

# Buffer Planting

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	COMMENTS
<b>Large Canopy Trees</b>						
3	AR	<i>Acer Rubrum</i>	Red Maple	2 1/2-3" cal.	B&B	single leader; full branching
2	LS	<i>Liquidambar styraciflua</i>	Sweet Gum	2 1/2-3" cal.	B&B	single leader; full branching
1	LT	<i>Liriodendron tulipifera</i>	Tulip Poplar	2 1/2-3" cal.	B&B	single leader; full branching
3	NS	<i>Nyssa sylvatica</i>	Black Gum	2 1/2-3" cal.	B&B	single leader; full branching
10	PA	<i>Platanus x acerifolia 'Bloodgood'</i>	London Planetree	2 1/2-3" cal.	B&B	single leader; full branching
3	QA	<i>Quercus alba</i>	White Oak	2 1/2-3" cal.	B&B	single leader; full branching
1	QP	<i>Quercus phellos</i>	Willow Oak	2 1/2-3" cal.	B&B	single leader; full branching
1	QR	<i>Quercus rubra</i>	Red Oak	2 1/2-3" cal.	B&B	single leader; full branching
<b>Evergreen Trees</b>						
8	CJ	<i>Cryptomeria japonica</i>	Japanese Cedar	6-8' ht.	B & B	heavy, matched, symmetrical, branched to ground
14	PN	<i>Pinus nigra</i>	Black Pine	6-8' ht.	B & B	heavy, matched, symmetrical, branched to ground
25	TO	<i>Thuja occidentalis</i>	American Arborvitae	Transplants		
<b>Ornamental Trees</b>						
4	AC	<i>Amelanchier canadensis</i>	Serviceberry	8 - 10' ht.	B & B	multi-stem
6	AH	<i>Amelanchier humilis</i>	Shadbush	8 - 10' ht.	B & B	multi-stem
6	CC	<i>Cercis canadensis</i>	Eastern Redbud	7-8' ht.	B&B	single stem; full branching
2	CF	<i>Cornus florida 'Celestial'</i>	Celestial Flowering Dogwood	8 - 10' ht.	B & B	multi-stem, heavy, symmetrical,
2	CK	<i>Cornus kousa</i>	Kousa Dogwood	10'-12' ht.	B & B	single leader, heavy, matched, symmetrical
5	HV	<i>Hamamelis virginiana</i>	Witchhazel	5-6' ht.	B & B	multi-stem
10	PY	<i>Prunus yedoensis</i>	Yoshino Cherry	1 3/4-2" cal.	B&B	single stem; full branching
<b>Evergreen Shrubs</b>						
10	IG	<i>Ilex glabra 'Shamrock'</i>	Compact Inkberry	24-30" ht.	Cont.	full branching to ground
11	RH	<i>Rhododendron 'Hardy Gardenia'</i>	Hardy Gardenia Azalea	18-24" ht.	Cont.	full; Linwood, white, late
8	RP	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	24-30" ht.	Cont.	full branching;
5	VR	<i>Leatherleaf Viburnum</i>	Leatherleaf Viburnum	24-30" ht.	Cont.	full branching to ground
<b>Deciduous Shrubs</b>						
5	HQ	<i>Hydrangea quercifolia</i>	Oakleaf hydrangea	24-30"ht.	Cont.	full branching
5	IV	<i>Ilex verticillata 'Sparkleberry' &amp; 'Apollo'</i>	Winterberry (female and male)	30-36"ht.	Cont.	full branching
12	VA	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	24-30"ht.	Cont.	full branching
11	VC	<i>Viburnum carlesii</i>	Korean Spice Viburnum	24-30"ht.	Cont.	full branching
<b>Lawns</b>						
			Sodded Lawn (per sq. yd.)			
			Seeded Lawn (per sq. yd.)			

## **PRIOR APPROVALS**

### **Development Plan**

Zoning application No. G-796 was approved on October 29, 2003 for the reclassification of 15 acres of the site from the R0-90 Zone to the PD-28 Zone. The Development Plan was approved in conjunction with the reclassification subject to a number of conditions pertinent to recommended activities within the reclassified area, buffers to the adjacent properties, access and environmental features.

### **Preliminary Plan**

Preliminary Plan 1-92072A was amended and approved on June 12, 2003 to permit a total of 473 multi-family dwelling units and increased the enrollment of the existing private educational institute from 447 to 547 students. The original Preliminary Plan created one lot on 90.30 acres.

## **DISCUSSION OF ISSUES**

### **ANALYSIS: Conformance to Master Plan**

The subject property is located in the 1992 North Bethesda/Garrett Park Sector Plan and is specifically discussed with an emphasis on maintaining the overall Georgetown Preparatory School site as an institutional use, maintaining the existing open space and confining any future residential development to close proximity of the Grosvenor Metro Station.

The Plan recommends the R-90 zone be retained as the underlying zone and a PD-28 zoning classification be applied to 15 acres adjacent to Tuckerman Lane and Rockville Pike. The 15 acre tract within the school boundaries would be subject to Development Plan guidelines that pertain to pedestrian access to the Metro, vehicular access from Tuckerman Lane, size restrictions limited to the 15 acres and the provision of a landscape buffer to the adjacent residential community.

