

**MEMORANDUM**

**DATE:** February 6, 2004  
**TO:** Montgomery County Planning Board  
**VIA:** Joseph R. Davis, Chief *JRD*  
 Michael Ma, Supervisor *Ma*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, RLA *RAK*  
 Planning Department Staff  
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**REVIEW TYPE:** Site Plan  
**APPLYING FOR:** 150 one-family attached dwelling units  
**PROJECT NAME:** Fortune Parc  
**CASE #:** 8-04012  
**REVIEW BASIS:** Site Plan Review required in the I-3 zone [59-C-5.437] and in the O-M Zone [59-C-4.314] as set forth in division 59-D-3. Section 59-C-1.61 for development including Moderately Priced Dwelling Units

**ZONE:** I-3 and O-M  
**LOCATION:** Northwest intersection of Montrose Road and Interstate 270 on Montrose Road and Seven Locks Road

**MASTER PLAN:** Potomac Master Plan  
**APPLICANT:** F.P. Homes Associates, LP  
**FILING DATE:** November 3, 2003  
**HEARING DATE:** February 12, 2004

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**STAFF RECOMMENDATION FOR SITE PLAN: Approval** of 150 one-family attached dwelling units in the I-3 and O-M zones on 34.41 acres, with the following conditions:

1. Site Plan Enforcement Agreement  
Submit a Site Plan Enforcement Agreement and Development Review Program for review

and approval prior to approval of the signature set as follows:

- a. Development Program to include phasing as follows:
  - 1) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
  - 2) Coordination of each section of the development of roads;
  - 3) Street tree planting must progress as street construction is completed, but no later than six months after completion of the buildings;
  - 4) Phasing of dedications, stormwater management, sediment and erosion control, or other features;
  - 5) Community-wide pedestrian pathways, including the off-site natural surface trail and recreation facilities must be completed prior to release of the 105<sup>th</sup> building permit for the development;
  - 6) Site Plan Enforcement Agreement to include recreation facility maintenance and maintenance of the path leading from Montrose Road to Greenleaf Avenue.
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and the Montgomery County Department of Permitting Services issuance of sediment and erosion control permit.
- c. No clearing or grading prior to M-NCPPC approval of signature set of plans.

2. Signature Set

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

- a. Site Plan
  - 1) Show all easements, Limits of Disturbance, Rights-of-Way, Forest Conservation Areas and Stormwater Management Parcels, Home Owner Association Parcels and trails, opinion, development program inspection schedule, site plan numbers and dates of approval on the drawing.
  - 2) The location of all recreation facilities shall be clearly identified on both the site and landscape plans. Complete details and specifications demonstrating full conformance with the Recreation Guidelines shall be added to the plans.
  - 3) Provide the entire boundary of the triangular property south of Montrose Road and include any improvements.
  - 4) Provide signs for designated parking spaces for the clubhouse and pool.
  - 5) All internal sidewalks to be a minimum width of five feet.
  - 6) Provide benches around the path in front of units 57-60.
  - 7) Clarify the location where the wood chip path begins and ends as a transition to the hard surface path. Wood chip path to be field located by M-NCPPC staff during the pre-construction meeting.
  - 8) Applicant to coordinate with the City of Rockville if sidewalk connection or any improvements are made beyond the subject property boundary and within the city limits of Rockville as previously conditioned in the approved Preliminary Plan [condition #4, see attached Appendix B].
- b. Landscape and Lighting Plan to provide the following:
  - 1) Label all sidewalk and pathway material. All internal sidewalks to be a minimum of five feet.

- 2) Label the iron fence and public utility easement on Street "A".
- 3) Show the clearing limits.
- 4) Remove the detail and specification for 2/L5.3 as it does not pertain to this site plan.

3. Homeowners Association Documents

Applicant shall provide documentation to prospective buyers in the Homeowners Associations Documents with regard to maintenance responsibility of the plant material, paving, benches and amenities between the building and curb line, which includes the public utility easement (PUE). A draft documentation to be provided to M-NCPPC staff prior to release of the first building permit.

4. Stormwater Management

Conditions of MCDPS stormwater management concept approval for Phase I (townhouses) dated March 11, 2003 and conditions of the Maryland Department of the Environment letter of approval dated October 8, 2003 [Appendix A].

