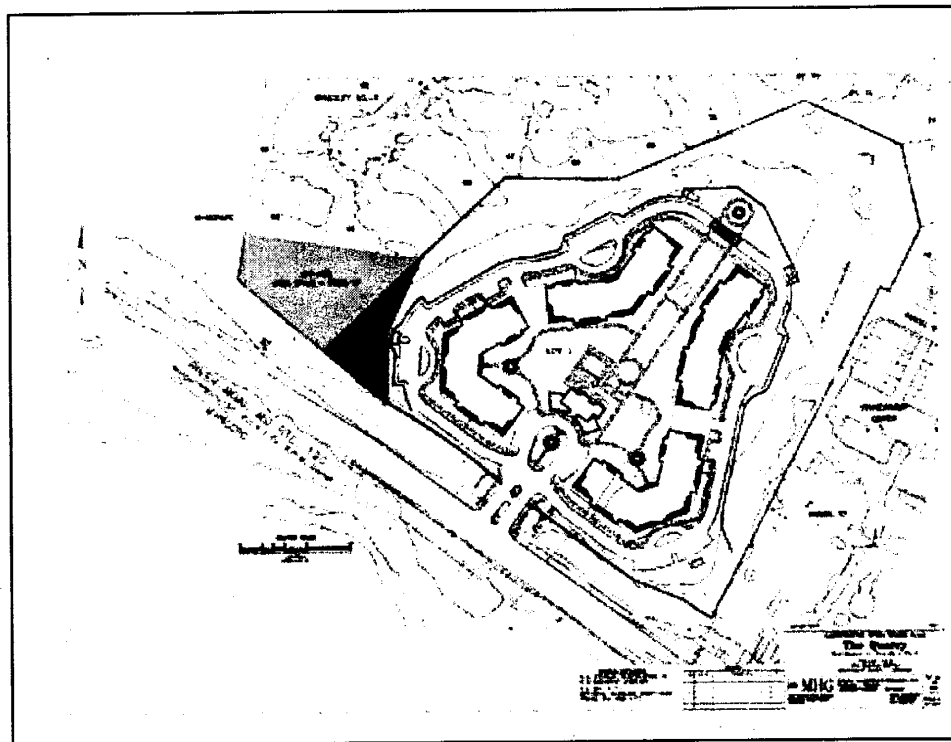
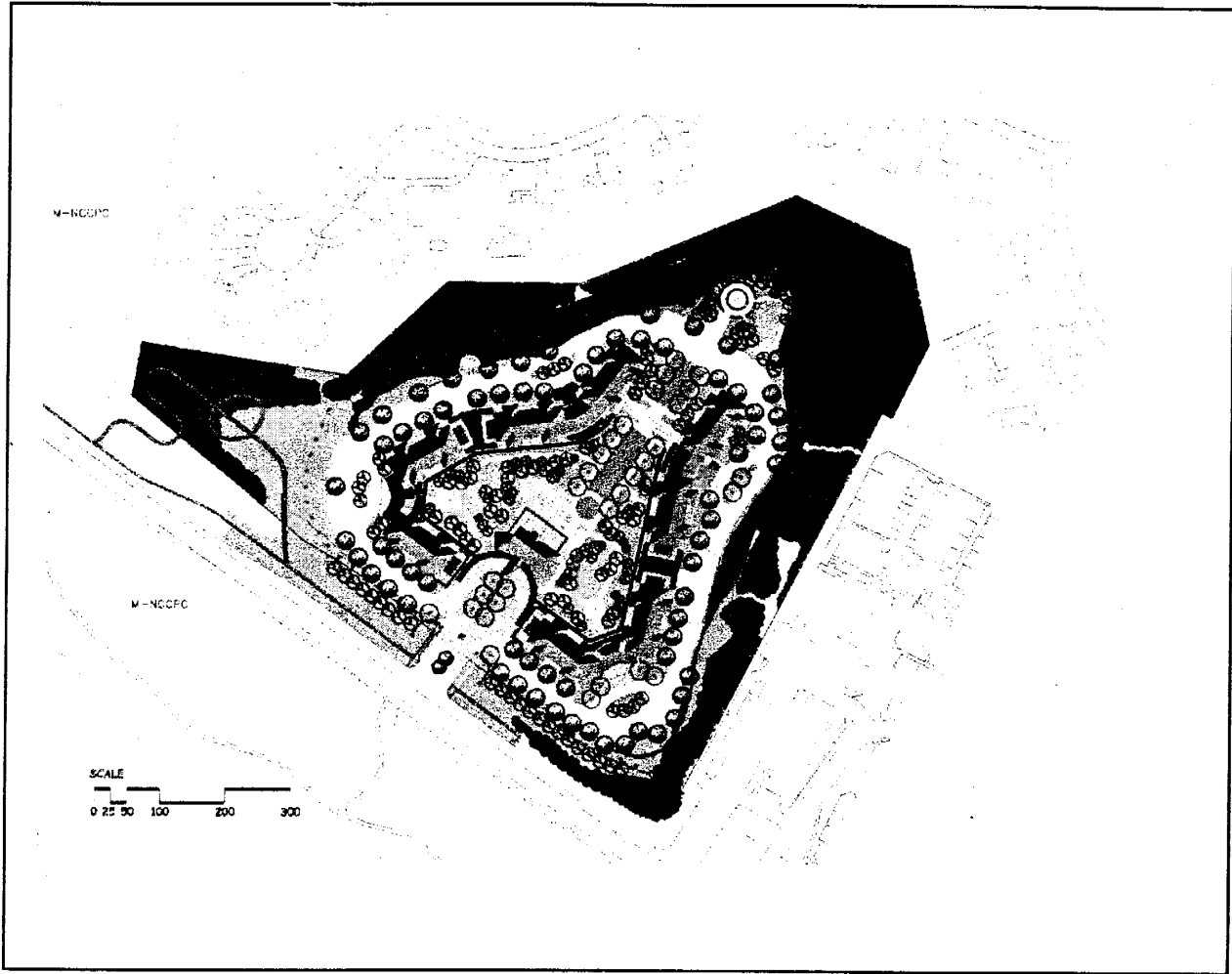


