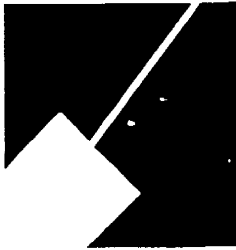


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Item # 6
MCPB 2/26/04

MEMORANDUM

DATE: February 20, 2004
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187
(301) 495-4543



REVIEW TYPE: Site Plan
APPLYING FOR: 450 multi-family dwelling units and 820,000 square feet of office and 30,000 square feet of retail
PROJECT NAME: Fortune Parc
CASE #: 8-04015
REVIEW BASIS: Site Plan Review required in the I-3 zone [59-C-5.437] as set forth in division 59-D-3.
Section 59-C-1.61 for development including Moderately Priced Dwelling Units
ZONE: I-3
LOCATION: Northwest intersection of Montrose Road and Interstate 270 on Montrose Road and Seven Locks Road
MASTER PLAN: Potomac Master Plan
APPLICANT: Fortune Parc Development Partners
FILING DATE: November 24, 2003
HEARING DATE: February 26, 2004

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 450 multi-family dwelling units, including 61 MPDUs, 820,000 square feet of office use and 30,000 square feet of retail use in the I-3 Zone on 20.28 acres, and waiver to reduce parking and building setbacks, with the following

conditions:

1. Site Plan Enforcement Agreement

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

- a. Development Program to include phasing as follows:
 - 1) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 2) Coordination of each section of the development of roads;
 - 3) Street tree planting must progress as street construction is completed, but no later than six months after completion of the buildings;
 - 4) Phasing of dedications, stormwater management, sediment and erosion control, or other features;
 - 5) Community-wide facilities, including the clubhouse and pool on Park Potomac Boulevard shall be completed prior to occupancy of the two apartment buildings, unless approved by M-NCPPC staff. Applicant to provide M-NCPPC staff Use and Occupancy permit issued by Montgomery County;
 - 6) Phasing construction of the plaza/open area between buildings D and F to be completed with construction of Buildings D, E and F. Applicant to coordinate with M-NCPPC staff for phasing of the plaza area;
 - 7) Prior to occupancy of any building for the proposed development, the applicant shall install a bus shelter on Seven Locks Road and Montrose Road subject to approval of the Montgomery County Department of Public Works and Transportation (DPWT)-Transit Services Division. Applicant shall provide M-NCPPC with notice of application of occupancy permit at time of filing;
 - 8) Site Plan Enforcement Agreement to include recreation facility maintenance.
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and the Montgomery County Department of Permitting Services issuance of sediment and erosion control permit.
- c. No clearing or grading prior to M-NCPPC approval of forest conservation plan and sediment and erosion control plan.

2. Signature Set

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

- a. Site Plan:
 - 1) Show all easements, Limits of Disturbance, Rights-of-Way, Forest Conservation Areas and Stormwater Management Parcels, Condo Association Parcel and trails, planning board opinion, development program inspection schedule, numbers and dates of approval on the drawing.
 - 2) The location of all recreation facilities shall be clearly identified on both the site and landscape plans. Complete details and specifications demonstrating full conformance with the Recreation Guidelines shall be added to the plans.
 - 3) Location of the Moderately Priced Dwelling Units (MPDUs).
 - 4) Revise the MPDU/TDR computations to provide 14 MPDU units on Site Plan

102 TDRs.

- 5) Location of a 5-foot-wide sidewalk connecting the townhouse/multi-family areas on the south side
- 6) Retaining walls shall compliment or match adjacent building materials. Details of the retaining walls to be reviewed and approved by M-NCPPC staff.
- 7) All internal sidewalks to be a minimum of 5 feet;

b. Landscape and Lighting Plan:

- 1) Provide a soil depth analysis of the area above the structured parking to determine the appropriate plant material to be installed. Details of the planting technique, material and location of the appropriate tree within the islands shall be reviewed and approved by staff prior to signature set approval;
- 2) Provide a detail of the amenity element to be installed within the raised planter east of the pool and clubhouse and between the two apartment buildings;
- 3) Planting islands to be a minimum of 8-foot wide;
- 4) Provide the "calc" zones for the lighting distribution areas. Coordinate with M-NCPPC staff to reduce the max./min. and ave./min. computations in "calc" zone 8 once the zones are established. Lighting standards to conform to the IESNA standards for lighting in commercial parking areas.
- 5) Provide shields on all light fixtures causing negative glare for vehicular traffic on I-270. Provide a detail of the shields on the lighting plan.
- 6) Correct the wattage provided for the 14 and 16 foot poles in the summary report.
- 7) Revise the light pole standards and details on sheet L2.3 to reflect the actual height, wattage and lumens of the proposed lights in the project.

3. Maintenance Responsibilities

Applicant shall provide documentation to prospective buyers of the multi-family units with regard to maintenance and responsibility of the plant material and hardscape materials within the public utility easement (PUE).

