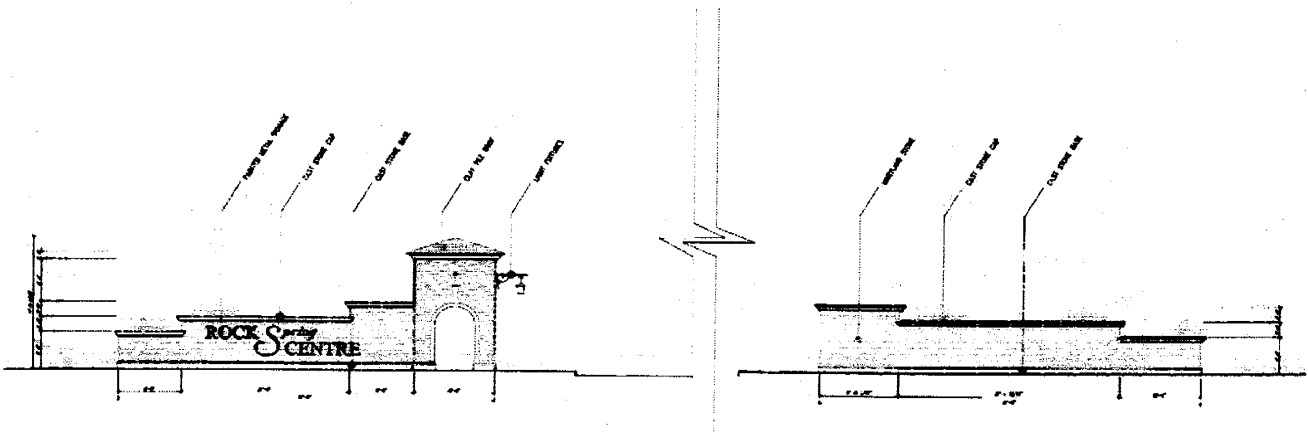
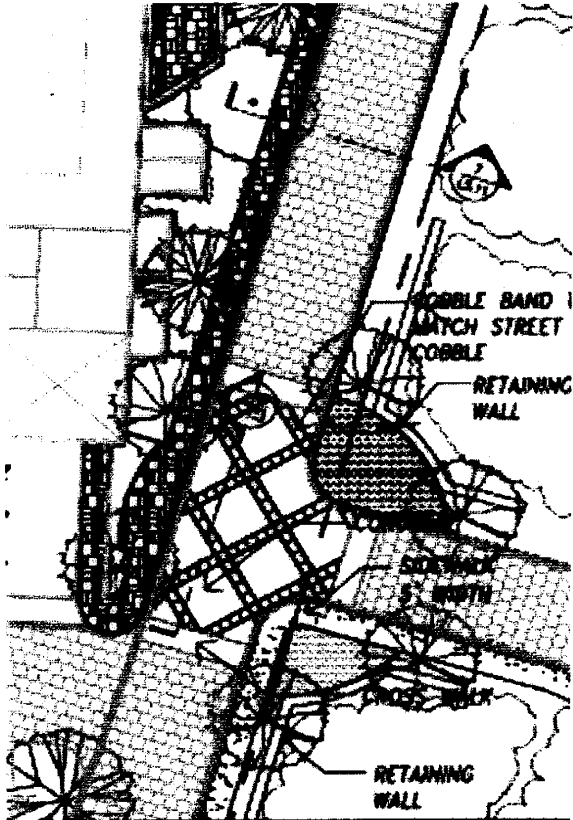