Site Plan showing ground floor architectural unit layout.



Open Space Plan.
 The yellow indicates the parkland to be dedicated to MNCPPC; the green constitutes on-site forest conservation



Diagrammatic Landscape Plan showing building locations and landscape design.

PLANNING AND REGULATORY FRAMEWORK:

SECTOR PLAN

The subject site is covered by the Potomac Subregion Master Plan, which was approved and adopted in July 1994. See *Project Plan Findings (b)* for a full discussion of the project's compliance with Sector Plan recommendations and guidelines.

BASIS FOR CONSIDERATION OF ISSUES

Per §59-D-2.43, in making its decision on an application for an optional method project plan, the Planning Board must consider:

- a. *The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures, and its consistency with an urban renewal plan approved under Chapter 56.*

The proposed site, inclusive of its open spaces, frontage improvements, bicycle path, and its access and service points are consistent with the nature of their surroundings and other development within the Potomac Subregion: The building's orientation to River Road, a functional footprint that fixes a series of forms compatible in massing with its surrounding land forms, both natural and manmade; the size and scale of the façades which establish its street presence, its building heights which fits relate compatibly with the development of the adjoining neighborhoods; and the development's creation of the a linear system of open spaces that provide functional and attractive recreational areas and axial views.

- b. *Whether the open spaces, including developed open space, would serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are planned, designed and situated to function as necessary physical and aesthetic open areas among and between individual structures and groups of structures, and whether the setbacks, yards and related walkways are located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.*

The formal open space, the "central park," in turn, forms the visual axis and the resultant primary organizing element of the development, accentuated by the fountain focal point at its terminus. The green offers pedestrian circulation, seating areas, and passive recreation opportunity, with organized recreation accommodated in the adjacent clubhouse near the development entrance. The natural areas of forestation are located on the "top" of the quarry bowl, at elevations of 30-60 feet above the lowest grades. These wooded areas surround the quarry itself, and provide a wooded buffer between the proposed development and the adjacent existing residential neighborhoods.