4. Stormwater Management

Conditions of Montgomery County Department of Permitting Services (DPS) stormwater management concept approval for Phase II dated March 11, 2003 and conditions of the Maryland Department of the Environment letter of approval dated October 8, 2003 [Appendix A].

5. Transportation Planning

Applicant shall comply with the conditions of approval as set forth in the Transportation Planning Memorandum dated February 19, 2004.

6. Forest Conservation

Applicant shall comply with the following conditions of approval of the Forest Conservation Plan. Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Memorandum dated February 2, 2004 [See Appendix A], prior to recording plat and the Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permit:

- a. Category I conservation easements to be placed over forest retention areas, forest planting areas and environmental buffer areas. Easements to be shown on record

plats.

7. Moderately Priced Dwelling Units (MPDUs)

Applicant to provide (61) sixty-one MPDUs on the subject site in accordance with Chapter 25A. The remaining (14) fourteen MPDUs shall be located within the one-family attached units for site plan #8-04012.

8. Transferable Density Rights (TDRs)

Prior to recording of plats, the applicant shall provide verification of the availability of the required (51) fifty-one transferable density rights (TDRs) for the (102) one hundred two TDR units within the entire Fortune Parc development, which includes site plans #8-04012 and #8-04015.

9. Public Utility Easement

Applicant to provide conduit within the public utility easement (PUE) adjacent to the public right-of-way in accordance with the letter from Verizon dated January 21, 2004 [Appendix A].

Summary of Issues:

During the course of site plan review and discussion, staff and the applicant reviewed the location of the commercial and multi-family units and their relationship to the Main Street, access to and from the site, location of recreational facilities. Issues are being addressed that involve transit to satisfy the I-3 Trip Mitigation Guidelines for office development.

Vehicular access will consist of a "Main Street" connecting Montrose Road through the commercial and retail segments. The residential portion of the site fronts on both the Main Street and the primary street connecting to Seven Locks Road through Phase I of this development. Pedestrian access will resemble an urban environment as envisioned in the Master Plan with a CBD style streetscape built into the framework. Improvements will consist of shade trees, specialty street lighting, brick walks, benches and amenity landscaping along the frontage of the buildings fronting the primary street.

Landscaping was reviewed for conformance to an urban setting, streetscape improvements and buffer requirements to adjacent uses. Lighting will resemble an urban environment with poles and fixtures that are similar to a CBD such as Bethesda and Silver Spring.

Discussion items focus on the implementation of transit services and a request for a waiver to reduce the building and parking setbacks along the I-270 right-of-way.

RELATED ISSUES PERTINENT TO SITE PLAN REVIEW:

A. Transit Services

During the preliminary plan hearing, two conditions were placed on the applicant for the Fortune Parc development to study the implementation of appropriate transit within the site [Preliminary Plan conditions #6 and #8]. The conditions are as follows:

Condition No. 6 states "*submit a study on the feasibility of operating a private shuttle bus service or other transit connection from the site to the nearest Metrorail Station prior to Site Plan approval in accordance with the Potomac Master Plan*" and condition no. 8 states "*Satisfy the I-3 Trip Mitigation Guidelines for office development by entering into a Traffic Mitigation Agreement (TMA) with the Planning Board and DPWT at Site Plan. The trip mitigation goal for I-3 zoned land in the Potomac Policy Area (as a "Group II" policy area) is to reduce the peak-hour trips by six percent where the peak-hour trips are determined using standard trip-generation rates for the proposed land uses on the site*".

The Montgomery County Department of Public Works and Transportation (DPWT) Transit Services Division conceptually approved an extension of Ride-On through the site following the two public roads with access to and from Montrose Road and Seven Locks Road. The original route had a stop at the proposed transit center and an alternate location on Street A. The County has since reevaluated the need for Ride-On through the site stating that the additional time required for the buses, whether Ride-On or private shuttle, to go through the site will not be cost or time effective until a sufficient mass of office and/or residential development has occurred.

Applicant Position

The applicant originally agreed to provide a transit center and bus shelter within the site in accordance with DPWT Transit Services Division guidelines. The transit center was to function as a stop for Ride-On service within the Fortune Parc Development, as approved by DPWT-Transit Services Division. The applicant has agreed to the modifications to the routes as proposed by DPWT and M-NCPPC-Transportation Planning staff to provide a bus shelter on Montrose Road and Seven Locks Road with improved pedestrian circulation and updated real-time transit information signs. Furthermore, the applicant has agreed to establish an escrow account in the amount of \$75,000 to fund the installation of two similar bus shelters on-site at sites to be determined by DPWT at such time as the extension of Ride-On into the site is deemed to be financially feasible. The applicant contends and DPWT and Transportation Planning staff agree that providing a private shuttle would duplicate the two existing Ride-On routes service to the four nearest Metrorail Stations and would not be economically feasible.

