

Treasure Oak Community Association
c/o 12216 Greenleaf Ave. Potomac, MD 20854

December 27, 2005

Montgomery County Department of Park & Planning
Plan Enforcement, Development Review Division
Attn: Mr. Robert Kronenberg
8787 Georgia Avenue
Silver Spring, MD 20910-3760

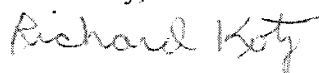
Dear Mr. Kronenberg:

I am writing in regard to development of the Park Potomac site. As a representative of the Treasure Oak Community Association (TOCA), I want to express our views regarding the proposal to wholly change the design and increase the height of two proposed buildings on the Park Potomac site from four stories to ten. TOCA is a community of 52 townhouses located directly across Montrose Road from the Park Potomac site. As such, the developments at Park Potomac have a direct bearing on the quality of life in our community. In fact, many of us have a complete or partial view of all the construction and building going on across from our community.

TOCA believes that the proposed site modifications (going from two 4-story garden-style apartments to two 10-story apartment complexes comprising four additional towers) would have a significant impact on our quality of life. The 150 single family attached town homes that are 50 feet high are already very noticeable from our community as we have very little to shield us from their view. The proposed addition of two more 10-story buildings (with two towers per building, potentially bringing the total number of 10-story buildings to six) is of even greater concern because they will tower over our community which is set at a lower elevation and thus further obscure the skyline that is currently visible to us. In addition, the increased lighting given off by these much larger buildings will be totally visible from many units in our community and will greatly increase the light pollution we experience. We are also concerned with the incompatibility of these structures with the surrounding area, which is made up primarily of relatively modest one and two-story detached homes and townhouses.

In summary, we believe the proposed expansion will completely dominate our skyline and further clash with the aesthetics of our community and the surrounding area. Therefore, TOCA respectfully requests that the Planning Enforcement, Development Review Division recommend that the proposed Site Plan Amendment as it relates to the increased building heights be denied. Should you have any questions or wish to discuss this request further, I can be reached at 301-424-6158 or by e-mail at akotz@earthlink.net. Thank you for your consideration of this matter.

Yours truly,



Richard Kotz
Representative, TOCA

RECEIVED

28 November 2005

Mr. Benjamin Israel
Bracewell & Giuliani LLP
2000 K Street, NW
Suite 500
Washington, DC 20006-1872

NOV 30 2005

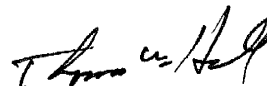
BRACEWELL & GIULIANI LLP

Dear Mr. Israel:

You had e-mailed Bob Gross, President of the Montgomery Square Citizens Association (MSCA) about changes proposed in the Fortune Parc development. MSCA is a community of 436 homes adjacent to your neighborhood and also impacted by development at Fortune Parc. You solicited the support of our Association in opposition to the changes.

At our Board meeting of November 17, 2005, we discussed your concerns. Based on the information in your e-mail, the Board agreed that the changes are more significant than any notice from the developers had indicated and that we also would oppose the changes. The move to construct three 10-story condominium buildings, as you describe, would appear to increase the density of development and present a more city-like skyline than our area currently enjoys. In the absence of full information, including elevation drawings or other statements of impact, we would join you in challenging the basis for any decision by the Montgomery County Department of Parks and Planning in this matter.

The Board asked me as Secretary to communicate our support to you and to allow you to present this letter and our concerns to the next hearing, originally scheduled for November 17, 2005 but now delayed. Thanks you for bringing this to our attention.



Thomas W. Hall
Secretary, MSCA

REGENCY ESTATES CITIZENS ASSOCIATION
P.O. Box 34744, Bethesda, MD 20827-0744
<http://www.regencyestates.org>

Exhibit C

December 3, 2005

RECEIVED

Montgomery County Department of Park & Planning
Plan Enforcement, Development Review Division
Attn: Mr. Robert Kronenberg
8787 Georgia Avenue
Silver Spring, MD 20910-3760

DEC 06 2005

BRACEWELL & GIULIANI LLP

Dear Mr. Kronenberg:

I am writing to thank you for taking the time to meet with Mr. Israel, Mr. Kavounis, and me on Tuesday, November 29, in regard to development of the Park Potomac site. I especially appreciated the opportunity to learn about your process for making recommendations regarding site modifications.