5. Transportation Planning

Applicant shall comply with the following conditions of approval of the Transportation Planning Memorandum dated February 4, 2004 and the conditions of approval from the Department of Public Works and Transportation dated February 4, 2004 [Appendix A]:

- a. Limit the site plan up to the maximum of 150 single-family attached units.
- b. Provide bicycle facilities including five bicycle racks at the pool/club house. Reconstruct/relocate a Class I bikeway along the west side of Seven Locks Road with a physical separation of the bicyclist from the vehicular traffic. Construct a Class I bikeway along the south side of Montrose Road from Seven Locks Road to I-270 interchange.
- c. In accordance with the letter dated February 4, 2004, from the Department of Public Works and Transportation (DPWT), coordinate with DPWT and the Montgomery County Department of Permitting Services (DPS) regarding the following:
  - 1) Traffic calming measures along Street "A".
  - 2) The transition between the divided (i.e., beginning at Seven Locks Road) and undivided typical section for Street "A".
  - 3) Amenities along "Street A" and "Street B" for the installation and maintenance of streetscaping, street trees, street lighting, trash cans and benches.
  - 4) Crosswalk design and installation at the intersection of Street "A" and Street "B".
  - 5) Street "B" design including (1) driveway spacing, curb radii, and prohibited turning movements, (2) a traffic circle at the Montrose Road ramp (I-270), and (3) cul-de-sac south of Fortune Terrace right-of-way.
- d. Design and install a traffic signal at Street "A" with Seven Locks Road including providing pedestrian signals, pedestrian crosswalks, a southbound left-turn lane from Seven Locks Road, and a northbound through/right-turn lane converted from the current right-most (Seven Locks Road) through lane subject to and in accordance with the requirements of DPWT.
- e. Coordinate with the City of Rockville regarding the following:
  - 1) A possible traffic signal installation at the intersection of Seven Locks Road and Twin Oaks Drive, if warranted and subject to City of Rockville's requirements

and approval within their Corporate limit.

- 2) A pedestrian connection between the Street "B" northern cul-de-sac and Fortune Terrace.
- f. Fund the extension of Ride-On bus service from the site directly or indirectly to the nearest Metrorail Station as agreed with DPWT in the applicant's transportation consultant's letter dated January 9, 2004, and DPWT's letter dated May 13, 2003. The extension of Ride-On bus service is in lieu-of operating a private shuttle bus service or other transit that was reviewed for the projected ridership and found not to be feasible.
- g. Execute the Trip Reduction Agreement (TRA) with the Planning Board to satisfy the I-3 Trip Mitigation Guidelines for office development prior to release of any building permits. The trip mitigation goal for I-3 zoned land in the Potomac Policy Area is to reduce the peak-hour trips by six percent where the peak-hour trips are determined using standard trip-generation rates for the proposed land uses on the site.

6. Forest Conservation

Conditions of approval of the Forest Conservation Plan. Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated February 2, 2004 [See Appendix A], prior to recording plat and the Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permit:

- a. Category I conservation easements to be placed over forest retention areas, forest planting areas and environmental buffer areas. Easements to be shown on record plats.
- b. Applicant to coordinate with M-NCPPC-Environmental Planning staff for the location of the natural surface trail to the south of Montrose Road connecting with the Treasure Oaks community.
- c. Applicant to coordinate with M-NCPPC staff to locate the wood chip path connecting the private streets near unit 48 and unit 98 through the open space and forest conservation easement adjacent to Seven Locks Road.

7. Park Planning and Development

- a. Applicant to coordinate with M-NCPPC staff to provide, at the applicant's expense, a public use trail easement and trail from the Fortune Parc subdivision, extending under Montrose Road to the Cabin John Regional trail system. Trail and easement to be sufficiently aligned and constructed, if possible, to be handicapped accessible and to include any necessary bridges across Bogley Branch or its tributaries. If the applicant chooses to provide a boardwalk through the environmentally sensitive areas in lieu-of a natural surface path, details and width of the boardwalk and any alignment change shall be reviewed and approved by M-NCPPC staff prior to signature set approval.
- b. Details of the trail and bridges shall be shown on the site plan and final forest conservation plan.
- c. Applicant to coordinate with the Treasure Oaks community to provide a public access easement on their property from the subject property boundary to Greenleaf Avenue. Location of easement and easement document to be provided to M-NCPPC staff prior to signature set approval.