Staff Recommendation

M-NCPPC staff believes that the transit alternative proposed optimizes the use of the applicant's funds to connect transit services to a Metrorail Station. Staff and DPWT-Transit Services Division agree with the assessment that a private shuttle would duplicate the two existing Ride-On routes and that interrupted stopovers in the site would delay the existing bus routes. In-lieu-of constructing a transit center on the proposed Fortune Parc development, staff believes the construction cost associated with the proposed transit center can be applied in a more effective manner while exceeding the goals of the I-3 Trip Mitigation Agreement (TMA) for the office development.

Staff has recommended three conditions associated with the I-3 TMA with the ultimate goal of encouraging transit use and reducing the peak-hour trips that this development will generate. The conditions relocate the two proposed bus shelters to the existing routes on Montrose Road and Seven Locks Road with improved pedestrian access to the shelters. The bus shelters will contain real-time transit information signs and will be located within a quarter-mile of the development. Additionally, staff is recommending an increase in the trip reduction goals from six to eight percent with incentives to include "live near your work" promotion and transit fare subsidies.

B. Waiver to Setback Requirement for Parking to Roadways

A waiver to reduce the building and parking setbacks from the property boundary at the I-270 off-ramp is being requested by the applicant. The applicant cites Section 59-C-5.4392(b)(2)(F) of the Zoning Ordinance, which provides the Planning Board the authority to approve a reduction from the required setbacks. The applicant is requesting a reduction of the required building setback from 100 feet to 85 feet and for the required parking setback from 50 feet to 35 feet between stations 541+01.93 to 541+55.95. The area within the boundaries of these station points protrudes into the site by approximately thirty feet.

Applicant Position

The applicant has requested the waiver for a reduction of both the building and parking setbacks [See Appendix C] due to compatibility issues associated with the layout of the parking facilities and the adjacent land use. The small triangular segment of the I-270 right-of-way protrudes into the site by approximately 30 feet from the closest point of the property line to the edge of the proposed building and parking facilities. The applicant contends that to conform to the setback would change the vehicular circulation and building location. Additionally, the applicant states that all other parking facilities, circulation areas and office buildings proposed along I-270 meet or exceed the setback requirements.

Staff Recommendation

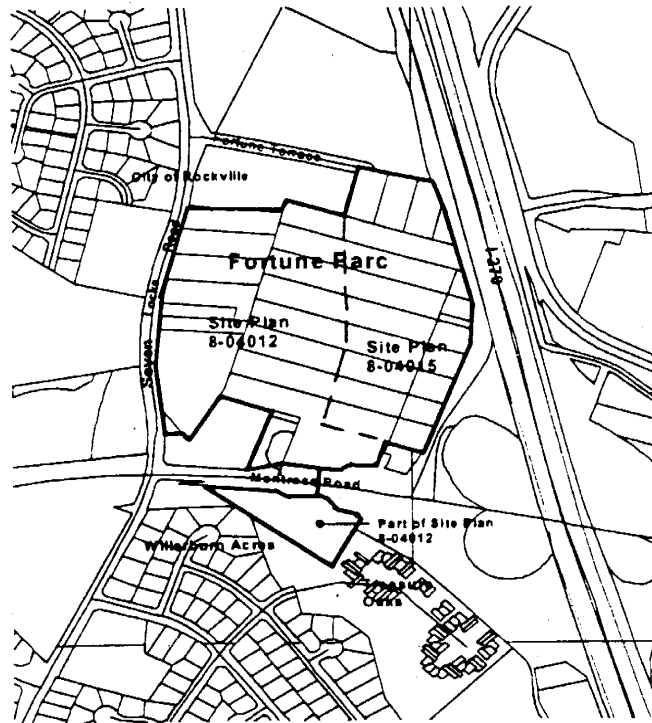
M-NCPPC staff believes the small triangular portion of the right-of-way that protrudes into

the site should not alter the layout of the building and parking within the station points referenced on the site plan. Staff accepts the justification offered by the applicant and has asked the applicant to increase the planting along the right-of-way to offset the reduction and provide additional screening from I-270.

PROJECT DESCRIPTION: Surrounding Vicinity

The site is located at the intersection of I-270 and Montrose Road directly abutting the east side of Seven Locks Road in Rockville, Maryland. This application is Phase II of a two-phase project for the site. Phase II is situated on the eastern boundary directly adjacent to the I-270 ramp. The site is compiled of twenty-seven different parcels or parts of parcels known as the Wheel of Fortune Parc. This portion of Fortune Parc is entirely within I-3 Zone. The City of Rockville boundaries are located directly to the north of the property and along the western frontage of Seven Locks Road. Seven Locks plaza is a commercial shopping center within the city limits of Rockville at the northwest corner of the subject property fronting on Seven Locks Road and Fortune Terrace. Fortune Terrace terminates at the northern property line of the subject site. Directly east across Seven Locks Road is the residential community of Potomac Woods East and Potomac Woods Park, also located in the city. The properties at the intersection of Seven Locks Road and Montrose Road are commercial offices zoned O-M. The two properties directly south of the subject property are part of a construction company [Lot 60, Block C Wheel of Fortune, Plat Book 552, page 6] and [Lot 40, Wheel of Fortune, Site Plan # 8-97027]. The office across Seven Locks [Plat Book 500, page 97] is the Potomac Racquet Club.