The Georgetown Preparatory site is also discussed with regard to future studies of the school building on the site for designation as a historic resource. Presently the building is not on the Locational Atlas and Index of Historic Sites in Montgomery County.

Community-Based Planning staff recommends approval of the Site Plan as it is in conformance with the approved and adopted North Bethesda/Garrett Park Plan.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

<b>Zoning:</b>	PD-28 and R-90
<b>Proposed Use:</b>	Multi-family dwelling units
<b>Total Site Area:</b>	17.33 acres
PD-28 Zone	15.0 acres
R-90 Zone	2.33 acres

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
Permitted Density:	512 d.u.'s	473 d.u.'s
Min. % of Multi-family units: (%)	50	100
Min. % of units 4-story or less: (%)	25	41
Min. % of units 4-story or more: (%)	50	59
Coverage Limitations: (%)		
Green Space (of PD-28 area)	50%	78%
Internal Green Space:	5%	6%
Building Height:		
Building A	Not specified	4-story
Building B	Not specified	9-story
Building/Parking Setbacks (59-C-4.367):		
From abutting residentially Zoned property:	100	N/A
One-family development	100	N/A
Other than one-family development	30	N/A
Non-residential development	25	N/A
Parking:		
1 Bedroom (1.25 spaces per unit @212 units)	265 spaces	265 spaces
2 Bedroom (1.50 spaces per unit @203 units)	305 spaces	305 spaces
3 Bedroom (2 spaces per unit @34 units)	68 spaces	68 spaces

### MPDU CALCULATIONS

Base Density (15 ac. x 28 d.u.'s/ac.)	420 dwelling units
Total proposed residential units	473 dwelling units
Bonus units (473-420=53 [12.6% density bonus over the base])	53 dwelling units
Required MPDUs	*66 dwelling units

\*Staff has calculated the MPDU requirement differently than the applicant to include a density bonus of 53 units, requiring a total number of MPDUs that equal 13.9% of the total number of units provided.

### RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
<i>Demand Points (Required per 100 d.u.'s)</i>					
Multi-family (473)	<u>18.92</u>	<u>18.92</u>	<u>18.92</u>	<u>364.21</u>	<u>217.58</u>
<b>Total Demands Pts.</b>	18.92	18.92	18.92	364.21	217.58
<i>Supply Points</i>					
<u>On-Site Facilities:</u>					
Picnic/Sitting Area	8.00	8.00	12.00	40.00	16.00
Open Play Area II (2)	6.00	8.00	8.00	20.00	10.00
Pedestrian system	1.89	3.78	3.78	163.89	97.91
Swimming Pool	1.04	3.88	3.88	91.05	32.64
Indoor Comm. Sp.	1.89	2.84	5.68	109.26	87.03
Indoor Exercise Rm.	1.89	1.89	5.68	109.26	87.03
Indoor Fitness Fac.	<u>0.00</u>	<u>1.89</u>	<u>1.89</u>	<u>72.84</u>	<u>32.64</u>
<b>Total On-Site Supply</b>	20.71	30.28	40.91	606.30	363.25
<b>Percent of Requirements</b>	109%	160%	2.16%	166%	167%

\*No credit is being taken for off-site facilities.

## 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 15 acre property was reclassified from the R-90 Zone to the PD-28 Zone (Zoning Amendment (G-796) on October 29, 2002. The application included a Development Plan that incorporated the binding elements outlined in the zoning reclassification. The binding elements included conditions regarding educational activities, buffer requirements, building height, vehicular access and environmental protection.

The following binding elements are applicable to this site and site plan review:

- a. School recreation and educational activities/open space/golf to remain on 11.66 acres of the Property identified as Area A.
- b. The 2.33 acre area west of the Property identified as the East-West Buffer Area shall be subject to site plan review and shall be restricted to the following uses: access road, sidewalk, gate, gatehouse or similar access-control feature and turnaround, landscaping, berming, screening, lighting, storm water management facilities, outdoor school recreational and educational activities and golf, and improved and used as set forth in the East-West Buffer Area, identified as Exhibit "D" in the Settlement Agreement (Hearing Examiner Exhibit No. 146).
- c. The East-West Buffer Area landscaping shall include: preservation of as many existing trees along the western property line adjacent to Tuckerman heights as possible and enhanced by ten (10) feet of dense evergreen planting, an additional fifty (50) feet of wooded area adjacent to the ten (10) foot evergreen strip; and an additional area of landscaped open space continuing east to the access road, and improved and used as set forth in the East-West Buffer Area, identified as Exhibit "D" in the Settlement Agreement (Hearing Examiner Exhibit No. 146).
- d. The west façade of the building will be stepped from Tuckerman Lane going north from four stories to six stories to five stories to four stories.
- e. The access point at Tuckerman Lane will be designed to prevent cut-through traffic from the access road to Grosvenor place.
- f. No permanent encroachment in the stream buffer, except as may be necessary and unavoidable for infrastructure needs.

A waiver is also approved from the minimum percentages of multi-family structures under the provisions of Div. 59-C-1.31 to permit less than 25% of the units in structures of four stories or less.