As a representative of the Regency Estates Citizens Association (RECA), I wanted to express our views regarding the proposal to increase the height of two proposed buildings on the Park Potomac site from four to ten stories. RECA is a community of about 1,000 homes located roughly between Seven Locks and Postoak Roads and Tuckerman Lane. As such, the developments at Park Potomac have a direct bearing on the quality of life in our community. As I understood your explanation, there are basically six factors that are considered when evaluating requested modifications: Location, Lighting/Landscaping, Access, Open Space, Compatibility, and Forest Conservation.

Using those factors, RECA believes that the proposed site modifications would have no impact on Location; Access (as long as there is no net increase in the number of units); and, Forest Conservation. Open Space may increase. Lighting is somewhat problematic. While the number of exterior lights may not change, common sense indicates that the normal light emanating from the residences will greatly increase if for no other reason than the height of the structures looming over the surrounding area.

However, Compatibility is our major concern. The surrounding area is made up primarily of relatively modest one and two-story detached homes. The addition of large, single family attached, townhouses is fairly benign. Similarly, we are not overly concerned about the high-rise currently under construction because we believe it is sufficiently set back from the main roads. The addition of two more 10-story structures is of greater concern because we believe they will completely dominate and clash with the esthetics of the surrounding area. We recognize the imperatives of economic development but the surrounding area will have to live with Park Potomac for a long time and have a major impact on the value of properties. Therefore, we respectfully request that the Planning Enforcement, Development Review Division recommend that approval of the increased building heights be denied.

Should you have any questions or wish to discuss this request further, I can be reached at 301-299-3973 or by e-mail at blumsteinr@verizon.net. Thank you for your assistance and consideration of this matter.

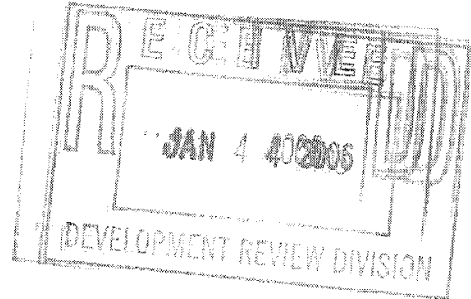
Yours truly,


Richard Blumstein
President, RECA

Treasure Oak Community Association
c/o 12216 Greenleaf Ave. Potomac, MD 20854

December 27, 2005

Montgomery County Department of Park & Planning
Plan Enforcement, Development Review Division
Attn: Mr. Robert Kronenberg
8787 Georgia Avenue
Silver Spring, MD 20910-3760



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Yours truly,

Richard Kotz
Representative, TOCA

APPENDIX B



Date Mailed: July 25, 2003

Action: Approved Staff Recommendation
Motion of Comm. Robinson, seconded by
Comm. Bryant with a vote of 5-0;

Comms. Berlage, Bryant, Perdue,
Robinson and Wellington voting
in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-03029

NAME OF PLAN: FORTUNE PARC

On 10/28/02, F.P. HOMES ASSOCIATES submitted an application for the approval of a preliminary plan of subdivision of property in the I-3 and O-M zones. The application includes 54.9 acres of land. The application was designated Preliminary Plan 1-03029. On 7/03/03, Preliminary Plan 1-03029 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-03029 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-03029.

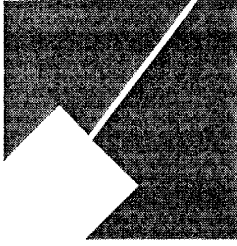
Approval, Including Abandonment of an Unimproved Public Right-of-Way and Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to the following:
 - a. Non residential development not to exceed 850,000 square feet consisting of the following:
 - 820,000 – 835,000 square feet of general office
 - 15,000 – 30,000 square feet of general retail
 - 15,000 square feet of high turnover sit-down restaurant or an equivalent increase in square feet of general office and/or general retail uses based on the peak-hour trips generated by the restaurant
 - b. Residential development consisting of the following:
 - 450 garden apartment units
 - 150 single-family attached units
- 2) To satisfy Local Area Transportation Review (LATR), construct the following intersection improvements in accordance with Montgomery County Department of Public Works and Transportation (DPWT) standards:
 - a. Construct a northbound right-turn lane on Seven Locks Road at the intersection with Tuckerman Lane.
 - b. Reconfigure the southbound approach lanes on Tower Oaks Boulevard at the intersection with Montrose Road as follows:

