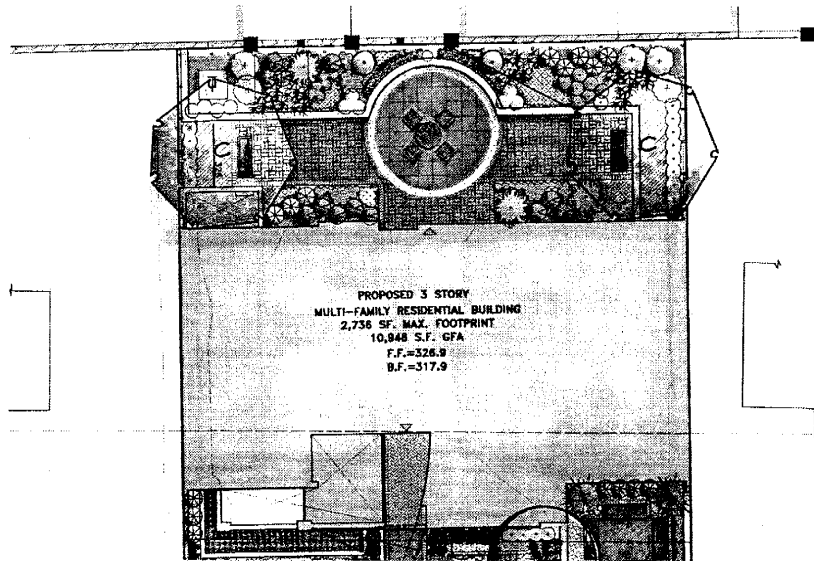
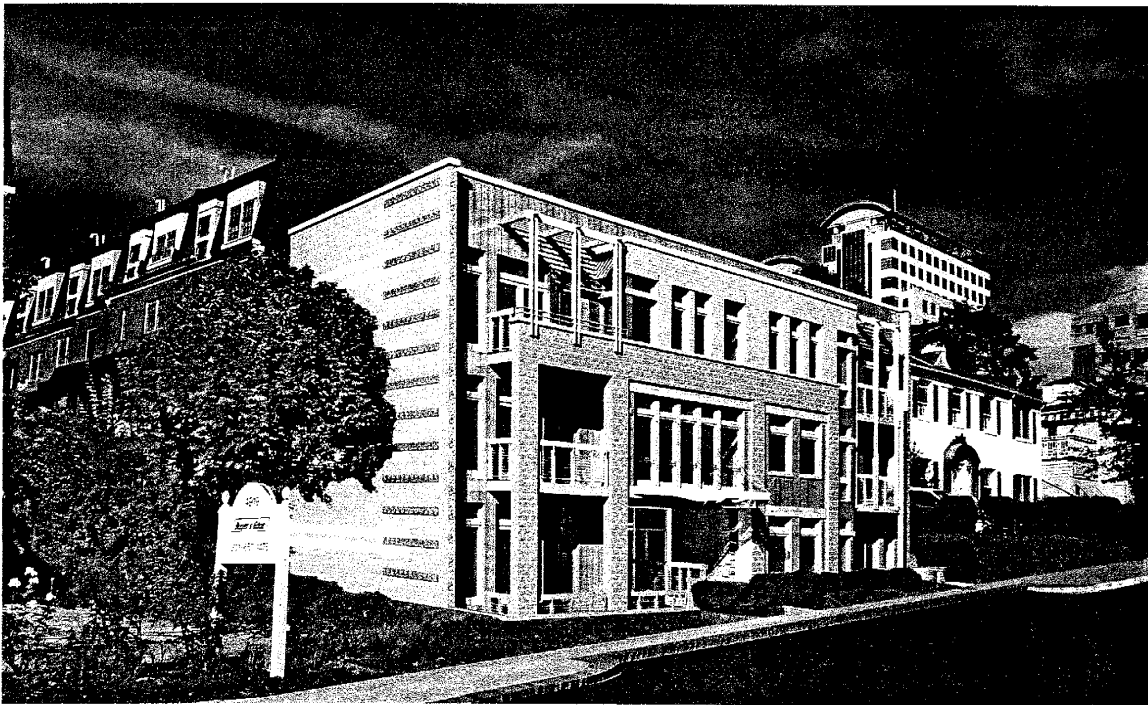


Recreation facility requirements are provided through a combination of on-site seating areas and off-site facilities located in Edgemoor III and in nearby Caroline Freeland Park.



HAMPDEN LANE

AMENDED SITE PLAN



PROJECT DESCRIPTION: Prior Approvals

Zoning/Development Plan

The subject property was rezoned from the R-60 zone to the TS-R zone through Zoning Map Amendment application G-769, which permitted the development of up to three townhouses. On February 1, 2000 a Development Plan Amendment DPA 00-2 was adopted by the District Council which approved a modification of the unit type from three townhouses to 12 multi-family units for the subject property and a reduction of approved multi-family units in the high-rise building from 149 to a maximum of 117.