- d. Easement and trail to be clearly identified and signed by applicant. Location and signage to be reviewed and approved by M-NCPPC staff. Details of the sign to be placed on the signature set of plans.
8. Moderately Priced Dwelling Units (MPDUs)  
Applicant to provide (16) sixteen Moderately Priced Dwelling Units (MPDUs) on the site in accordance with Chapter 25A. The remaining (62) MPDUs will be located within the multi-family units for site plan #8-04015. If the multi-family portion (8-04015) of the overall subdivision for Fortune Parc is not developed prior to release of the 137<sup>th</sup> building permit, then the proportioned amount of MPDUs (13% of 150 d.u.'s or 20 MPDUs) must be accommodated on the single-family attached portion (8-04012).
9. Transferable Density Rights (TDRs)  
Prior to recording of plats, the applicant shall provide verification of the availability of the required (50) transferable density rights (TDRs) for the (99) TDR units within the entire proposed development, which includes site plans 8-04012 and 8-04015.
10. Public Utility Easement  
Applicant to provide conduit within the public utility easement (PUE) adjacent to the public right-of-way in accordance with the letter from Verizon dated January 21, 2004 [Appendix A].

## **Summary of Issues:**

During the course of site plan review and discussion, staff and the applicant reviewed the location of the units and their relationship to the primary street from Seven Locks Road, access to and from the site, location of recreational facilities and preservation of natural features. Issues are being addressed that involve improvements up to the Fortune Terrace right-of-way, path connections through environmentally sensitive areas and the pedestrian connections through the internal streets serving the property. Additional issues are also being discussed with regard to the provision of Moderately Priced Dwelling Units (MPDU's) and Transferable Density Rights (TDRs) directly related to the density of the property.

Vehicular access will consist of two "Main Streets" connecting Seven Locks Road through the residential portion of the development and Montrose Road through the commercial and retail segments to the south. Pedestrian access will resemble an urban environment as envisioned in the Master Plan with a CBD style streetscape built into the framework. Improvements will consist of shade trees, specialty street lighting, brick walks, benches and amenity landscaping along the frontage of the buildings fronting the primary street.

Landscaping was reviewed for conformance to an urban setting, streetscape improvements and buffer requirements to adjacent uses. Lighting will resemble an urban environment with poles and fixtures that are similar to a CBD such as Bethesda and Silver Spring.

## RELATED ISSUES PERTINENT TO SITE PLAN REVIEW:

### A. Path Connections

The proposal contains a portion of property on the south side of Montrose Road consisting of the turnaround onto westbound Montrose Road and a number of utility easements. The site also contains environmentally sensitive streams and their associated buffers as well as steep slopes and wetlands. The Watkin's Glen or Treasure Oaks community, consisting of ten buildings to the south expressed interest and a concern to the applicant for a connection through the open space and stream valleys to Montrose Road. The connection would also provide the community access to the Seven Locks shopping center without having to access Seven Locks Road, which does not have sufficient sidewalks for pedestrian circulation.

Condition 16 of the Preliminary Plan states:

*"Prior to site plan approval, applicant to work with M-NCPPC staff to provide, at Applicant's expense, a public Use Trail Easement and natural surface trail therein from the Fortune Parc subdivision sidewalk system, extending south under Montrose road and providing a suitable pedestrian connection to the cabin John Regional Park trail system Said trail to be sufficiently aligned and constructed, if reasonably possible, to be handicapped accessible and to include any necessary crossings of Bogley Branch or its tributaries. Easement and trail to be clearly identified and signed."*

#### **Applicant Position**

The applicant would like to provide the path connection from Montrose Road to the adjacent community. Part of the connection will occur on the subject property and the remainder would occur within the open space of the private community. The applicant has proposed a variation of surface material through the stream valley and bridges over the low-lying stream, wetland and floodplain areas but has concerns over the maintenance of the path and bridges due to area that is not controlled by the applicant's homeowners association. The present alignment consists of a natural surface and a bridge crossing.

#### **Staff Recommendation**

The M-NCPPC staff met with the development team on the site to walk a proposed alignment from Greenleaf Avenue to Montrose Road. The path eventually connects with the public road system to provide pedestrian access to Cabin John Regional Park. The connection fulfills the obligations of the preliminary plan and provisions in the Master Plan for pedestrian connectivity to adjacent properties. The alignment of the path has been staked in the field and accepted by the applicant and staff. There are two concerns: the type of surface material permitted in a stream valley buffer, and maintenance of the path located on the

adjacent Treasure Oaks subdivision. The forest conservation regulations do not allow hard surface material within stream buffers, unless permitted by our environmental planning staff. Environmental Planning staff believes this would set a precedent to permit hard surface trails in forest conservation easements and environmentally sensitive areas on private development throughout the county. A natural surface trail is being proposed, however, a boardwalk may be acceptable by the applicant and M-NCPPC if maintenance on the Treasure Oaks property is resolved. The present alignment and path surface is consistent with staff's recommendation but also allows the community to upgrade the path to a more defined surface if desired. Either connection would benefit users of the proposed development to access Cabin John Regional Park via internal public streets and sidewalks as well as adjacent community access to the commercial retail uses of this site and the Seven Locks shopping center.