- From: one right-turn lane and two left-turn lanes
 - To: one exclusive right-turn lane, a combination left-turn and right-turn lane, and one exclusive left-turn lane
- 3) To provide safe and efficient site access from Seven Locks Road:
 - a. Design and install a traffic signal at the proposed Site Access Road with Seven Locks Road including pedestrian signals and crosswalks subject to and in accordance with the requirements of DPWT.
 - b. Construct on Seven Locks Road at the proposed intersection with the Site Access Road the following:
 - c. Add a southbound left-turn lane on Seven Locks Road
 - d. Convert the right-most northbound lane from a through lane to a combination through and right-turn lane on Seven Locks Road
 - 4) Although not required as a condition of the preliminary plan, if Applicant wishes to pursue a third access point to the Fortune Parc Development, then Applicant will coordinate with the City of Rockville regarding the following within their Corporate limit:
 - a. Provide a third public access point from the terminus of Fortune Terrace for the Fortune Parc site.
 - b. Upgrade Fortune Terrace as a primary industrial road from a 30-foot to a 36-foot cross-section.
 - c. Provide an eight-foot asphalt path on the north side of Fortune Terrace.
 - 5) Conduct a traffic signal warrant study and install a traffic signal at the intersection of Seven Locks Road and Twin Oaks Drive, if warranted and subject to City of Rockville's requirements and approval.
 - 6) Submit a study on the feasibility of operating a private shuttle bus service or other transit connection from the site to the nearest Metrorail Station prior to Site Plan approval in accordance with the Potomac Master Plan (appropriate Adopted Master Plan pages attached).
 - 7) Designate the two internal "main streets" within Fortune Parc as public roadways for access and maintenance purposes. An east-west "main street" provides access from Seven Locks Road through the site and connects to a north-south "main street". The north-south "main street" provides access from Montrose Road through the site to Fortune Terrace.
 - 8) Satisfy the I-3 Trip Mitigation Guidelines for office development by entering into a Traffic Mitigation Agreement (TMA) with the Planning Board and DPWT at Site Plan. The trip mitigation goal for I-3 zoned land in the Potomac Policy Area (as a "Group II" 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. A draft TMA has been submitted to Transportation Planning staff and is being reviewed with DPWT staff. The TMA must be executed prior to release of any building permits.
 - 9) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
 - 10) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan.
 - 11) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly

designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.

- 12) Final approval of a Planning Board resolution for abandonment of a portion of the unimproved right-of-way prior to recordation of plat(s)
- 13) Record plat to reflect a Category I easement over all areas of forest conservation
- 14) Record plat to reflect common ingress/egress and utility easements over all shared roadways and driveways
- 15) Prior to recordation of the property, the applicant and technical staff will be able to make a final determination of the total number and configuration of lots on the property. These lot(s) shall be reflected on the final plat(s) and recorded among the land records
- 16) 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
- 17) Compliance with the conditions of approval of the MCDPS stormwater management letter dated, March 11, 2003
- 18) Compliance with conditions of approval of MCDPWT letter dated, June 23, 2003, unless otherwise amended
- 19) Prior to site plan submission, the applicant shall obtain DPWT approval for public "Street A" and "Street B" roadway cross-section, structural design, right-of-way widths, any non-standard design features, and intersection configuration
- 20) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 21) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 22) Final number of MPDU's and TDR's (maximum of 150 TDR's) as per condition #14 above to be determined at the time of site plan
- 23) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 24) This preliminary plan will remain valid for 145 months from the date of mailing of the Planning Board opinion. Record plats for this project may be recorded in phases based on the following schedule:
 - Phase I (expires 37 months ((3 years)) from the date of mailing of the Planning Board Opinion): 120,000 square feet of commercial development OR 150 dwelling units
 - Phase II (expires 73 months ((6 years)) from the date of mailing of the Planning Board Opinion): 120,000 square feet of commercial development OR 150 dwelling units
 - Phase III (expires 109 months ((9 years)) from the date of mailing of the Planning Board Opinion): 120,000 square feet of commercial development OR 150 dwelling units
 - Phase IV (expires 145 months ((12 years)) from the date of mailing of the Planning Board Opinion): All remaining development
- 25) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for one hundred forty five (145) months from the date of mailing of the Planning Board opinion
- 26) Other necessary easements



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: March 19, 2004
SITE PLAN REVIEW #: 8-04015
PROJECT NAME: Fortune Parc

Action: Approval subject to conditions. Motion was made by Commissioner Robinson, seconded by Commissioner Perdue, with a vote of 3-0, Commissioners Berlage, Robinson, Perdue voting for. Commissioners Bryant and Wellington were necessarily absent.