- c. *Whether the vehicular circulation system, including access and off-street parking and loading, is designed to provide an efficient, safe and convenient transportation system.*

The vehicular circulation system is developed as an efficient, safe and convenient system. The primary vehicular access is provided via a "ring road" which encircles the development within the proposed limits of disturbance, essentially at the bowl's bottom, along the perimeter of the existing quarry walls. Enveloped within the ring are the housing structures, placed end-to-end in a linear sequence, that frame the interior, centralized open space. The pedestrian system is accommodated along the building facades along the inside edge of the ring road. Residential parking is provided via private below-grade garage beneath each building. A number of surface parking spaces as well as dedicated drop-off lanes for delivery and loading for each residential building.

- d. *Whether the pedestrian circulation system is located, designed and of sufficient size to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate*

linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.

The proposed pedestrian system will provide thorough functional and recreation pedestrian passage throughout the site. The formal "front door" entrance from River Road will feature sidewalks that connect the entire site at its perimeter to each building entrance, in addition to formal paths through the central green.

- e. *The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, in relation to the type of use and neighborhood.*

The design of the entire site ties its development as a residential use with the surrounding neighborhood. The neighborhoods closest to the site are characterized by the variety of building types: single family homes, townhouses, and the fire station. The landscaping proposed for the entrance along River Road features a small-scale gateway building within a center median, with landscaped berms on either side of the split vehicular entrance. The berms, landscaping and building facades that define River Road will provide attractive views for passing drivers and bikers. Additional forestation is proposed for the natural areas surrounding the site that increase the density of the buffer between the surrounding residences and the proposed development. Because of the significant difference in grade between the ground level(s) of the surrounding homes, that sit essentially, atop the quarry, and the proposed development which rests within the "quarry bowl," the effects of functional activities, such as deliveries, loading, parking, in addition to lighting trespass, will carry minimal effects to the surrounding properties.

- f. *The adequacy of provisions for construction of moderately priced dwelling units in accordance with Chapter 25A if that Chapter applies.*

The project proposes to provide 15 MPDUs (equal to 15% of unit density) as required with maximum bonus density. The MPDUs will be provided as per the applicant's agreement with the Department of Housing and Community Affairs. The director of the program, Elizabeth Davison has determined that, given the development's market as condominiums, providing the MPDUs on-site would result in fees and sales prices that would exceed affordability levels for MPDU certificate holders. The DHCA has approved an alternative agreement that will provide for payment-in-lieu to the Housing Initiative Fund (HIF) equal to 10% of the average sales price of all the market rate units for each MPDU required. The fee is expected to exceed \$60,000 per unit but not exceed \$100,000 per MPDU. A payment equal to two extra units above the (15 required MPDUS) will be required to comply with the requirement that substantially more MPDUs are provided as a result of the payment to the HIF.

- g. *The staging program and schedule of development.*

The development will be constructed in two phases. Staff recommends that phasing be reviewed in detail at Site Plan. [See *Staging of Public Amenities and Project Phasing, Conditions of Approval*, Item 7, p.6]

- h. *The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.*
The project conforms to the requirements of Chapter 22 A , as conditioned by MNCPPC Environmental Planning.

- i. *The adequacy of water resource protection measures proposed meets requirements under Chapter 19.*
The Montgomery County Department of Permitting Services conditionally approved the storm water management concept request for a project plan.