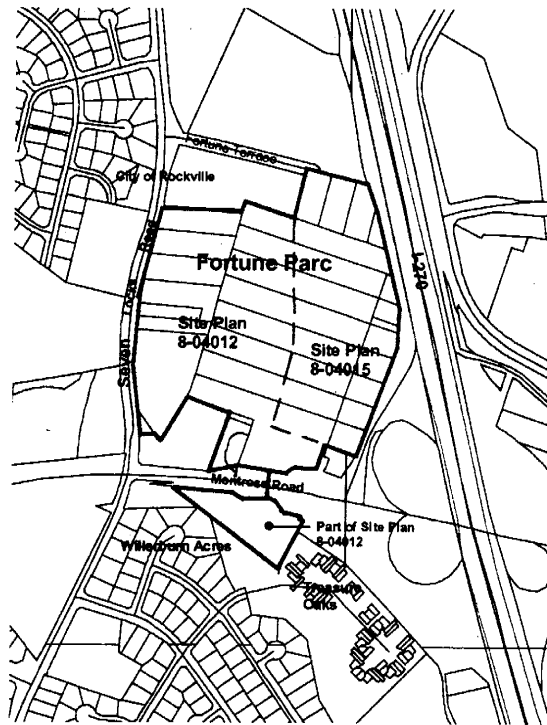




**PROJECT DESCRIPTION: Surrounding Vicinity**

The site is located at the intersection of I-270 and Montrose Road directly abutting the east side of Seven Locks Road in Rockville, Maryland. The site was compiled of twenty-seven different parcels or parts of parcels known as the Wheel of Fortune Parc, but was recently subdivided (Preliminary Plan #1-03029) into one lot. The properties are split-zoned I-3 and O-M, with the O-M zone located primarily at the intersection of Seven Locks Road and Montrose Road. The City of Rockville boundaries are located directly to the north of the property and along the western frontage of Seven Locks Road. Seven Locks shopping center is a commercial shopping center within the city limits of Rockville at the northwest corner of the subject property fronting on Seven Locks Road and Fortune Terrace. Fortune Terrace terminates at the northern property line of the subject site. Directly east across Seven Locks Road is the residential community of Potomac Woods East and Potomac Woods Park, also located in the city.

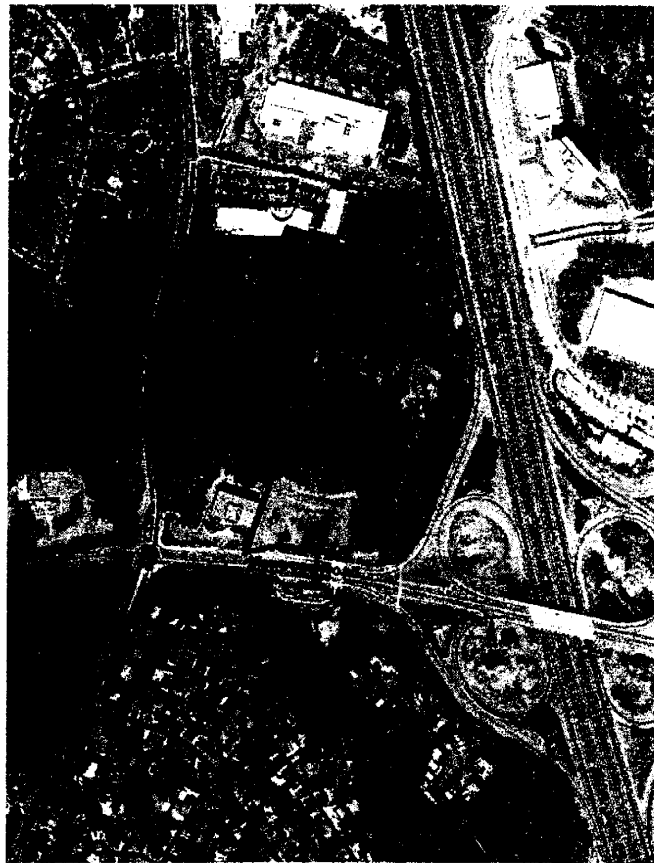
The properties at the intersection of Seven Locks Road and Montrose Road are commercial offices zoned O-M. The two properties directly south of the subject property are part of a construction company [Lot 60, Block C Wheel of Fortune, Plat Book 552, page 6] and [Lot 40, Wheel of Fortune, Site Plan # 8-97027]. The office across Seven Locks Road [Plat Book 500, page 97] is the Potomac Racquet Club. The property south of Montrose Road consists of two subdivisions; Wilerburn Acres [Plat Book 189, page 66] and Watkins's Glen, now called Treasure Oaks [Plat Book 508, Page 1]. The communities are separated by the Bogley Branch south of Montrose Road and bounded by I-270 to the east and Seven Locks Road to the west.