The property south of Montrose Road consists of two subdivisions; Wilerburn Acres [Plat Book , page] and Watkins's Glen [Plat Book , Page]. The communities are separated by the Bogley Branch south of Montrose Road and bounded by I-270 to the east and Seven Locks Road to the west.



PROJECT DESCRIPTION: Site Description

This 20.43 acre tract is considered as phase II of the overall 54.84 acre site situated at the intersection of I-270, Montrose Road and Seven Locks Road in Rockville, Maryland. The main body of the tract on the north side of Montrose Road is almost completely forested with the exception of an existing right-of-way known as Watkins Avenue that contains segments of asphalt paving. There are two groves of trees situated around the high point of the existing right-of-way.

Collectively, there are three prominent knolls on the property: one at the center of the property; and the other two closer to Seven Locks Road. The slopes near Seven Locks Road leading up to the knolls rise in elevation by approximately 50 to 55 feet. The slopes on the south side of the center knoll drop in grade by 25 feet before the elevation levels off an 8-10% consistent grade. The remaining slopes on the property are consistent at approximately 10% or less. The area around the circle drive providing the turn-around on Montrose Road are extremely steep but appear to be man-made.



PROJECT DESCRIPTION: Proposal

The applicant proposes to develop Phase II of a two-phase project with 450 multi-family dwelling units and 850,000 square feet of office and retail. Phase I (Site Plan #8-04012) was presented and approved at the Planning Board on February 12, 2004 for 150 one-family attached units. A total of 75 Moderately Priced Dwelling Units (MPDUs) for the entire Fortune Parc Development with 61 MPDUs being provided on this site plan. A total of 51 transferable density rights (TDRs) are required for the 102 TDR units within the entire development as well.

The primary access for the apartment units is directly off of the Main Street through the property and connecting to Montrose Road. The two public roads and their associated improvements will be constructed as part of the site plan for Phase I. The divided portion of Street A from Seven Locks Road terminates at the intersection of the multi-family apartments before intersecting with Street B. The apartment units will face onto Street A and Street B. Parking is proposed on both sides of the road creating traffic calming for residents and users of the future buildings. Phase II will take advantage of the private drive paralleling Street B. The drive aisles in the private drives are 20 feet wide with parking on one side of the drive. Access points for the garages are from the private drives.

The apartment buildings are proposed for four floors while the condo building is proposed for nine stories. The commercial buildings range in size from four to seven stories. Green area within the development consists of internal courtyard areas for the multi-family units and central clubhouse, pool and amenity plaza area between the apartment buildings providing a connection from the townhouses to the retail space. A large pedestrian plaza is also proposed at the intersection of the two public streets encompassed by three commercial buildings. The plaza area is a central feature to both site plans creating an active green space within the site. Additionally, a buffer is proposed from I-270 from the parking structures.

Landscaping consists of a combination of street trees in tree panels along the main roadways on the property. The private drives will include a mix of shade trees and smaller ornamental trees to create a pattern integral to the height and scale of the development. The fronts of the units will contain a foundation planting to accentuate the pedestrian and urban environment. Additional landscaping is provided for screening along the property boundaries to buffer the parking structures from I-270. Additional planting including shade trees are also prevalent throughout the parking structures for shade.

Lighting is provided in conjunction with the street trees along the public roads to resemble the CBD atmosphere to include Halophane style poles and fixtures. Bollards have been included in the pedestrian through-ways internally to the site where connections will be made for Phase I of the project down to the Main Street. Bollards have also been placed in the open plaza area to create a space for pedestrian activities. This space has been designed to accommodate vehicular and pedestrian activities for community events.

The proposed development provides all of their recreational facilities on the site. A multi-age play

area, swimming pool, seating areas and a series of pedestrian walkways are being provided in the courtyards and open areas within the building. A clubhouse, swimming pool and multi-age playroom are located between the two apartment buildings.

The units enable a more pedestrian friendly environment with fronts directly onto the public road and private drives. The varied eleven to thirteen-foot-wide paved walkways with integrated tree panels provide for pedestrian movement to the commercial areas and throughout the neighborhood.

