

PROJECT DESCRIPTION: Prior Approvals

The Preliminary Plan application for the subject property (1-64206) was filed by Ithaca Day Corporation and B. B. Linowes on August 15, 1964, with subsequent approval by the Planning Board (most likely on October 27, 1964 per extant records.) The approval required dedication of streets in accordance with the Master Plan and recording of necessary slope and drainage easements. The Planning Board approved the plat on November 17, 1964.

ANALYSIS: Conformance to Development Standards

The Enclase		R-H Zone	
Development Standard	Total Areas	Permitted/Reqd	Proposed
Gross Site Area	25.5987 acres [1,115,079.7 sf]	N/A	1,115,079.70 SF.
Net Site Area Parcel B	acres [1,102,286.6 sf]	40,000 sf min	1,102,286.60 SF.
Net Lot Area [59-C-2.411(b)]	Bldg coverage > 11%	1,400 sf/lot minimum	1,102,286.60 SF.
Total Street Dedication	Previous Dedication		58,762.44 sf
Dedication New Hampshire Ave	Previous Dedication		12,783.1 sf
Density			
Base Density		20 units/acre	43.71 units/acre
FAR	1,408,812 sf	N/A	1.26 FAR
Opt Method Density/Acre: MPDUs	# MPDUs	N/A	N/A
Building A #units		N/A	373
Building B # units		N/A	373
Building C #units		N/A	373
Total Residential Units		None	1,119 units
Residential Community Center		N/A	12,850 sf
Bldg Coverage [59-C-2.417]	77,609.55 SF.	12% maximum	6.96%
Green area [59-C-2.417]	628,852.00 SF.	55% minimum	56.40%
Lot width [59-C-2.412]			
Front Building Line: Corner Lot		200 feet minimum	1254 feet
Yard Required [59-C-2.413 (b)]¹			
From streetline		30 feet	236 feet
From centerline		70 feet	274 feet
From adjoining lot:			
One side		10 feet	274 feet
Sum of both sides		30 feet	312 feet
Rear		30 feet	150 feet
Distance btwn Bldgs [59-C-2.414]²			
Buildings #		50 feet minimum	150 feet
Building Height [59-C-2.416]		N/A	167 feet (Exist.)
<i>1 For buildings over 30 feet in height, all of the setbacks for must be increased for each foot of height over 30 by an additional 1 foot in the R-H Zone.</i>			
<i>2 For buildings over 30 feet in height, the minimum distance between any two vultiple-vamily dwellings on the same lot must be 50 feet, plus an additional one foot in distance for each foot by which the taller building exceeds 30 feet in height.</i>			

Parking Distribution - The Enclave 8-05005			
Development Phase	Parking ratio	Required spaces	Proposed spaces
<u>Building A- residential</u>			
Studio	# 70 units @ 1.00 space/unit	70 spaces	102 spaces
1 Bedroom	# 94 units @ 1.25 space/unit	118 spaces	172 spaces
2 Bedroom	# 133 units @ 1.50 space/unit	200 spaces	291 spaces
<u>3 Bedroom</u>	# 76 units @ 2.00 space/unit	<u>152 spaces</u>	<u>221 spaces</u>
Building A - Parking		540 spaces	786 spaces
<u>Building B- residential</u>			
Studio	# 69 units @ 1.00 space/unit	69 spaces	102 spaces
1 Bedroom	# 94 units @ 1.25 space/unit	118 spaces	172 spaces
2 Bedroom	# 134 units @ 1.50 space/unit	201 spaces	292 spaces
<u>3 Bedroom</u>	# 76 units @ 2.00 space/unit	<u>152 spaces</u>	<u>221 spaces</u>
Building B - Parking		540 spaces	787 spaces
<u>Building C- residential</u>			
Studio	# 69 units @ 1.00 space/unit	69 spaces	102 spaces
1 Bedroom	# 94 units @ 1.25 space/unit	118 spaces	172 spaces
2 Bedroom	# 134 units @ 1.50 space/unit	201 spaces	292 spaces
<u>3 Bedroom</u>	# 76 units @ 2.00 space/unit	<u>152 spaces</u>	<u>221 spaces</u>
Building C - Parking		540 spaces	787 spaces
Total auto parking spaces	1,119 residential units	1,620 spaces	2,360 spaces
Compact Spaces			
Garages Spaces			
<u>Bicycle Parking</u>			
Building A		20 spaces	20 spaces
Building B		20 spaces	20 spaces
Building C		20 spaces	20 spaces
<u>Motorcycle Parking</u>			
Building A, B, C		10 spaces	10 spaces

The Parking Analysis shows abundant parking supply for the 1,119 dwelling units. The parking supply exceeds the requirements by 45%.