Zoning Application G-763 reclassified 18,336 square feet of land on Montgomery Lane, described as Lots 17-19, Block 13A to allow development of a high-rise building, known as Edgemoor III. The Planning Board recommended to the District Council that the application be denied because the proposed 100-foot-tall building exceeded the maximum 65 foot height recommendation of the Master Plan. The District Council subsequently approved G-763, citing that “ the proposed design will locate higher densities closer to the Metro and will promote its effective use by convenient pedestrian access.” The Council went on to say that “The development will yield 98.26 dwelling units per acre which is within the sector plan’s recommended maximum density limit of 100 dwelling units an acre and above the minimum recommended density of 45 dwelling units per acre.” The density that was approved by G-763 was 149 dus.

Site Plan 8-00023

Site Plan 8-00023 for the subject property was approved by the Planning Board with conditions on April 27, 2000. A copy of the Planning Board opinion for 8-00023 is attached. The approved site plan shows 12 MPDUs, including 6 one-bedroom and 6 studio units in a 3-astory building.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (TS-R Zone)

Development Standard	Permitted/ Required	Proposed
Lot Area (sq. ft.):		
Phase I		32,934
Phase II		23,486
Phase III		23,136
Phase IV		<u>7,219</u>
Total area included under Development Plan		86,775
Floor Area Ratio (FAR):	2.5	2.4
Gross Floor Area (sq. ft.):		
Phase I		44,000
Phase II		36,000
Phase III		116,000
Phase IV		<u>10,948</u>

Total gross floor area	216,937	206,948
Dwelling Units		
Phase I		17
Phase II		12
Phase III	67	54
Phase IV		<u>12</u>
Total Dwelling Units:		95
Moderately-Priced DUs (12.5%)		12
Open Space:		
Minimum Percentage of Net Area devoted to public use space	10	
Phase I(net lot area=19,709sf)	1971	2,087
Phase II(net lot area=27,029sf)	2703	2,708
Phase III(net lot area=18,144sf)	1815	1817
Phase IV(net lot area=5,119sf)	512	608
Minimum Percentage of Net Area devoted to active and passive recreational purposes	25	
Phase I(net lot area=19,709sf)	4928	5703
Phase II(net lot area=27,029sf)	6758	4544
Phase III(net lot area=18,144sf)	4536	5103
Phase IV(net lot area=5,119sf)	1,280	1,651
Total Open Space Req'd for Phase IV 30%	1,792	2,259
Building Height for Phase IV (ft.):	65	38
Parking Phase IV:		
6 studio@ 1sp per du/2	3	
6 1 BR @ 1¼sp per du/2	4	
Total spaces req'd	7	
-10% reduction per CBD 6.3 or 7		
Parking provided (off site per waiver)		7*

* will be provided off-site in the underground parking garage of Edgemoor III.

RECREATION CALCULATIONS

Recreation requirements for the proposed 12 units in Edgemoor IV will be met by both on-site and off-site facilities provided in conjunction with Edgemoor III and in nearby Caroline Freeland Park. The facilities proposed have been given credit as follows:

	<u>tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
Demand Points					
for 12 Garden units	1.3	1.7	1.4	14.1	1.9
Supply Points					
<u>On-Site Facilities:</u>					
Picnic/Seating Area (2)	<u>2.0</u>	<u>2.0</u>	<u>3.0</u>	<u>10.0</u>	<u>4.0</u>
On-Site Total	2.0	2.0	3.0	10.0	4.0
<u>Off-Site Facilities:</u>					
Picnic/Seating Area (3)	3.0	3.0	4.5	15.0	6.0
Indoor Comm. Space	.1	.3	.4	4.3	.8
Indoor Fitness Facility	0.0	.2	.1	2.8	3.4
Off-Site Total	<u>3.1</u>	<u>3.5</u>	<u>5.0</u>	<u>22.1</u>	<u>10.2</u>
85% max. credit	2.6	3.0	4.3	18.8	8.7
Multi-age Playground	<u>9.0</u>	<u>11.0</u>	<u>3.0</u>	<u>7.0</u>	<u>1.0</u>
35% max. credit	3.2	3.4	1.1	2.5	.4
Off-Site Total	5.8	6.4	5.4	21.3	9.1
Total Supply Point	7.8	8.4	8.4	31.1	13.1

ANALYSIS:

Conformance to Master Plan

The site is located in the Transit Station Residential District of the *Approved and Adopted Bethesda CBD Sector Plan* area. The proposed development, as shown on the Site Plan, generally conforms with the concept envisioned for the TS-R District in this part of the Sector Plan. The subject proposal supports the Plan's goal of promoting an adequate supply of affordable housing.