**PROJECT DESCRIPTION: Site Description**

The 54.84 acre site is situated at the intersection of I-270, Montrose Road and Seven Locks Road in Rockville, Maryland. A small triangular segment of the property is located on the south side of Montrose Road containing a circular drive for southbound vehicular traffic onto eastbound Montrose Road and the ramp to I-270. This portion of the site contains associated road improvements and is located almost entirely within an established stream buffer. The larger portion of the tract on the north side of Montrose Road is almost completely forested with the exception of an existing right-of-way known as Watkins Avenue that contains segments of asphalt paving. There are two groves of trees situated around the high point of the existing right-of-way.

Collectively, there are three prominent knolls on the property: one at the center of the property; and the other two closer to Seven Locks Road. The slopes near Seven Locks Road leading up to the knolls rise in elevation by approximately 50 to 55 feet. The slopes on the south side of the center knoll drop in grade by 25 feet before the elevation levels off an 8-10% consistent grade. The remaining slopes on the property are consistent at approximately 10% or less. The area around the circle drive providing the turn-around on Montrose Road are extremely steep but appear to be man-made.



## **PROJECT DESCRIPTION: Proposal**

The applicant proposes to develop Phase I of a two-phase project with 150 one-family attached dwelling units. The primary access for the townhouse units is directly off of Seven Locks Road. Each phase of development will require separate site plan reviews. As part of this phase, the applicant is required to construct the two public roads through the property. Street "A" is a primary road providing access to the townhouses and connecting with Street "B", another primary road running parallel to I-270 and connecting to Montrose Road. All of the improvements associated with these two roads will be constructed with this site plan.

Street "A" will be a divided public road with a 16-foot wide planted median with direct access to Seven Locks Road. The intersection of Seven Locks Road and Street "A" will contain a traffic signal. The road is elevated sharply into the site up to the first intersection, preserving the two knolls and creating a natural forested entrance. Parking is proposed on both sides of the road creating traffic calming for residents and users of the future phases. Two private drives forming a loop drive with private alleys will intersect with the public road for the 150 units. Phase II will take advantage of the private drive paralleling Street B. The drive aisles in the private drives are 20 feet wide with parking on one side of the drive. The alleys serving the rear loaded garage units are also 20 feet wide with an additional 5 feet of pad space on each side of the drive aisle to accommodate turning movements for vehicles. All of the units on the outer perimeter of the private drives are front loaded garage units, while the interior units are all served by rear loaded alleys.

Street "B" will also be a public road primarily serving the retail and commercial uses. This road will connect in a T-intersection with Street "A" and terminate on the north side at the Fortune Terrace right-of-way, which is the boundary line of the subject site and for the City of Rockville. Presently, no improvements are being proposed with this site plan, however, the cul-de-sac will be constructed in a manner such that future connections can be implemented if the applicant and the City of Rockville choose to make those improvements. The south side of Street "B" will connect to an existing traffic circle to direct traffic onto Montrose Road.

Pedestrian circulation consists of six-foot wide sidewalks from the proposed tree well to the edge of pavement for Street "A" and on the west side of Street "B". The east side of Street "B" proposes nine-foot wide sidewalks to accommodate the retail uses and more pedestrian traffic. Internally, five-foot wide sidewalks are proposed throughout to access the streets and recreational facilities. A five-foot wide sidewalk is also proposed on the west side of Seven Locks Road to coordinate with the improvements to Seven Locks Road.