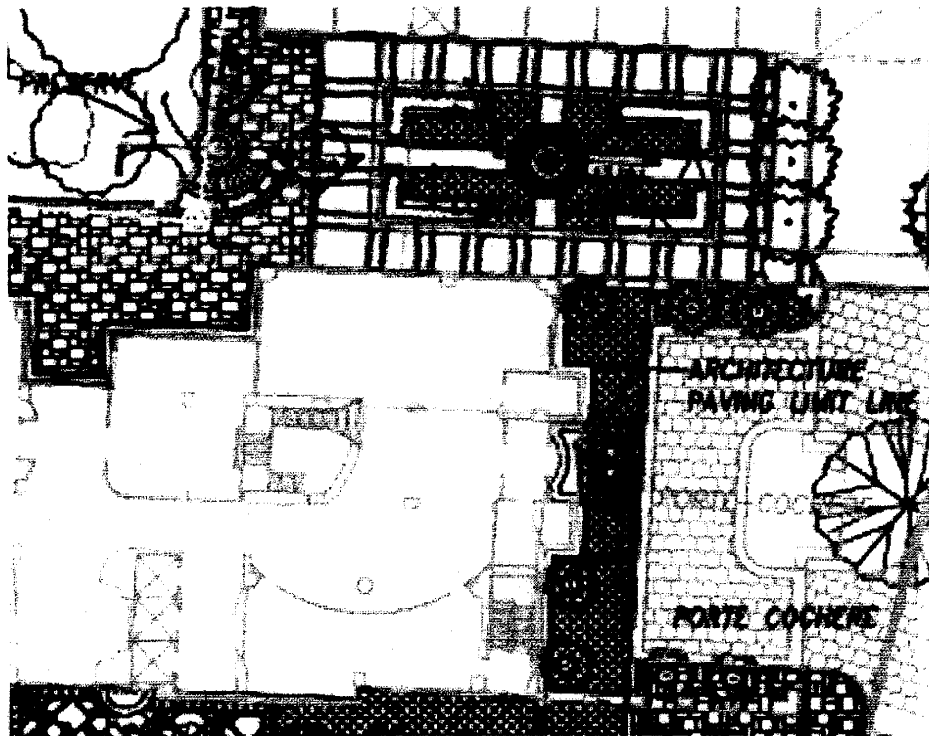
North View of the Phase III site plan including the hotel, wellness center and apartment building



Entry wall feature



Main entrance feature into site at intersection of Street A and Street B



View of Porte-Cochere at hotel lobby entrance

PROJECT DESCRIPTION: Prior Approvals

Zoning Application G-713

The subject property was rezoned from the R-H zone to the MXPB zone by the District Council on April 29, 1997. A copy of Council Resolution (13-865) is attached. As part of the zoning application G-713, a Development Plan for the proposed development was approved with a number of binding elements.

Development Plan Amendment DPA 99-1

The approved Development Plan as part of zoning application G-713 was amended by DPA 99-1 and approved on September 29, 1998. A copy of Council Resolution (13-1442) is attached. DPA 99-1 did not change the amount of development or the phasing plan as a binding element of the approved plan. It merely clarified the phasing plan by adding additional language. All the required road improvements or traffic mitigation measurements remain.

Preliminary Plan

Preliminary Plan 1-98092 for Rock Spring Center was approved by the Planning Board with conditions on May 27, 1999. A copy of Planning Board opinion is attached. Preliminary Plan 1-98092 satisfied the Adequate Public Facilities test for the following land uses (given the remaining capacity of more than 1,250 housing units and only 3,667 jobs available at that time):

- a. 1,250 housing units (apartments)
- b. First stage non-residential uses of 977,200 square feet consisting of the following land uses:
 - 1) 637,200 (of the build out total of 830,000) square feet of general office use
 - 2) 220,000 square feet of general retail use
 - 3) 90,000 square feet for a movie theater (retail use)
 - 4) 30,000 square feet for a community center

The total build out in the future for non-residential uses was proposed to be a total of 1,355,000 square feet. The remaining non-residential development below had to undergo a revised Local Area Transportation Review when the 1,268 jobs become available to satisfy Policy Area Review:

- a. 185,300 square feet of general office use
- b. 185,000 square feet of institutional uses

Site Plan 8-00034

Site Plan 8-00034 for Avalon Bay at Rock Spring Centre was approved by the Planning Board for 390 garden apartments in the northern portion of Rock Spring Center on August 3, 2000.

Site Plan 8-03036

Site Plan 8-03036 for Rock Spring Apartment Tower I was approved by the Planning Board for 351 apartments on November 20, 2003.