2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings and Structures

The location of the buildings is adequate and efficient, respecting the natural environment, while taking full advantage of the existing terrain and location to Tuckerman Lane. The location of the buildings with respect to the surrounding neighborhood represents a concerted effort on behalf of the applicant to subdue the impact of the proposed development to the existing community.

The Moderately Priced Dwelling Units (MPDUs) have been selectively integrated into the framework of the market rate units. This provides for a mix of design and unit type within each building. Staff believes the number of MPDUs provided by the applicant does not accurately reflect a density bonus being achieved over the base density.

b. Open Spaces

Open space for this project is generously laid out and conforms directly to the recommendations outlined in the North Bethesda/Garrett Park Sector Plan (1992), specifically *"to maintain as much of the site's existing open space as possible"*.

The east-west buffer, approximately 225 feet from the property line to face of the building, provides an attractive and effective screen while linking the surrounding open space of the golf course with this development. In addition, all of the property east of the buildings will remain in open space in the form of a stream buffer, forest conservation easement or the remaining part of the golf course.

c. Landscaping and Lighting

The landscaping proposed is adequate and efficient.

Landscaping consists of shade trees lining the entry and paralleling the access into the building site as well as the access road leading to the west side of building 'F'. Ornamental flowering trees and shrubs accent the entry and circular entry into building 'J'. The interior courtyard of both buildings will be elegantly landscaped to accent and provide definition for the pool area and the two lawn areas. A courtyard and seating area is located between the two lawn areas to provide a more centrally located gathering spot in a less intensive active area such as the pool. Shade trees have been placed in areas where additional soil has been added to support their root system, since the courtyard is over structured parking. Raised planters are being

implemented in areas where the soil depth is limited. Flowering trees and shrubs are located near entrances to the building and parking to highlight their importance as well.

Additional evergreen and deciduous trees have been sited on the west side to soften the height and appearance of the proposed building and supplement the planting to be installed in the east-west buffer, as required in the Development Plan. The east west buffer shall contain ten feet of dense evergreen planting, an additional fifty feet of wooded area adjacent to the ten-foot evergreen strip. The planted area serves as a buffer strip to the adjacent townhouse community of Tuckerman Heights.

d. Recreation

The proposed development provides all of their recreational facilities within the building footprint and interior courtyard area. A swimming pool, seating areas and a series of pedestrian walkways are being provided throughout the courtyard area, as well as indoor facilities that include community space, a fitness center and exercise room. The application exceeds the recreation requirements that are required as part of the site plan review.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is adequate, safe, and efficient, providing pedestrian connections and crossings from the street.

Vehicular circulation consists a private drive into the site that turns immediately into a circular entry for pedestrian access into the buildings. The main drive becomes an access road that serves three separate entrances into the garage situated on the south and west side of building 'F'. The access road continues along the western boundary and terminates into a cul-de-sac, providing future maintenance access for the George Preparatory Golf Course. The applicant is required to provide traffic signal at the intersection of Grove Place Road and the entry to their property. The signal and turning movements will address channelization of vehicles onto Tuckerman to preclude through traffic into the Grosvenor Park condominiums.

Pedestrian circulation consists of 4-foot-wide sidewalks along the western side of the access road and along the eastern side leading up to the circular drive and building entrance. An existing five-foot-wide sidewalk with existing street trees parallels the north and south side of Tuckerman Road. Pedestrian crossings are proposed on both sides of the entrance into the site that match up with Grosvenor Place Road directly south of Tuckerman Road.



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

The buildings proposed are compatible with existing uses and adjacent development.

The buildings, specifically building 'F' is set back approximately 225 feet from the adjacent community (250 feet from building to building). An east-west buffer is established that will provide a more than adequate buffer and screening for privacy. The height of Building 'F' will be four stories for a compatible edge to the 3-story townhouses in the Tuckerman Heights community. The applicant is also proposing a façade that is more residential in nature to compliment the adjacent townhouses, rather than a façade that is more in keeping with a high-rise complex.

Building 'J' is further set back from the adjacent community and further down slope and closer to the stream buffer. This building is more adequately compatible in nature with the high-rise complexes across Tuckerman Lane. The condominiums across Tuckerman Lane are approximately 150 feet from the road edge with an additional 100 feet to the nearest building edge.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest conservation requirements are being met on site through the retention of 2.51 acres of existing forest. The applicant has a planting requirement of 1.06 acres, which will be met through reforestation planting within the forest conservation easement and stream buffer. In addition, the applicant has agreed to clean up the debris within the stream buffer and restore the entire buffer with plantings. An invasive management plan is required as part of the approved forest conservation plan to address the health and vitality of the buffer. The existing forested areas to be retained will be placed in a Category I forest conservation easement. Additionally, the applicant is complying with one of the binding elements that preclude permanent encroachment within the stream valley buffer and forest conservation easement.

## APPENDIX

- A. Memorandums from other agencies
- B. Preliminary Plan Opinion (1-92072A)
- C. Zoning Map Amendment G-796 and Development Plan
- D. Letters from adjacent communities