60
Indoor Exercise Room ¹	1.40	1.40	4.20	81.10	64.60
Indoor Fitness Facilities ¹	0.00	1.40	1.40	54.10	24.20
<u>Open Play Area II (1)</u>	<u>3.00</u>	<u>4.00</u>	<u>4.00</u>	<u>10.00</u>	<u>1.00</u>
Total Supply Points	10.97	17.57	23.97	430.4	257.25

1. facility to be used by residents in Phases I and II.

ANALYSIS:

Conformance to Master Plan

Rock Spring Park is located in the *North Bethesda/Garrett Park Master Plan* (1992). The proposed residential project is located on Parcel 20 in the northeast quadrant of Rock Spring Park on the Davis parcel zoned MXPDP. A residential tower and a clubhouse are proposed on the site.

The Master Plan requires the first phase of Rock Spring Park development to have a significant residential component. The proposed Residential Tower is confirmed as being in the second phase of the approved development plan. In order for the proposal to further meet the guidelines in the Master Plan, the application must be improved in the following areas:

1. Provide additional streetscape and landscape coordination for the entire Rock Spring site.
2. Provide the recommended MPDUs (22 percent) in the Plan.
3. Designate land for the community center.

In addition, the application should be modified to conform to the purpose of the MXPDP zone. The zone was granted so that Rock Spring Park would create an urban village that would be "a more pedestrian friendly, transit serviceable environment for housing and retail on the Davis parcel to link to the offices in the remainder of the Park". (p. 102).

Transportation Planning

This site is within the boundary of the North Bethesda TMD. The applicant was required as a condition of preliminary plan approval to participate with the North Bethesda TMO to assist the North Bethesda TMD in achieving and maintaining its 39% non-driver traffic mitigation goal for Stage II of the Master Plan development. The applicant is required to participate in the North Bethesda TMO.

For Policy Area Transportation Review (or the staging ceiling condition), the current staging ceiling capacity is positive 38 housing units in the North Bethesda Policy Area under the *FY 2004 Annual Growth Policy* transportation staging ceilings, as of January 31, 2004. The 352 housing units were already added to the pipeline at the time Preliminary Plan No. 1-98092 was approved.

Forest Conservation

The original 53.4-acre Davis-Camalier tract was reviewed for forest conservation as part of the MXPDP zoning application G-713 and the overall Preliminary Plan 1-98092. Refinements to these original approvals are being made as each portion of the site comes in for site plan review. It is at this phase that detailed forest tree protection plans and planting decisions are approved within the context of the final forest conservation plan requirement for each site plan. The subject site plan covers 1.96 acres of overall 53.4-acre site.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Development Plan (DPA 99-1) in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the MXPDP zone as demonstrated in the project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings

The subject site plan proposes a 19-story, 352-unit residential building, a swimming pool, and a 3-level underground parking garage. The high-rise building will be set back 50 feet from the street and at least 550 feet from any detached homes. The underground garage will provide adequate and convenient parking for future residents and their visitors.

- b. Open Spaces

The plan proposed 1.18 acres of green space throughout the site, including paved courtyard, landscaped green space, lawn areas, pool, and forest conservation areas.

The stormwater management concept for the proposed development consists of (1) on-site channel protection measures via the use of the dry pond located in the southwest quadrant of the interchange of I-270 and Rockledge Drive, and (2) on-

site water quality control via underground storm filter near Rock Forest Drive. A recharge weir is proposed along the back edge of the permanent construction.

The plan proposes to save 0.33 acre of forest and remove approximately 15 specimen trees. Reforestation will be required for the overall Rock Spring Center, which includes this site, with first preference given to onsite reforestation.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees along the street frontage, internal driveways, and around the proposed drop-off court and green space areas. A portion of the existing vegetation, about 0.33 acres, will be saved along the south boundary of the site. Additional plant materials are needed along the southern edge of the structure to provide adequate screening along the retaining walls.

The plan proposes various lights along the street and throughout the site, including streetlights on 13-foot-high poles, internal sidewalk lights on 11-foot-high poles, wall-mounted lights, and uplighting for landscaping. Additional lighting should be provided along the proposed sidewalk on the east side of the high-rise building.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, including landscaped green space, lawn areas, pathways, outdoor sitting and picnic areas, swimming pools, exercise room, media room, library, party room and meeting room, will provide future residents with a variety of passive and active recreation opportunities.

e. Vehicular and Pedestrian Circulation

Access to the development will be via a divided monumental entrance driveway consisting of two ingress and two egress lanes 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 separate driveway to the loading area is proposed at the northeastern corner of the site.

The plan proposes a sidewalk along the Rock Forest Drive frontage and an internal pathway system connecting building entrances with outdoor facilities and the public sidewalk. The plan also shows a 5-foot-wide sidewalk along the west boundary of the site between Rock Forest Drive and the building's lobby exit doors on the its west side. This sidewalk should be extended southwards to the southeastern corner of the site and connect with the future pathway system

leading to the retail section of Rock Spring Center through the central green space. In addition, a minimum 5-foot clearance (ADA requirements) should be maintained throughout the project's internal pedestrian pathway system to ensure safe and convenient pedestrian circulation.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The proposed high-rise residential building and associated underground parking structure are part of Rock Spring Center, which is planned as a 53.4-acre, mixed-use development containing residential, retail, office, entertainment, institutional, and community center uses. The subject development, the high-rise component of the Center, will be bounded by the existing garden apartment complex to the north, stream buffers to the west and south, and a commercial use to the east. It is an integral part of the overall mixed-use development and will be compatible with existing and proposed adjacent development.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The final forest conservation plan proposes to remove nearly all the forest on the site, including approximately 11 significant trees (larger than 24" cal. trees), and saving approximately 0.2 acre of forest at the southern corner. As it now stands, clearing over the entire Rock Spring property of 53.4 acres totals 20.8 acres of the pre-development 26.6 acres of forest, resulting in a current reforestation requirement of 12.9 acres. First preference will be given to onsite reforestation as area allows.

APPENDIX

- A. Council Resolution 13-865
- B. Council Resolution 13-1442
- C. Planning Board opinion for Preliminary Plan 1-98092
- D. Letter from the Department of Housing and Community Affairs to Chairman Berlage dated November 20, 2003