RECREATION ANALYSIS: The Enclave 8-05005

DEMAND POINTS		<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>TOTALS</u>
<small>House type</small>		<small>4.00</small>	<small>4.00</small>	<small>4.00</small>	<small>77.00</small>	<small>46.00</small>	<small>135.00</small>
PROJECT DEMAND							
<i>1119 High Rise Apts</i>	11.19	44.76	44.76	44.76	861.63	514.74	1510.65
SUPPLY POINTS - ON SITE							
Existing Facilities							
Pedestrian System		4.48	8.95	8.95	387.73	231.63	
Indoor Community Room	1,910 sf	4.48	6.71	13.43	258.49	205.90	
Indoor Fitness Facility A	550 sf	0.00	4.48	4.48	102.95	129.24	
Indoor Fitness Facility C	2,110 sf	0.00	4.48	4.48	172.33	77.21	
Swimming Pool #1		2.24	8.95	8.95	172.33	77.21	
Wading Pool		6.71	8.95	8.95	215.41	25.74	
Tennis Court (2)		0.00	3.00	21.00	48.00	2.00	
Open Play Area I		6.00	9.00	12.00	31.00	2.00	
<u>Play Lot</u>		0.00	9.00	3.00	4.00	1.00	
On Site Total - Existing Facilities		23.90	63.52	85.24	1392.23	751.93	2316.82
% Analysis		53%	72%	92%	100%	223%	
New Facility Proposed							
Indoor Fitness Facility		0.00	0.90	0.30	0.20	0.60	
Community Room		4.48	6.71	13.43	258.49	205.90	
<u>Gazebo- sitting area</u>		<u>3.00</u>	<u>3.00</u>	<u>45.00</u>	<u>15.00</u>	<u>6.00</u>	
On Site Total - New Facilities		7.48	10.61	58.73	273.69	212.50	
Total On Site Facilities							
		31.38	74.14	143.96	1665.92	964.43	2879.83
% Analysis		70%	166%	322%	193%	187%	
SUPPLY POINTS - OFF SITE							
Hillandale Local Park							
Picnic & Sitting		1.00	1.00	15.00	5.00	2.00	
Baseball Field (lighted)		2.00	15.00	20.00	40.00	2.00	
Softball Field		2.00	15.00	15.00	30.00	2.00	
Multiage Playground		9.00	11.00	3.00	7.00	1.00	
Burnt Mills East Special Park							
Natural Trails		2.24	4.48	6.71	129.24	77.21	
<u>Nature Area</u>		0.00	2.24	4.48	86.16	25.74	
Off-Site Total		16.24	48.71	64.19	297.41	109.95	
% Analysis		36%	109%	143%	35%	35%	

Recreation Analysis showing on-site and off-site facilities. The new Community Center will increase on-site facilities sufficiently to meet the requirements of the 1992 MNCPPC Recreation Guidelines.

FINDINGS: For Site Plan Review

Staff confirms the findings of the approved site plan 8-89041, as demonstrated in the staff report dated August 2, 1989, for the following:

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 *Development Data Table*.

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 Enclave Complex

The site is clearly organized around its building locations – the three tri-partite towers form a larger tripod shape which, in turn, embraces and protects its interior. The boldness of this design – that is, the application of plan-generated, abstract, geometric form, strong massing, and substantial building height to such a suburban site may be understood today by its status as an icon within the entire planning area.

Despite its unmistakable date stamp, there are admirable qualities to this complex that go beyond providing adequate, safe, and efficient building locations. In achieving its Le Corbusian ideals, creating its own internal environment, this design is one that provides attractive green space, varied recreation opportunities, ample parking, and high-density residency—the “tower in the park.” The building locations provide a variety of views, solar orientations, unit types, and access points for vehicles and pedestrians. [See also *Findings, (5), Compatibility*, below.]

The Community Center

The new Community Center is well sited with respect to its surrounding towers and the programmatic functions planned for the building. The structure “completes” the geometry of the existing pattern of recreation, while providing an attractive transition in height, materials, and use between the central open space and the public streets that form the intersection of Columbia Pike and Oak Leaf Drive. The building screens the view of the surface parking lots from a portion of the site. Additionally, the placement of the new Community Center frames the open space and skillfully accommodates the site grading.

- b. ***Open Spaces***

The site’s open spaces are, by nature of the building locations, concentrated at the central point of the complex, to be articulated by the placement of the proposed gazebo. Surrounded by the three “tri-pod” buildings, the raised central court is shaped by curvilinear paths that work with the grading to define separate open spaces associated with each building. The recreation facilities (tennis courts and playground) are placed within the pie-shaped voids created by the converging building wings. Perhaps the most compelling aspect of the internal open space is the relatively quiet nature of the space, surrounded by tall buildings that acoustically abate the traffic noise from the surrounding major roads.

- c. ***Landscaping and Lighting***

Community Center

Attractive landscaping is proposed for the areas surrounding the new Community Center. Within the fenced pool area itself, foundation plantings will include Inkberry Holly and Viburnum, with Crepe Myrtle and Kousa Dogwood ornamental trees, and Honey Locust and Zelkova shade trees. Landscaping proposed for outside perimeter of the pool enclosure extends to the new gazebo, which marks the center point of the site. The plantings proposed in this location will accent the pedestrian paths with natural grasses and ground covers, while providing generous clusters of shade trees that feature Honey Locust, Red Maple, and Zelkova.