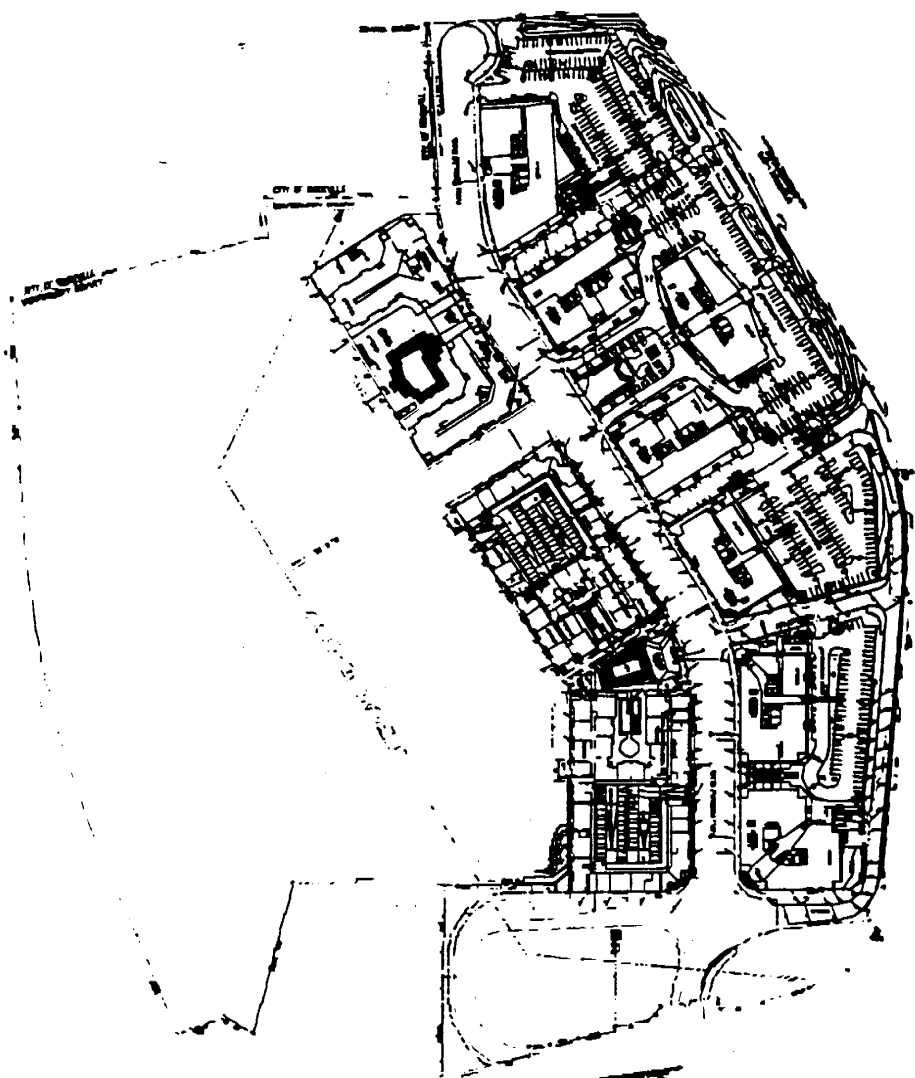
Forest conservation requirements are being met on site through the retention of 7.03 acres of existing forest along the frontage of Seven Locks Road and the stream valley area on the south side of Montrose Road. The applicant has a planting requirement of 9.69 acres, which will be met through a combination of on-site landscaping and off-site forest plantings. The existing forested areas and planted areas on the site along the I-270 right-of-way will be placed in a Category I forest conservation easement.

This property has an approved stormwater management concept by MCDPS for Phase II dated March 11, 2003. Stormwater management consists of off-site channel measures via upgrading the existing State Highway Administration's stormwater management facility; on-site quality control via biofiltration; surface sand filters and on-site recharge.

FORTUNE PARK SITE PLAN
 MULTI FAMILY/OFFICE/RETAIL
 PHASE 1 & 2
 100' X 100' GRID
 1" = 100'