The Sector Plan establishes a number of Urban Design Objectives to guide development in the CBD. The height of the proposed three-story building, 38 feet, is well below the 65-foot maximum recommended in the Sector Plan. Washington Globe street lights, street trees and concrete sidewalks are provided. In conformance with the TS-R zone, public open space is proposed along the Hampden Lane frontage for the general public and private active and passive open space is proposed in the rear of the property for residents.

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.*

The site plan is consistent with the approved development plan DPA 00-2 for Edgemoor in terms of land use, density, and amenity areas.

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

The Site Plan meets all of the requirements of the TS-R 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 proposed three-story building is located approximately 7 feet back from the right-of-way line and 17 feet behind the proposed curb. The building will be constructed to each side property line and approximately 23 feet from the rear property line. The building is located parallel with Hampden Lane and is arranged to provide direct access to the street and to conform to the existing development patterns in the neighborhood.

- b. Open Spaces

The TS-R zone requires that a minimum of 10% of the net lot area be devoted to public use space. Based on the net lot area of the subject site, a minimum of 512 square feet must be provided. The plan propose 608 square feet. The public use space is located along Hampden Lane in front of the proposed building. The public use space will include special paving, landscaped areas and areas for seating.

A minimum of 25% (1,280 square feet) active and passive recreation space must also be provided. The plans indicate that 1,651 square feet will be provided. The outdoor passive recreation space is provided in the rear (north side) of the building adjacent to the Edgemoor I townhouse section.

The plans propose a nicely landscaped outdoor room enclosed by a wood lattice fence approximately 7½ -8 feet high. Stone retaining walls, accent lighting, patio furniture and a stone pedestal and sculpture are proposed to help create and enhance the space. A combination of brick and flagstone paving is proposed for the patio area.

The stormwater management concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on February 15, 2000 and reconfirmed on January 5, 2005. The proposed stormwater management concept consists of a waiver of on-site water quality control due to the lack of a suitable storm drain system to connect to.

Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

c. Landscaping and Lighting

Landscaping is provided along the Hampden Lane frontage and on the north side of the building. Landscaping along Hampden Lane consists of two street trees planted just off-site within the public right-of-way. A Yoshino Cherry tree will be provided in the front yard between the building entrance and the seating area. Shrub masses and ornamental grasses are proposed as foundation planting and help define the public use space. A Washington Globe street light is proposed on the east side of the property frontage within the public street right-of-way.

The landscaping proposed for the passive recreation space located on the north side of the building will consist of shade tolerant species. Uplighting is proposed to highlight a stone pedestal and sculpture. The rear property line of the site is bounded by an approximately eight-foot-tall, unfinished concrete retaining wall. The plans propose to a lattice-type fence in front of the wall for screening.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. Recreation requirements for the proposed 12 units in Edgemoor IV will be met by both on-site and off-site facilities provided in conjunction with Edgemoor III and in nearby Caroline Freeland Park.

e. Vehicular and Pedestrian Circulation

Three on-street parallel parking spaces will be provided on the north side of Hampden Lane. A parking waiver was granted by the Planning Board through the previous site plan approval pursuant to Section 59-E-4.5, Performance Standards, of the Zoning Ordinance. The purpose of the waiver is to request relief from the requirements of Section 59-E-1.3, Distance from Establishment Served, which requires that parking be located within 500 feet walking distance of the entrance of the establishment served. In this case, 7 parking spaces will be provided approximately 850 feet walking distance from the building's entrance as part of the underground parking structure of Edgemoor III high-rise residential building. In order to ensure and promote pedestrian access to the parking spaces, the applicant will extend a five-foot-wide sidewalk approximately 65 feet west beyond the property frontage to an existing five-foot-wide sidewalk. This issue was identified and discussed at the time of the Development Plan Amendment DPA-002 and it was noted that it would be necessary for the applicant to seek a parking waiver at the time of site plan approval.

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

There are no setback requirements in the TS-R zone. The zone was written to provide flexibility in areas around transit stations where high-density residential use is desirable. The provision of affordable housing within the Central Business District of Bethesda, within easy walking distance of the Metro, is also much needed and a goal of the Master Plan.

The subject three-story building is located between existing two-story buildings, which have been converted to commercial uses. The activity associated with the proposed residential use will not cause a negative effect on adjacent residential or commercial uses.

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

The proposed development is exempt from Forest Conservation requirements because that it occurs on a tract less than one acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest and reforestation requirements would be less than 10,000 square feet.

APPENDIX

- A. Letter from adjacent property owners to Charles R. Loehr and Peter Engel dated December 6, 2004.
- B. Letter from Peter Engel to adjacent property owners dated January 3, 2005
- C. Planning Board opinion for Site Plan 8-00023.