PROJECT DATA TABLE: Development Standard

<u>The Quarry 9-04004</u>	<u>Master Plan</u>	<u>RMX/TDR-6 Zone</u>	<u>RMX/TDR-6 Zone</u>
<u>Development Std: Optional Method</u>	<u>Recommendation</u>	<u>Permitted/Reqd</u>	<u>Proposed</u>
Site Acreage			
Gross Site Area: RMX-TDR Zone	13.31 ac.		13.31 ac.
Net Tract Area Total	13.31 ac.	13.31 ac.	13.31 ac.
Dedication River Road	0 ac.	0 ac.	0 ac.
MNCPPC Dedication Parks	Quantity unspecified	n/a	0.85 ac.
Phasing ¹			
Phase 1		n/a	Partial Residential, Clubhouse
Phase 2		n/a	Remainder Residential
Density - Optional Method			
<u>Non- Residential: Clubhouse</u>		200,000 sf ²	approx. 50,000
<u>Residential</u>			approx. 375,000 sf
Residential Base Density (R-200 Zone Standard Method)		(2 units/acre)	(26 units)
Residential Density/ Acre	7.2 units/acre	30 units/acre	7.2 units/acre
Base Residential Density		80 units	80 units
Maximum Density Bonus	22% Bonus	80 units x 1.22	97 units
Maximum Density per Master Plan	97 units	80 units x 1.22	97 units
MPDUs			
Density Proposed (maximum)	97 units	80 units x 1.22	97 units
MPDU required (maximum)	15.00%	15.00%	15.00%
Residential - # MPDUs	15 units	15 units	15 units
Transfer Development Rights: RMX/TDR-6 Zone			
Maximum TDRs Required		TDR-6 Zone	TDR-6 Zone
TDR Calculations		6 TDRs x 13.31 acres	79 TDR units
Maximum Density		97 units (80 x 1.22)	97 units
<u>Base Density (R-200 Zone) subtracted</u>		<u>2 units/acre</u>	<u>- 26 units</u>
<u>Subtotal TDR units</u>			<u>- 71 units</u>
<u>MPDUs (15%) subtracted</u>		<u>15% MPDUS = 15 units</u>	<u>- 15 units</u>
<u>Subtotal TDR units</u>			<u>56 TDR units</u>
<u>Credit: Multifamily Unit Type</u>		50% credit	<u>- 28 TDR units</u>
Total TDRs Required			28 TDR units
Green Area § 59-C-10.3.3			
Green Area % of site ³	60%	50%	70%
Green Area square feet ³	347,609 sf (7.98 ac.)	289,674 sf (6.65 ac.)	405,544 sf (9.31 ac.)
Building Coverage (Master Plan)			
	18% (2.40 ac.)	n/a	12% (1.60 ac.) (70,184 sf)
Setbacks § 59-C-10.3.8 ^{4,5}			
From 1-family residential (R-200)	100 feet	100 feet	100 feet
From other residential (RT-10)	30 feet	30 feet	30 feet
From any street ⁶	30 feet	30 feet	30 feet
Parking			
3-Bedroom	97 units @ 2.00 space/unit	194 spaces	289 spaces
Surface/visitor parking	n/a	n/a	91 spaces
<p>1 Clubhouse will be built in phase I; Phasing to be determined at site plan.</p> <p>2 Maximum gross leasable non-residential floor area (does not apply to club house residential amenity)</p> <p>3 Including 37,026 sf (0.85 ac.) park land dedication and 3.09 acre on-site conservation easement</p> <p>4 No minimum setback if in accordance with Master Plan § 59-C-10.3.8</p> <p>5 Planning Board may reduce setbacks no greater than 50% to accommodate trees or other site feature §50-C-10.3.8</p> <p>6 In accordance with Master Plan recommendations</p> <p>§ 59-C-10.3.9 (a) Size, location and nature of public facilities and amenities to be shown on Project Plan & Site Plan</p> <p>§ 59-C-10.3.11 (a) Site Plan required</p> <p>§ 59-C-10.3.12 (b) (1) Staging and sequence of development</p>			

FINDINGS FOR PROJECT PLAN REVIEW, per § 59-D-2.42:

Staff recommends approval for the subject plan, as conditioned, per finding as required by §59-D-2.42. The Planning Board may waive, under the Special Provisions for TDR zones per §59-C-1.395, the requirement for 15% one-family dwellings in the RMX-1/TDR-6 Zone upon a finding that the proposed development is more desirable for environmental reasons or more compatible with adjacent development.

a. *The proposal, as conditioned, would comply with all of the intents and requirements of the zone.*

1. Required Public Amenities §59-C-10-3-9 Montgomery County Zoning Ordinance)
“The size, location and nature of the public facilities and amenities must be shown as part of any development proposed under this optional method and must be shown on the required concept plan, project plan and site plan.

The subject project plan for The Quarry (9-04004) is in conformance with in intent and requirements of the optional method of development for the RMX/TDR-6 zone as stipulated in the zoning ordinance. The plan provides for multi-family development, adequate public facilities and amenities, generous green area, appropriate residential density and minimum building setbacks. As recommended in the Master Plan, the project seeks to utilize Special Provisions for TDR Development under Section 59-C-1.395, footnote 2, for relief from the requirement for 15% one-family homes, as permitted. The development will feature 100% multi-family residential dwelling units.