SITE AND ADJACENT AREA PLAN

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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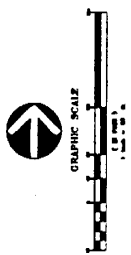
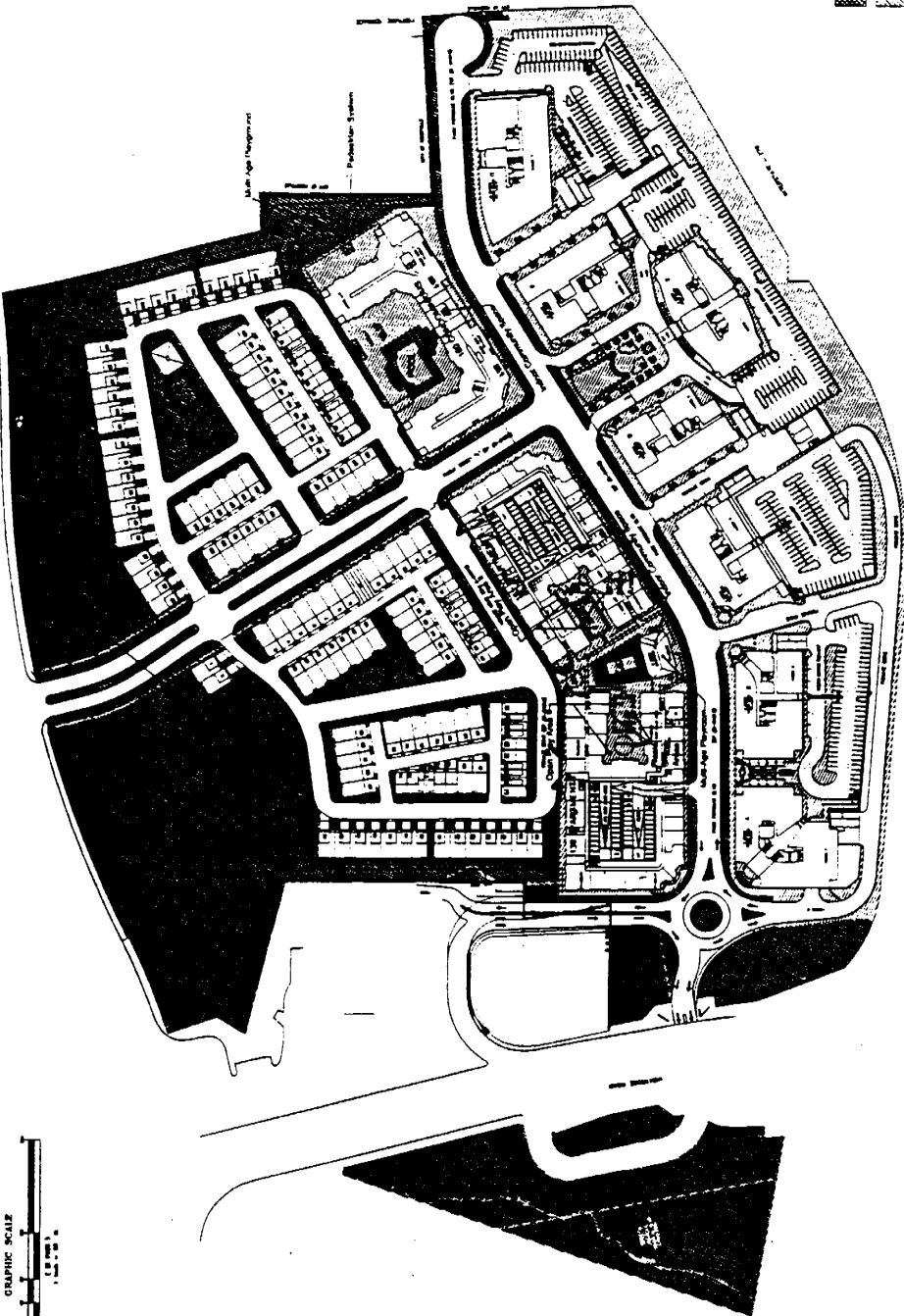


FORNUNE PARC SITE PLAN
MULTI-FAMILY/OFFICE/RETAIL

RECREATION/GREEN AREA
AND OFF-STREET PARKING PLAN

DATE: 11/15/11
SCALE: 1" = 100'-0"

GREEN AREA TYPICALLY
150,000 SF
GREEN AREA THIS PLAN
240,000 SF
OFF-STREET PARKING COVERAGE
270,000 SF



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/15/11
2	REVISED PLAN	11/15/11
3	REVISED PLAN	11/15/11
4	REVISED PLAN	11/15/11
5	REVISED PLAN	11/15/11
6	REVISED PLAN	11/15/11
7	REVISED PLAN	11/15/11
8	REVISED PLAN	11/15/11
9	REVISED PLAN	11/15/11
10	REVISED PLAN	11/15/11

PRIOR APPROVALS

Preliminary Plan 1-03029 was approved on July 7, 2003 for a total of 600 dwelling units on 54.94 acres of land. A maximum number of 150 TDR's was conditioned as part of this approval. Site Plan 8-04012 was approved on February 12, 2004 by the Planning Board for 150 one-family detached units, including a total of 75 MPDUs and 102 TDRs on the overall site.

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The subject property is located in the 2001 Potomac Subregion Master Plan and is specifically discussed with an emphasis on a mixed-use commercial and residential development. The collective properties of Fortune Parc were zoned R-200 with recommendations to rezone the property to I-3 to take advantage of the higher density yields.

The Master Plan recommendations include:

- Create an option in the I-3 Zone adding housing and retail uses to create a mixed-use development with a commercial component having a employment emphasis, when recommended by the applicable master plan. A TDR's program should be part of this option Housing the elderly should be a permitted use.
- Create a mixed-use center that provides employment, housing, and retail opportunities configured to minimize environmental impact.
- Including the adjacent Lot 40, the allowable density will not exceed 850,000 square feet (0.39 FAR) of commercial space; office, street retail, and hotel, 300 apartments and 150 single family homes. An additional 150 dwelling units may be provided as part of a TDR's program. The final combination of densities trip generation rates equal to an office project at 0.50 FAR.
- Include the property in the Washington Suburban Sanitary District (WSSD).
- This development must provide a private shuttle service or other transit connections to Metrorail Stations.