The units are proposed for four floors with varying footprints and sizes as shown on the plan. A central green area is situated on the north side of Street "A" including a pool, clubhouse and recreational facility. An additional multi-age play area is proposed to the north of the townhouses and adjacent to the Seven Locks Plaza. The south side of Street "A" will include a more passive recreational area for the townhouse patrons. This area will contain a pathway, benches and landscaping. A natural surface trail will be constructed through the open space area separating the development and Seven Locks Road connecting with the passive and active recreation areas in the

townhouse development.

Landscaping consists of a combination of street trees in tree panels along the main roadways on the property. The private drives will include a mix of shade trees and smaller ornamental trees to create a pattern integral to the height and scale of the development. The fronts of the units will contain a tiered landscape design to accentuate the pedestrian and urban environment. The alleys will consist of primarily ornamental trees, shrubs and groundcover to provide definition and scale in the islands for identity of the units. A combination of paving treatments and patterns will also be provided in the alleys to further accentuate the alley conditions. The recreation area and clubhouse area will provide more detailed landscaping and paving patterns to focus on the active recreation area.

The units enable a more pedestrian friendly environment with fronts directly onto the public road and private drives. The eleven-foot wide sidewalks on Street "A" and thirteen-feet on the east side of Street "B", with integrated tree panels, provide for pedestrian movement to the commercial areas and throughout the neighborhood.

Forest conservation requirements are being met on site through the retention of 7.03 acres of existing forest along the frontage of Seven Locks Road and the stream valley area on the south side of Montrose Road. The applicant has a planting requirement of 9.69 acres, which will be met through a combination of on-site landscaping and off-site forest plantings. The existing forested areas to be retained will be placed in a Category I forest conservation easement.

This property has an approved stormwater management concept by MCDPS for Phase I dated October 8, 2003. Stormwater management consists of off-site channel measures via upgrading the existing State Highway Administration's stormwater management facility; on-site quality control via biofiltration; surface sand filters and on-site recharge.

## **PRIOR APPROVALS**

Preliminary Plan 1-03029 was approved on July 7, 2003 for a total of 600 dwelling units on 54.84 acres of land. A maximum number of 150 TDR's was conditioned as part of this approval.

## DISCUSSION OF ISSUES

### ANALYSIS: Conformance to Master Plan

The subject property is located in the 2001 Potomac Subregion Master Plan and is specifically discussed with an emphasis on a mixed-use commercial and residential development. The collective properties of Fortune Parc were zoned R-200 with recommendations to rezone the property to I-3 in the 1980 Plan in response to the site's size, location, and increasing development in the I-270 corridor. The I-3 Zone was amended and a Sectional Map Amendment (C-1147) was approved to include the optional method of development in the zone.

Community-Based Planning staff recommends approval of the Site Plan as it is in conformance with the approved and adopted Potomac Subregion Master Plan.

The recommendations at the time of the Master Plan included:

- Create an option in the I-3 Zone adding housing and retail uses to create a mixed-use development with a commercial component having a employment emphasis, when recommended by the applicable master plan. A TDR's program should be part of this option. Housing the elderly should be a permitted use.
- Create a mixed-use center that provides employment, housing, and retail opportunities configured to minimize environmental impact.
- Including the adjacent Lot 40, the allowable density will not exceed 850,000 square feet (0.39 FAR) of commercial space; office, street retail, and hotel, 300 apartments and 150 single family homes. An additional 150 dwelling units may be provided as part of a TDR's program. The final combination of densities trip generation rates equal to an office project at 0.50 FAR.
- Include the property in the Washington Suburban Sanitary District (WSSD).
- This development must provide a shuttle service to Metro. Additional trip mitigation measures such as the provision of a park-and-ride facility, or financial contribution to such a facility, should be considered at site plan.

Other land use and design guidelines that were incorporated into the development of the Master Plan and this site included:

- Development on this site shall meet this Plan's general design principles.
- Preserve the mature upland forest on the southwest portion of the site and, to the maximum extent possible, the steep slopes along Seven Locks Road.
- Create a public "Main Street" through the site that connects to existing office development on Montrose e Road and with commercial development at Fortune Terrace. This axial street

should be lined with retail uses, including restaurants and sidewalk cafes that animate the street.