Public facilities provided as associated amenities include dedication of 0.85 acres of natural forested land as parkland to MNCPPC, pedestrian trails and paths associated with the parkland and other natural areas of the site, and the design and installation of approximately 2,400 feet of bike path along the River Road ROW frontage.

2. Green Area §59-C-10.3.3
The zone requires a minimum of 50% green space within the residential portion of an RMX development.

The proposal provides 70% green space. [See *Issues of Project Plan Review, Impact of the Quarry Wall Locations on the Development*, page 9, for a discussion of forest preservation.]

3. Minimum Density §59-C-10.3.7
Maximum residential density in an RMX zone must not exceed 30 dwellings units per acre for residential areas shown on the project plan.

The proposed plan provides 7.2 dwelling units per acre.

(b) *It would conform to the approved and adopted master plan.*

The project proposed conforms to the approved and adopted 2002 Potomac Subregion Master Plan. Specific recommendations of the master plan incorporated into the proposed submission include: multi-family housing development, increased density over standard method density, greater open space, pedestrian access to off-site greenway systems, and dedication of park land.

1. Master Plan Concept, Plan Framework, Plan Goals
The subject Project Plan incorporates many elements recommended by the 2002 Potomac Subregion Master Plan. The site was rezoned by the Sectional Map Amendment in October 2002, pursuant to Master Plan recommendation. The subject plan conforms with respect to density, building height, storm water management, view sheds, pedestrian links, green area, park dedication, streetscape on River Road, and underground parking.

- a. Design Principles
Preserve the subregion’s green and rural character, while creating a pedestrian and bicycle-friendly environment. The principals are intended to foster cohesive, attractive, and efficient community centers that provide needed goods and services and establish an enduring

dedicated to MNCPPC for parkland. A Category I Conservation Easement will be applied to 3.09 acres on-site to preserve the existing significant forestation. It should be noted that the stabilization of the quarry walls would impact the boundaries of the forest areas. [See discussion, *Issues of Review*, page 9.] The exact location of the walls, and hence, the forest boundaries will not be determined until site plan with further upon field-testing. However, based on preliminary review by geotechnical and structural engineers and DPS, the applicant has provided a plan showing the forestation boundaries locations that reflect the greatest amount of forest loss that may be expected from the wall stabilization—or the minimum amount of forest to be retained. The final plan, as approved at Site Plan, is expected to render more forestation that estimated by the current plan.

Surprisingly, with respect to its compatibility with the adjoining residential neighborhoods, the proposed development of multi-family buildings offers a higher level of compatibility for this singular site than would be achieved by duplication of the existing surrounding development patterns. The use of this industrial site, with its scarred topography, as a single family home development would result in, at best, weak parody of a 1980's R-200 Zone development. Either that, or an R-200 plan with site and grading restoration costs that would render a standard development economically infeasible. The master plan's consideration of such denouement points to the clear desirability of multi-family typology for this site and the forestation that this plan will preserve for the residents and the neighborhood in general.

- ii. *Dedicate parkland along the western edge of the site that incorporates the site's natural rock formations.*

The proposal incorporates 0.85 acres of parkland dedication along the northwest portion of the site, contiguous with MNCCP parkland, and providing an extension of parkland street frontage along River Road.

- iii. *Enhance compatibility through building façade design and height, creation of vistas to rock formations and preservation of wooded buffers.*

The plan, as currently proposed provides attractive placement of the residential buildings and clubhouse within the quarry "crater," and organized around a "central park," or green area that is aligned axially with the site's longitudinal axis. The buildings fit snugly, end-to-end, within their prescribed envelope, defined by the ring road that essentially follows the quarry walls.

The Master Plan recommends that buildings heights remain within the elevation 225 feet; and no greater than five stories; the plans accomplish this by setting the 5-story buildings at the quarry bottom, which allows the buildings to clear the quarry top at a height less than 225, with compatible relationship to the surrounding homes. The building fronts facing River Road present well-modulated facades to the street; along with the small gate house and lower central clubhouse, the combined effect achieves compatible scale and massing that will enhance the views from the public realm.

