



Item # 5

MCPB

12.9.04

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION



**MEMORANDUM**

DATE: December 1, 2004  
TO: Montgomery County Planning Board  
VIA: Michael Ma, Supervisor  
Rose Krasnow, Chief *RK*  
Development Review Division  
FROM: Mary Beth O'Quinn, Planner *mboq*  
Development Review Division  
(301) 495-4595

**REVIEW TYPE:** Site Plan Review  
**CASE NUMBER:** 8-05005  
**PROJECT NAME:** The Enclave  
**APPLYING FOR:** Site Plan of approved Preliminary Plan 1-64206 to add:  
12,850 square feet Community Center that includes 2,800 sf Service Utility Space, 5,400 sf Recreation Facility (Fitness Center), 4,600 sf Office/Conference Space

**REVIEW BASIS:** Montgomery County Zoning Ordinance  
Division D-3, Site Plan Review required in the RH Zone [§59-C-2.419]

**ZONE:** R-H Zone  
**LOCATION:** SE Quadrant of New Hampshire Avenue and Columbia Pike (US 29)  
**MASTER PLAN:** White Oak Master Plan (1997)

**APPLICANT:** Stellar Silver Spring, LLC (Peter Rosenberg)  
**FILING DATE:** August 14, 2004 (Complete Application October 12, 2004)

**HEARING DATE:** December 16, 2004

## **SUMMARY**

The purpose of the proposed Site Plan Amendment is to provide a new, centrally located building that offers office and conference space and recreational opportunities that will better meet the needs of the current and future residents. The applicant proposes to construct a new building that will accommodate a contemporary exercise facility, swimming pool services, cyber café, and community room, along with administrative space for management and utilities services.

The existing complex of three high-rise structures was approved under the Preliminary Plan 1-64206. Thereafter, Site Plan review was required in the RH Zone; hence, the subject application.

**STAFF RECOMMENDATION for SITE PLAN AMENDMENT:** Approval of the addition of 12,850 square feet Community Center to the approved plan that includes 2,800 sf Service Utility Space, 5,400 sf Recreation Facility (Fitness Center), and 4,600 sf Office/Conference Space with the following conditions:

### 1. Previous Approvals

Conditions of all previous approvals remain in full force and effect except as specifically modified by this approval. The plan shall comply with the conditions of approval for Preliminary Plan 1-64206.

### 2. Site Plan

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

- a. Provide details, including dimensions and materials for all new accessory structures proposed, including dumpster screens, compactor housing, gazebo, any signage, etc.; subject to staff review and approval; repair and/or replace any damaged or worn dumpster and trash screening materials;
- b. Provide pedestrian access from the Community Center to Oak Leaf Drive;
- c. Show rights-of-way, centerlines, new curb alignments, reconstructed median, and placement of sidewalks per design drawings issued by the State Highway Administration for the New Hampshire Avenue improvements project; include associated landscaping on the site plan.

### 3. Landscape Plan

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

- a. Provide replacement planting for any missing or diseased trees located on site along the New Hampshire Avenue and Lockwood Drive;
- b. Provide ten shade trees (2.5-3.0-inch caliper) to be located within the curbside grass panel along the north side of Oak Leaf Drive, location subject to coordination, review and approval by Staff, utility company and/or DPS and DPWT; coordinate species and tree spacing with trees on the south side of Oak Leaf Drive;
- c. Provide replacement fence along New Hampshire Avenue frontage to match existing black perimeter fence unless provided as part of SHA road frontage improvements;
- d. Provide updated planting schedule.

### 4. Lighting

- a. Provide a lighting distribution summary report and tabulations to conform to IESNA standards for resident development, i.e., provide average max/average min ratios not to exceed 5.0;
- b. Provide full cut-off fixtures for all new lighting associated with the Community Center;
- c. Provide lighting fixture schedule showing fixture chart, housing type, and mounted height;
- d. Provide pole light fixtures with a maximum height of 14 feet including the mounting base.

### 5. Pedestrian Circulation

Provide newly constructed pedestrian walks at a minimum 5 feet in width.

### 6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated October 12, 2004.

7. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:

- a. Streets tree planting shall progress as street construction is completed, but no later than six months after completion of the Community Center, subject to seasonal considerations;
- b. Landscaping associated with each building shall be completed as construction of each facility is completed, subject to seasonal considerations;
- c. Pedestrian pathways and seating areas associated with the facility shall be completed as construction of the facility is completed;
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- e. Provide phasing schedule of stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation 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. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Recreation facility calculations.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. Centralized, screened trash areas for all multi-family units.

**ISSUES OF REVIEW**

Site Plan review addressed landscaping, lighting, and pedestrian safety, primarily for the Community Center. Additional study addressed the adequacy of the landscaping for the entire site [See *Findings*: (3)(c) Landscape and Lighting, pages 16-17).

I. Neighborhood Safety

Applicant Position: The Enclave Complex includes a guardhouse for checking entry and egress, 24 hours per day, 7 days per week. All buildings are provided with access control systems. The Community Center will be operated between the hours of 10am-6pm Monday through Friday and from Noon-5pm on weekends.

Community Position: Staff received two inquiries from residents of the surrounding community regarding the scope of the proposal. The residents expressed concern with the general safety of the neighborhood, and with impact on safety created by night-time use of the Community Center.

Staff Position: Staff relayed the residents' concerns to the applicant, who has incorporated the planned operation hours into the site plan drawings. The applicant has explained as well that management employees will be in attendance during operating hours.