- ❑ Provide a public street to connect “Main Street” to Seven Locks Road.
- ❑ Locate a residential neighborhood with a variety of housing types and adequate community and recreation facilities on the site’s west side.
- ❑ Locate offices on the site’s east side, between the “Main Street” and I-270, with buildings defining the street and structured parking to the rear. Buildings should not exceed eight stories and should include ground floor retail.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

<b>Zoning:</b>	I-3 and O-M	
<b>Proposed Use:</b>	One-family attached dwelling units Optional Method of Development	
<b>Total Site Area:</b>	54.84 acres	
I-3 Zone	52.93 acres	
O-M Zone	1.91 acres	
<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
Permitted Density:	600* d.u.'s	150 d.u.'s
Coverage Limitations: (%)		
Green Space	35%	72%
Off-Street Parking	no more than 45%	10.5%
Internal Green Space:	5%	6%
Building Height:	100	50
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:		
Residential (2 spaces per unit @150 units)	300 spaces	454 spaces
Club house (2,000 sf x 2.9/1000 sf)	5 spaces	5 spaces
Pool (1 space/7 pool users)	22 spaces (@150 users)	22 spaces

\*Overall density refers to site plans 8-04012 and 8-04015 per Potomac Master Plan



### MPDU CALCULATIONS

Base Density	423 dwelling units
Max. number of TDRs (423 + 150 = 573)	150*
Density bonus @4.71% (27 [600-573 = 27] / 573 = 4.71%)	27 dwelling units
MPDUs Required	78 dwelling units
MPDUs Provided	16 dwelling units**

\*Max. of 150 dwelling units can be part of a TDR program per the Potomac Master Plan

\*\*Remainder of 62 MPDU's to be provided in the multi-family section in Phase II (Site Plan #8-04015)

### TDR CALCULATIONS

Base density (8 d.u.'s/ac x 52.9 ac)	423 dwelling units
Total dwelling units proposed	600
TDR's required (600 Max. # d.u.'s - 423 - 78 MPDUs)	99 TDRs
TDR's Required to Purchase (99/2 [multi-family] = 49.5)	50 TDR's

### Unit Summary

Base Density	423
Required TDRs	99
Required MPDUs	<u>78</u>
Total	600

## 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>					
Townhouses (150)	<u>25.5</u>	<u>33.0</u>	<u>27.0</u>	<u>193.6</u>	<u>10.5</u>
Total Demands Pts.	25.5	33.0	27.0	193.6	10.5
<i>Supply Points</i>					
<u>On-Site Facilities:</u>					
Pedestrian system	2.55	6.60	5.40	87.08	4.73
Multi-age Playground	9.00	11.00	3.00	7.00	1.00
Tot Lot	9.00	2.00	0.00	4.00	1.00
Swimming Pool	1.40	6.77	5.54	48.38	1.58
Nature Trails	1.28	3.3	4.05	29.03	1.58
Sitting areas (5)	<u>5.00</u>	<u>5.00</u>	<u>7.50</u>	<u>25.00</u>	<u>10.00</u>
Total On-Site Supply	28.23	34.67	25.49	200.49	19.89
Percent of Requirements	110%	105%	94%	104%	189%

\*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. Not Applicable*
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 to the surrounding road network and urban setting. The buildings were designed to provide frontage on the primary roads with the rear of the property being served by private alleys. The front of the buildings have been placed as close to the street frontage as possible while still allowing for steps, street trees and lights as well as amenity landscaping and features such as ornamental fencing.

Sixteen Moderately Priced Dwelling Units (MPDU's) have been selectively integrated into the framework of the market rate units. This provides for a mix of design and unit type within each block. The remaining MPDU's will be located in the multi-family units for the adjacent mixed-use site for site plan #8-04015. Staff believes the total number of MPDU's for the total site, including both site plans, should equal 13%, which includes a density bonus, of the total number of units proposed. The total number of units is 600, equaling 78 MPDU's. Transferable Density Rights (TDR's) associated with the overall development are calculated based on the total number of units proposed minus the allowable base density and required MPDU's.

- b. **Open Spaces**

Open space for this project is generously laid out and conforms directly to the recommendations outlined in the Potomac Subregion Master Plan (2001). The existing forested knoll adjacent to Seven Locks Road will provide a suitable buffer to the proposed development. The knoll will be placed in a Class I forest conservation easement. There is a portion of the site on the south side of Montrose Road containing the interchange that will be placed in a forest conservation easement protecting the stream buffer and high priority forest.

Additional open space is provided within the framework of the site in urban pocket parks and buffers to the adjacent shopping center to the north.

c. Landscaping and Lighting

The landscaping proposed is adequate and efficient.