□

Other land use and design guidelines that were incorporated into the development of the Master Plan and this site included:

- Development on this site shall meet this Plan's general design principles.
- Preserve the mature upland forest on the southwest portion of the site and, to the maximum extent possible, the steep slopes along Seven Locks Road.
- Create a public "Main Street" through the site that connects to existing office development on Montrose e Road and with commercial development at Fortune Terrace. This axial street should be lined with retail uses, including restaurants and sidewalk cafes that animate the street.
- Provide a public street to connect "Main Street" to Seven Locks Road.
- Locate a residential neighborhood with a variety of housing types and adequate community and recreation facilities on the site's west side.
- Locate offices on the site's east side, between the "Main Street" and I-270, with buildings

defining the street and structured parking to the rear. Buildings should not exceed eight stories and should include ground floor retail.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning: I-3
Proposed Use: Multi-family dwelling units, Commercial office and retail
 Optional Method of Development
Total Site Area: 20.28 acres
 Total Tract Area of Fortune Parc: 54.84 acres
 (Site Plans 8-04012 and 8-04015)

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
Permitted Density:		
Residential	600* d.u.'s	450 d.u.'s
Commercial Office	820,000 sf	820,000 sf
Commercial Retail	30,000 sf	30,000 sf
Coverage Limitations: (%)		
Green Space	35%	27%**
Off-Street Parking	no more than 45%	21%
Internal Green Space:	5%	6%
Building Height:	100	100
Building/Parking Setbacks (59-C-4.367):		
From abutting residentially Zoned property:	100	N/A
From abutting residentially Other than one-family development		
Non-residential	100	N/A
Residential	30	N/A
Limited Access Freeway	100/50	85/35***
Major Highway (Montrose)	50	50
Parking:		
Multi-family Residential		
1 Bedroom	191 spaces	
(1.25 spaces per unit @153 units)		
2 Bedroom	368 spaces	
(1.50 spaces per unit @245 units)		

3 Bedroom	104 spaces	
(2 spaces per unit @.52 units)		
Total Residential	663	789
Non-Residential		
Office	2378	
(820,000 gsf @2.9/1000)		
Non FAR office		
(53,800 gsf @2.9/1000)	156	
Retail	150	
(30,000 gsf @5/1000)		
Total non-residential	2684	3030

*Total of 600 dwelling units (450 multi-family and 150 one-family attached) permitted by Potomac Master Plan

**Credit from site plan 8-04012 can be applied to this site. Site Plan 8-04012 provided 59% green space.

***Waiver request for a reduction of the setback to office building from 100 feet to 85 feet and for the parking setback from 50 feet to 35 feet between stations 541+01.93 to 541+55.95

MPDU/TDR CALCULATIONS

Base Density	423 dwelling units
(8 d.u.'s/ac x 52.9 ac)	
MPDUs Required	75 dwelling units
(600 @12.5%=75)	
MPDUS Provided in Phase II (#8-04015)	61 MPDUs
MPDUS Provided in Phase I (#8-04012)	14 MPDUs
TDRs Required	102 TDRs
(600 Max. # d.u.'s - 423 - 75 MPDUs)	

RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
<i>Demand Points (Required per 100 d.u.'s)</i>					
Apartments (290)	6.40	6.40	6.40	123.20	73.60
Condominiums (160)	<u>31.90</u>	<u>40.60</u>	<u>34.80</u>	<u>342.20</u>	<u>46.40</u>
Total Demands Pts.	38.30	47.0	41.20	465.40	120.0

Supply Points

On-Site Facilities:

Apartments

Pedestrian system	0.64	1.28	1.28	55.44	33.12
Multi-age Playground	9.00	11.00	3.00	7.00	1.00
Indoor Community sp	0.64	0.96	1.92	36.96	29.44
Swimming Pool	0.35	1.31	1.31	30.80	11.04
PicnicSitting area (2)	<u>2.00</u>	<u>2.00</u>	<u>3.00</u>	<u>10.00</u>	<u>4.00</u>
Total On-Site Supply	12.63	16.55	10.51	140.20	78.60

Percent of Requirements	197%	258%	164%	114%	107%
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*No credit is being taken for off-site facilities.