The forestation follows the property line perimeter, at 80-100 feet in width, providing an effective wooded buffer between the development and the existing residential lots.

- iii. *Give special consideration to management of vehicular traffic relating to the development of the site, including signalization and service roads.*

The State Highway Administration reviewed the applicant's request for a signalized

in the Annual Growth Policy. Thus, the proposed development does not require an LATR analysis.

For Policy Area Transportation Review, the site is located in the Potomac Policy Area where the development is controlled by the zoning, and water and sewer constraints, not by the staging capacity constraint.

Schools

The 2004 Annual Growth Policy indicates adequate school capacity available within the Winston Churchill School cluster Area.

Water and Sewer

Water and sewer service is available, each at Category 1 Level of Service.

- (e) ***It would be more efficient and desirable than could be accomplished by the use of the standard method of development.***

Use of the optional method of development for this project allows greater residential densities and flexibility in development, thus making the project more economically feasible in the face of significant engineering requirements demanded by site conditions. The features and benefits offered by this project as an optional method of development are markedly greater than if the project were developed as a standard method project. Significant residential opportunities within the Potomac Subregion are limited, particularly under the standard method of development.

Deficiencies of the Standard Method

With respect to the subject site, the standard method of development would promote inefficient use of a site with significant development impediments, including its excavated grades, rock shear walls, and the required stabilized construction grades. The standard method would promote low-density housing for a site with excellent access to major roadway systems, and would not conserve the significant natural areas and forest.

Advantages of the Optional Method

The ability to achieve superior architectural and landscape architectural design as proposed for this unique, challenging site, is possible only through the optional method because: 1. The site, with its unique man-made topography, demands a high level of engineering study and rigorous construction standards, and; 2. The proposed higher densities (97 units for optional method vs. 26 units for standard method) provide the economic return to support the substantial engineering required.

The 70 percent green space achieved for recreational use exceeds the requirements of the zone for optional method of development. The associated pedestrian and bike paths will improve the visual appearance of this road for better over all development and contribute valuable elements to the region's transportation and recreational facilities. The dedication of parkland to M-NCPPC will provide substantial amenities for the future residents and for the general public.

- (f) ***It would include moderately priced dwelling units in accordance with chapter 25A of this Code, if the requirements of that chapter apply.***

The proposal provides 15 MPDUs, as required by the proposed maximum residential density available through the use of the optional method. *See Development Standards Table Calculation.* According to the Department of Housing and Community Affairs (DHCA), the applicant will pay a fee to the Housing Initiative Fund (HIF), in lieu of the 15 MPDUs to be calculated at 10% of the average sales price of all market rate units for each of the 15 MPDUs. The applicant will make additional payment to HIF equal to two extra units (above the required 15 MPDUs) to assure compliance with Chapter 25A requirement to provide significantly more MPDUs within the same or adjoining planning area in exchange for approval for off-site MPDUs.

- (g) ***When a project plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from one lot to another or transfer densities within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C-6.2351 or 59-C-6.2352 (whichever is applicable), the project plan may be approved by the***

Planning Board based on the following findings:

1. *The project will preserve an historic site, building, structure or area as shown on the Locational Atlas and Index of Historic Sites or the Master Plan for Historic Preservation; and/or*
2. *The project will implement an urban renewal plan adopted pursuant to Chapter 56 of the Montgomery County Code; and/or*
3. *The project will result in an overall land use configuration that is significantly superior to that which could otherwise be achieved.*

Not applicable.

(h) Any applicable requirements for forest conservation under Chapter 22A.

The proposed plan meets forest conservation requirements as defined by Chapter 22A. The forest conservation plan minimizes forest removal and maximized on-site forestation and/or afforestation.

(i) Any applicable requirements for water quality resource protection under Chapter 19.

A preliminary Stormwater Management Concept for the proposed development has been reviewed and approved by the Montgomery County Department of Permitting Services (DPS) January 26, 2004. [See attached *Letter from Richard Brush, MC Department of Permitting Services, dated January 25, 2004*, stipulating conditions of approval and recommendations for amendment of the FEMA 100-year Floodplain Map and requirements for structural fill placement and foundation systems.]