Site Plan 8-04017

Site Plan 8-04017 for Rock Spring Apartment Tower II was approved by the Planning Board for 352-unit residential high-rise building, a swimming pool and associated underground parking on February 26, 2004.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (MXP Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):		3.21
Max. Residential Density (d.u./ac.)	44 *	27
Number of Dwelling Units		
1-bedroom		41
2-bedroom		46
Total		87
MPDU on-site	0 **	0
Max. Allowable Density:		
Hotel (rooms)	200	157
Wellness Center (sf)	90,000	90,000
Building Setbacks (ft.)		
from detached homes	100	550
from street	--	20
Green Area (%)		
Apartments	50	40***
Hotel and Wellness Center	40	38***
Building Height (story):		
Apartments	22	8 (104 feet)
Hotel and Wellness Center	22	12 (186 feet)
Parking Spaces		
<u>Multi-family dwelling units</u>		
41 1-bedroom @ 1.25 sp	52	59
46 2-bedroom @ 1.5 sp	69	74
<u>Hotel</u>		
157 Guest Rooms @ 0.7 sp/room	110	53
<u>Wellness Center</u>		
58,500 sf patron space @ 5/1000 sf)	293	162 (patrons) 97 (employees)
Total	524	447****

- * The overall density for the residential areas within the Center; a total of 1,250 units was approved for the entire Rock Spring Center.
- ** In accordance with the amended alternative agreement from the Department of Housing and Community Affairs to Chairman Berlage dated January 11, 2005
- *** Deficient green area to be provided in Phases IV and V.
- **** Parking Waiver requested pursuant to Sect. 59-E-3.7 to reduce the requirement by 77 spaces. 97 of the required number of spaces will be located in Tower II in Phase II of the development on a permanent basis.

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u.					
HR (87)	3.05	3.48	3.48	66.82	40.02
*Housing type : 87 multi-family dwelling units					
Total Demand Points	3.05	3.48	3.48	66.82	40.02
Supply Points					
Indoor Swimming Pool	0.30	0.70	0.70	20.04	16.01
Picnic/Sitting Area (3)	3.0	3.0	4.50	15.0	6.0
Indoor Exercise Room	0.30	0.35	1.04	20.04	16.01
<u>Indoor Fitness Facility</u>	<u>0.00</u>	<u>0.35</u>	<u>0.35</u>	<u>13.36</u>	<u>6.00</u>
Total Supply Points	3.61	4.39	6.59	68.45	44.02
% of demand met on-site	119	126	189	102	110

ANALYSIS:

Conformance to Master Plan

Rock Spring Park is located in the *North Bethesda/Garrett Park Master Plan* (1992). The proposed apartment, hotel and wellness center project is located on Parcels 23 and 24 in the northeast quadrant of Rock Spring Park on the Davis parcel zoned MXPDP.

The zone was granted so that Rock Spring Park would create an urban village that would be “a more pedestrian friendly, transit serviceable environment for housing and retail on the Davis parcel to link to the offices in the remainder of the Park”. (p. 102).

The Applicant needs to address the following issues in conjunction with the review of Phase IV site plan:

Transportation

- Dedication of land along Rock-Spring Drive for future North Bethesda Transitway: safe pedestrian movement along Rock Spring Drive and Rockledge Drive with bike lane and ample sidewalk; new vehicle and pedestrian activated traffic lights along Rock Spring Drive; and new medians that accommodate school bus movement.

Community Center

- Finalize all elements associated with the development and operation of the community center. The Master Plan recommends that “Prior to issuance of the building permit for the second office building, a community center must be operational or its construction must have started”.

Transportation Planning

This site is within the boundary of the North Bethesda TMD. The applicant was required as a condition of preliminary plan approval to participate with the North Bethesda TMO to assist the North Bethesda TMD in achieving and maintaining its 39% non-driver traffic mitigation goal for Stage II of the Master Plan development. The applicant is required to participate in the North Bethesda TMO. A reduction in the amount of parking spaces contributes to the goals and objectives of the MXPDP Zone for transit oriented development and less reliance on vehicles in an urban environment.

For Policy Area Transportation Review (or the staging ceiling condition), the current staging ceiling capacity is positive 38 housing units in the North Bethesda Policy Area under the *FY 2004 Annual Growth Policy* transportation staging ceilings, as of January 31, 2004. The 87 housing units were already added to the pipeline at the time Preliminary Plan No. 1-98092 was approved.