The front of the Community Center features special unit-paver hardscape at the circular entry that serves both vehicles and pedestrians. Ground plantings will articulate the pedestrian walkways via formal axial lines, while the naturalistic clusters of varied plantings will enhance the entrance area visible from public streets using Red Maples, Honey Locusts, Dogwoods, and Crepe Myrtles. Lighting proposed consists of small bollards as accent lighting for pedestrian paths and pedestrian scale pole lights.

The Enclave Complex

Landscaping for the site as a whole was studied as part of this site plan review. The stark nature of the five perimeter surface parking lots with substantial grade differential presents considerable challenge to achieving an attractive, effective transition between this strikingly urban complex and its surrounding suburban community. Ironically, the bare expanses of surface parking, via their function as “roofs” for the underground parking garages, conceal significantly more parking below grade that would otherwise occupy the green area of the site. Perimeter landscaping offers one avenue of mediation, which, in this case, would require skillful design and installation and not insignificant expense because of the location and depth of the underground building structures.

Building Prior to June 29, 1984

The scope of this site plan addresses the provision of the recreational components of the site. As such, and in accordance with the Zoning Ordinance, landscaping enhancements for the site as a whole are not required at this time, per §59-E-6.1, “parking facilities constructed in accordance with an approved building permit, filed prior to June 28, 1984, that do not conform to the requirement of this article are not considered in violation of this article.” Furthermore, the Ordinance states that the landscaping requirements do not apply specifically in this case, per §59-E-6.1(a), “for any enlargement or reduction of a building or structure that is greater than 10-percent of the total floor area approved prior to June 28, 1984.” The proposed building addition of 12,850 square feet does not comprise more than 10 percent of the total building area (1,408,812 sf).

Staff recommends that any future revisions to the site plan comprising site-wide improvements, substantial change in density or number of dwelling units, address the issues of perimeter landscaping, and/or the installation of green roof systems.

d. Recreation

Preliminary Plan 1-64206 (The Enclave) was reviewed by staff and approved by the Planning Board prior to the adoption of the *MNCPPC Recreation Guidelines* in 1992. Staff, as part of this application has reviewed the development’s existing recreational amenities and finds that these facilities, as constructed, meet the current standards for recreation requirements as outlined in the *Guidelines*.

The additional facilities proposed will provide enhanced recreational opportunities for the residents of this community. The provision of a supplementary indoor facility will expand the exercise options for residents’ use during inclement weather. The new building is well sited, in close proximity to the existing pool facilities and the attractive open space. Pedestrian connections to the new facilities are safe and efficient, with attractive lighting and landscaping.

e. *Vehicular and Pedestrian Circulation*

Pedestrian and Vehicular Circulation is adequate, safe and efficient. The grade difference between the internal site elevation and that of the public streets creates, in effect, a separation that minimizes pedestrian/vehicular conflict by slowing down the entry vehicle speed into the site. Furthermore, the perimeter pattern of the parking lots and the disposition of the travel lanes through the lots, eliminates vehicular traffic from the internal green area and concentrates pedestrian activity within the central void.

The multiple internal pedestrian walkways are well placed, offering a choice of pathways between the buildings and recreation facilities. Lead walks connecting to the street are provided for two of the three buildings: one at the main entrance on Oak Leaf Drive (past the guard house) and the other connecting to Lockwood Drive; there is no direct pedestrian connection to New Hampshire Avenue. The applicant has agreed to staff recommendation to provide shade trees along the site frontage on Oak Leaf Drive to enhance the safety and adequacy of this pedestrian route. This safety enhancement, providing visual (and structural) separation of pedestrians from street traffic will improve the pedestrian route from the Enclave and the surrounding town homes to the retail centers on New Hampshire Avenue.

Vehicular and pedestrian access to the Community Center is adequate, safe and efficient. The building functions are easily accessed through its central entrance, with the pool services located to provide efficient indoor-outdoor movement.

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

Community Center

The Community Center proposed provides an attractive building that is compatible in scale, use, and materials with the buildings that comprise The Enclave. The new structure will provide a modern facility with useful activities (such as the Cyber Café, Fitness Room, Community Room) for the residents of the complex. The building is skillfully sited, professionally detailed and promises to provide safe and useful recreation for the residents.

The Enclave Complex

The challenge today in considering The Enclave's compatibility turns on the issue of context. The towers create a decided internal compatibility, a well-balanced ratio of buildings, green space and recreation—that essentially address the public street *only* from a distance, as icons in their massing and height. Ironically, the substantial setbacks of the buildings from their streets augment the distance from which they are viewed, which in turn, enhances their image as local landmarks that are compatible in their familiarity.

Creating a desirable relationship between these buildings and their immediate ground plane “i.e., the pedestrian street,” presents a considerable challenge that demands the highest level of design skill should significant further development of this property be pursued.

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

The subject plan is exempt from forest conservation requirements because the property is already developed and the proposed improvements require less than 5,000 sf forest clearing.

APPENDIX

Extant Preliminary Plan Documentation