March 2, 2004

MEMORANDUM:

TO: Malcolm Shaneman, Supervisor
Mary Beth O'Quinn, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-04042
Project Plan No. 9-04004
The Quarry
Potomac

This memorandum represents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan and project plan for the proposed residential development on the existing quarry site located north of River Road (MD 190) approximately one-half mile west of the Capital Beltway (I-495) interchange in Potomac.

RECOMMENDATION

Based on our review of the project plan and preliminary plan, staff recommends the following conditions as part of the APF test related to approval of the subject preliminary plan and project plan.

1. Total development under this preliminary plan and project plan is limited to 97 condominiums and a community clubhouse.
2. Consistent with both the Potomac and Countywide Bikeways Master Plans, the applicant shall build a ten-foot shared use path (Class I bikeway) along its frontage on the north side of River Road (MD 190), a distance of approximately 1,000 feet plus a distance of approximately 1,200 additional feet to extend the shared use path to the east (approximately 900 feet) to the Seven Locks Road intersection and to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) parking lot to the west (approximately 300 feet).

3. The applicant, at their expense, shall design and install a traffic signal at the entrance on River Road (MD 190) if the traffic signal is warranted and approved by the Maryland State Highway Administration.

DISCUSSION

Local Area Transportation review and Policy Area Review

For Local Area Transportation Review (LATR), the proposed 97 condominiums generate 39 and 45 total peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.), respectively. However, the site-generated traffic would not impact the seven LATR-requiring intersections in the Annual Growth Policy. Thus, the proposed development does not require an LATR analysis.

For Policy Area Transportation Review, the site is located in the Potomac Policy Area where the development is controlled by the zoning, and water and sewer constraints, not by the staging capacity constraint.

Site Access and Circulation

The access to the site is proposed from River Road as a monumental entrance. The access point to the site and the pedestrian and vehicle circulation system shown on the preliminary plan and project plan are adequate.

Master Plan Bikeway

As part of The Quarry (1-04042, 9-04004), the applicant is required to build the proposed shared use path (Class I bikeway) along its frontage on the north side of River Road (MD 190), a distance approximately 1,000 feet. This shared use path is recommended in the 2002 Potomac Subregion Master Plan, as well as in the October 2003 public hearing draft of the Countywide Bikeway Functional Master Plan.

The Quarry is an optional method development with public amenity elements related to the additional density. To meet the public amenity requirements, staff recommends an extension of the shared use path to the east, to the Seven Locks Road intersection (approximately 900 feet), and to the M-NCPPC parking lot to the west (approximately 300 feet), for a total of approximately 1,200 additional feet.

The River Road corridor is one of the more heavily used bicycle routes in the entire County and the shared use path along River Road is part of the regional vision for bicycle transportation. Another developer is required to extend this bike path east from Seven Locks Road to the approach to I-495. By extending the path to Seven Locks Road, which features an existing shared use path south of River Road and a proposed shared use path north of River Road, residents of The Quarry community will be able to access both the Potomac and Bethesda bikeway networks, including connections to:

- 1) The MacArthur Boulevard bikeway (existing shared use path, proposed signed shared roadway) and the Chesapeake and Ohio Canal Towpath, via Seven Locks Road, which features an existing shared use path. MacArthur Boulevard also links to the Capital Crescent Trail and the District of Columbia.
- 2) Bethesda Central Business District, and thus the Bethesda Metrorail Station, via a proposed shared use path along the entire length of River Road (MD 190) and bikeways along both Wilson Lane and Goldboro Road.
- 3) Potomac Crossroads, via a proposed shared use path along the entire length of River Road (MD 190).
- 4) Downtown Rockville, and thus also the Rockville Metrorail and MARC stations, via the proposed shared use path along River Road and a proposed shared use path along Falls Road (MD 189). Alternatively, Rockville could be reached via the proposed shared use path extending up to Wootton Parkway, which features an existing shared use path.

By extending the path west to the M-NCPPC's parking lot, residents will have direct, off-road access to the Cabin John Trail, one of the more popular hiking trails in the County. The path should be ten feet wide and meet County standards for a shared use path along a major highway. Coordination with State Highway Administration District 3 office is required.

KHK:RCW:gw

mno to shaneman re PP #1-04042 The Quarry