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 proposed development is consistent with the approved Development Plan (DPA 99-1) in land use, density, location, building height and development guidelines.

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 MXPDP 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 site is comprised of three separate buildings consisting of a 12-story (186 feet) hotel, wellness center and an 8-story (104 feet) 87-unit apartment building. The proposed heights are consistent with the 22-stories permitted in the MXPDP Zone. All three buildings are connected on the ground plane by a sub-surface parking garage. The apartment building is located on the north side of the site adjacent to the residential towers, and fronting on Rock Forest Drive. The hotel is located on the southern end of the 3.21-acre tract with the Wellness Center integrated in the middle of the hotel and apartment building. The building mass continues the same Italianesque theme initiated in the towers and future defined in the future phases. The east side of the hotel and wellness center back up to the conservation area creating vistas into the natural area.

- b. **Open Spaces**

The green space requirement is 40 percent for the hotel and 50 percent for the apartment building. The applicant is providing less than the required green area for both categories; however, the deficiency will be applied to Phase IV. The applicant will need to provide an additional 10 percent for the hotel and 2 percent for the apartment building. Staff believes there is more than sufficient green area to be credited toward Phase III in the future phases.

The proposed stormwater management concept consists of (1) on-site water quality and recharge control via grass swales, dry swales, a modified dry swale, drywells and a surface sand filter. 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

The proposed landscaping on the site consists of a clustered mix of shade trees along Street "A" entrance into the site from Old Georgetown Road. The private streets are lined with shade trees in tree pits, which will continue into the next phases.

The lighting plan emphasizes the primary access leading up to the central focal point on Street "A" from Old Georgetown Road and connecting with Street "B". Three light fixtures are proposed to illuminate the streets, pedestrian walkways and internal courtyards of the hotel and wellness center. The street fixtures are 12-foot-tall Town Commons fixtures similar to other urban environments. The interior courtyard lighting consists of similar fixtures to complement the architecture and Town Commons series mounted at 10 feet.

All luminaries are equipped with shields and optical lens options such as refractors and reflectors to negate glare.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The on-site facilities credited toward this development include: an indoor fitness facility, indoor swimming pool, indoor exercise room and three picnic/seating areas.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

Access points to the site are to be provided from Street "A", which is the only access in and out of the site from Old Georgetown Road. Street "A" connects with Street "B", which becomes the southerly extension of Rock Forest Drive. The apartment building derives access to the sub-surface parking facility from Rock Forest Drive. The hotel and wellness center is served by a porte-cochere near the intersection of the two private streets. The hotel and wellness center have a dedicated entrance to the parking garage directly adjacent to the porte-cochere, which will be valet operated.

A waiver to the parking requirements is discussed in detail in the "Summary of Issues" section of the report on page 6. Staff is supportive of the waiver request and reduction of 77 spaces.

Pedestrian circulation consists of a 5-foot-wide sidewalk on the south side of Street "A" connecting Old Georgetown Road to the intersection with Street "B". The streetscape includes 12-foot-wide walkways inclusive of tree pits in front of the proposed buildings.

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

The proposed structures and uses are compatible with the existing and proposed adjacent development. Phase III of the Rock Spring Center further enhances the vision of an urban center on the site with a proposed hotel and wellness center, in addition to the housing. The apartments complement the adjacent residential towers and create a transition in height for the residential component to the hotel and wellness center. The mix of uses is consistent with the urban concept proposal for this site and compatible with surrounding development.

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

The original 53.4-acre Davis-Camaliere tract was reviewed for forest conservation as part of the MXPD zoning application G-713 and the overall Preliminary Plan 1-98092. Refinements to these original approvals are being made as each portion of the site comes in for site plan review. It is at this phase that detailed forest/tree protection plans and planting decisions are approved within the context of the final forest conservation plan requirement for each site plan. The subject site plan covers 3.21 acres of overall 53.4-acre site.

APPENDICES

- A. Subdivision Waiver Request letter dated March 25, 2005 and May 18, 2005
- B. Planning Board opinion for Preliminary Plan 1-98092A.
- C. Memorandums from agencies