On-Site Facilities:

Condominiums

Pedestrian system	3.19	8.12	6.96	153.99	20.88
Swimming Pool	1.75	8.32	7.13	85.55	6.96
Indoor Community sp	3.19	6.09	10.44	102.66	18.56
Multi-age Playroom**	9.00	11.00	3.00	7.00	1.00
Open play area (2)	6.00	8.00	8.00	20.00	2.00
PicnicSitting area (6)	<u>6.00</u>	<u>6.00</u>	<u>9.00</u>	<u>30.00</u>	<u>12.00</u>
Total On-Site Supply	29.13	47.53	44.53	399.20	61.40

Percent of Requirements	91%	117%	128%	117%	132%
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*No credit is being taken for off-site facilities.

**Multi-age playroom is using same supply values as multi-age playground. Recreation Guidelines don't include multi-age playroom.

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. Not Applicable*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings and Structures

The location of the buildings is adequate and efficient to the surrounding road network and urban setting. The buildings were designed to provide frontage on the public and private roads with vehicular access from the private alleys. The two apartment buildings are oriented toward one another forming interior courtyards with focal elements surrounding the pool and clubhouse. The condominium building has units facing the public streets and interior courtyard, while the northern units will look out onto green space associated with the multi-age play area from phase I.

The commercial buildings all relate to the public road with surface parking and structured parking in the rear. Buildings D, E and F all congregate at the intersection of Street A and B encompassing an open plaza and green area.

A total of 61 Moderately Priced Dwelling Units (MPDUs) have been selectively integrated into the framework of the market rate units for all three residential buildings. This provides for a mix of design and unit type within each block. The remaining 14 MPDUs were approved as part of Phase I (Site Plan 8-04015) within the townhouse layout for a total of 75 MPDUs required for the overall Fortune Parc subdivision.

b. Open Spaces

Open space for this project is generously laid out and conforms directly to the recommendations outlined in the Potomac Subregion Master Plan (2001). The property adjacent to the I-270 ramp provides a buffer from the parking structures associated with the commercial buildings

Additional open space is provided within the framework of the site in urban pocket parks and buffers to the adjacent shopping center to the north.

c. Landscaping and Lighting

The landscaping proposed is adequate and efficient.

Landscaping consists of street trees along the primary street from Seven Locks Road and along the "Main Street" (Potomac Park Boulevard) to emulate an urban environment similar to those of Silver Spring and Bethesda. The street trees will be spaced 40-feet on center on the primary street from Seven Locks Road and 35-feet on center along the Main Street". The street trees will be placed in tree pits and will include the Beldon blocks around the base. The fronts of the buildings on the streets will include ornamental trees and shrubs with massings of evergreens for the foundation. The rear of the buildings adjacent to the private drives will consist of ornamental trees, shrubs and groundcover where appropriate

Additional landscaping is provided for screening along the property boundaries to buffer the parking structures from I-270. Additional planting including shade trees are also prevalent throughout the parking structures for shade.

Lighting is provided in conjunction with the street trees along the public roads to resemble the CBD atmosphere to include Halophane style poles and fixtures. Bollards have been included in the pedestrian through-ways internally to the site where connections will be made for Phase I of the project down to the Main Street. Bollards have also been placed in the open plaza area to create a space for pedestrian activities. This space has been designed to accommodate vehicular and pedestrian activities for community events.

d. Recreation

The proposed development provides all of their recreational facilities on the site. A multi-age play area, swimming pool, seating areas and a series of pedestrian walkways are being provided in the courtyards and open areas within the building. A clubhouse, swimming pool and multi-age playroom are located between the two apartment buildings.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is adequate, safe, and efficient, providing pedestrian connections and crossings from the street. Street A which begins at Seven Locks Road intersects at Street B (Potomac Park Boulevard). This section of road does not contain a divided median representing the start of a more pedestrian active area with apartment and condominium units and retail near the street. Potomac Park Boulevard has 6-foot-wide paved walkways from the back of the tree panels while the east side of the public road has a minimum of 8-foot-wide paved walkways from the

rear of the tree panels.

Vehicular access though the site consists of private drives for the office buildings with a parking garage abutting the I-270 off-ramp. The apartments and condos will be accessed via subsurface garages from the private drives to the west of the buildings.

Pedestrian access was established via the road network to the Seven Locks shopping center, Montrose Road and Seven Locks Road through site plan 8-04012. An additional sidewalk will be constructed between the apartment buildings and the townhouses west of the ramp to connect with Montrose Road and the proposed bus shelter.

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

The structure proposed is compatible with existing uses and adjacent development.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest conservation requirements are being met on site through the retention of 7.03 acres of existing forest along the frontage of Seven Locks Road and the stream valley area on the south side of Montrose Road. The applicant has a planting requirement of 9.69 acres, which will be met through a combination of on-site landscaping and off-site forest plantings. The existing forested areas to be retained will be placed in a Category I forest conservation easement.

The overall forest conservation plan has been reviewed and conditionally approved for both site plans (8-04012 and 8-04015).

APPENDIX

- A. Memorandums from other agencies
- B. Preliminary Plan Opinion (1-03029)
- C. Waiver request-Letter dated October 28, 2002