Landscaping consists of street trees along the primary street from Seven Locks Road and along the "Main Street" to emulate an urban environment similar to those of Silver Spring and Bethesda. The street trees will be spaced approximately 40-feet on center on Street "A" and 35-feet on center along the Street "B". The street trees will be placed in tree pits with planted landscape panels. The fronts of the buildings on the streets will include ornamental trees and shrubs with massings of evergreens for the foundation. The rear of the buildings in the alleys will consist of ornamental trees in the parking and drive islands and groundcover in the islands where trees are not appropriate. The provision of trees and shrubs in the alleys will break up the harsh appearance of total pavement and building and soften the pedestrian and vehicular circulation.

Additional landscaping is provided for screening along the property boundaries to buffer the residential uses from the roads and adjacent commercial uses.

Lighting is provided in conjunction with the street trees along the public roads to resemble the CBD atmosphere to include Holophane North Yorkshire style poles and fixtures. Bollards have been included in the pedestrian throughways internally to the site where connections will be made for Phase II of the project down to the Main Street. Bollards have also been placed in the recreation areas to create a different space for

d. Recreation

The proposed development provides all of their recreational facilities on the site. A tot lot, multi-age play area, swimming pool, seating areas and a series of pedestrian walkways are being provided throughout the site. The locations of the active play areas are situated in the center of each cluster of development, bifurcated by the Main Street.

e. Vehicular and Pedestrian Circulation

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

Street "A" will be a divided public road with a 16-foot wide planted median with direct access to Seven Locks Road. The intersection of Seven Locks Road and Street "A" will contain a traffic signal. The road is elevated sharply into the site up to the

first intersection, preserving the two knolls and creating a natural forested entrance. Parking is proposed on both sides of the road creating traffic calming for residents and users of the future phases. Two private drives forming a loop drive with private alleys will intersect with the public road for the 150 units. Phase II will take advantage of the private drive paralleling Street B. The drive aisles in the private drives are 20 feet wide with parking on one side of the drive. The alleys serving the rear loaded garage units are also 20 feet wide with an additional 5 feet of pad space on each side of the drive aisle to accommodate turning movements for vehicles. All of the units on the outer perimeter of the private drives are front loaded garage units, while the interior units are all served by rear loaded alleys.

Street "B" will also be a public road primarily serving the retail and commercial uses. This road will connect in a T-intersection with Street "A" and terminate on the north side at the Fortune Terrace right-of-way, which is the boundary line of the subject site and for the City of Rockville. Presently, no improvements are being proposed with this site plan, however, the cul-de-sac will be constructed in a manner such that future connections can be implemented if the applicant and the City of Rockville choose to make those improvements. The south side of Street "B" will connect to an existing traffic circle to direct traffic onto Montrose Road.

Pedestrian circulation consists of six-foot wide sidewalks from the proposed tree well to the edge of pavement for Street "A" and on the west side of Street "B". The east side of Street "B" proposes nine-foot wide sidewalks to accommodate the retail uses and more pedestrian traffic. Internally, five-foot wide sidewalks are proposed throughout to access the streets and recreational facilities. A five-foot wide sidewalk is also proposed on the west side of Seven Locks Road to coordinate with the improvements to Seven Locks Road.

The site plan also incorporates improvements for pedestrian circulation along Seven Locks Road with the provision of a sidewalk on the east side. The north side of Seven Locks Road contains an existing Class I bikeway on the west side, which will connect with a constructed Class I bikeway on the south side of Montrose Road from Seven Locks to the I-270 interchange. Additionally, the bikeway will connect with a natural surface pedestrian path from the south side of Montrose Road to Greenleaf Avenue within the Treasure Oaks subdivision. This pedestrian access will provide circulation to the natural surface trails within the Cabin John Regional Park system via the trail and public roads.

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 are set back enough distance from adjacent uses and provide sufficient buffer and screening for privacy. An existing knoll along Seven Locks Road provides ample buffer to

vehicular traffic and the backs of the units to Seven Locks shopping center are sufficiently screening as well.

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 7.03 acres of existing forest along the frontage of Seven Locks Road and the stream valley area on the south side of Montrose Road. The applicant has a planting requirement of 9.69 acres, which will be met through a combination of on-site landscaping and off-site forest plantings. The existing forested areas to be retained will be placed in a Category I forest conservation easement.

## **APPENDIX**

- A. Memorandums from other agencies
- B. Preliminary Plan Opinion (1-03029)