The date of this written opinion is March 19, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before April 19, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-03029 is valid, as provided in Section 59-D-3.8.

On March 18, 2004, Site Plan Review #8-04015 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development if required;*
2. *The Site Plan meets all of the requirement of the I-3 Zone;*
3. *The location of the buildings and structures, the open spaces, the landscaping, and the pedestrians and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 450 multi-family dwelling units, including 61 MPDUs, 820,000 square feet of office use and 30,000 square feet of retail use in the I-3 Zone on 20.28 acres, and a waiver to reduce parking and building setbacks of 15 feet between stations 541+01.93 to 541+55.95, with the following conditions:

1. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, 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 facilities, including the clubhouse and pool on Park Potomac Boulevard shall be completed prior to occupancy of the two apartment buildings, unless approved by M-NCPPC staff. Applicant to provide M-NCPPC staff Use and Occupancy permit issued by Montgomery County;
 - 6) The plaza/open area between buildings D and F shall be completed with construction of Buildings D, E and F.
 - 7) Prior to occupancy of any building for the proposed development, the applicant shall install a "super" bus shelter within the subject site, subject to approval of the Montgomery County Department of Public Works and Transportation (DPWT)-Transit Services Division. Applicant shall provide M-NCPPC with notice of application of occupancy permit at time of filing;
 - 8) Site Plan Enforcement Agreement to include recreation facility maintenance.
- 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 forest conservation plan and sediment and erosion control plan.

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, Condo Association Parcel and trails, planning board opinion, development program inspection schedule, 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) Location of the Moderately Priced Dwelling Units (MPDUs).
- 4) Revise the MPDU/TDR computations to indicate the requirement to provide sixty-one (61) MPDU units on the subject site (8-04015) in accordance with Chapter 25A of the Montgomery County Code. The remaining fourteen (14) MPDU units will be located within the townhouse units for Site Plan 8-04012. Revise the TDR computations to indicate the requirement to provide fifty-one (51) transferable density rights (TDRs) for the one hundred and two (102) TDR units required within the entire proposed development, which includes Site Plans 8-04012 and 8-04015.
- 5) Retaining walls shall compliment or match adjacent building materials. Details of the retaining walls to be reviewed and approved by M-NCPPC staff.
- 6) All internal sidewalks to be a minimum of 5 feet;
- b. Landscape and Lighting Plan:
 - 1) Provide a soil depth analysis of the area above the structured parking to determine the appropriate plant material to be installed. Details of the planting technique, material and location of the appropriate tree within the islands shall be reviewed and approved by staff prior to signature set approval;
 - 2) Provide a detail of the amenity element to be installed within the raised planter east of the pool and clubhouse and between the two apartment buildings;
 - 3) Planting islands to be a minimum of 8-foot wide;
 - 4) Provide the "calc" zones for the lighting distribution areas. Coordinate with M-NCPPC staff to reduce the max./min. and ave./min. computations in "calc" zone 8 once the zones are established. Lighting standards to conform to the IESNA standards for lighting in commercial parking areas.
 - 5) Provide shields on all light fixtures causing negative glare for vehicular traffic on I-270. Provide a detail of the shields on the lighting plan.
 - 6) Correct the wattage provided for the 14 and 16 foot poles in the summary report.
 - 7) Revise the light pole standards and details on sheet L2.3 to reflect the actual height, wattage and lumens of the proposed lights in the project.

3. Maintenance Responsibilities

Applicant shall provide documentation to prospective buyers of the multi-family units with regard to maintenance and responsibility of the plant material and hardscape materials within the public utility easement (PUE).

4. Stormwater Management

Conditions of Montgomery County Department of Permitting Services (DPS) stormwater management concept approval for Phase II dated March 11, 2003 and conditions of the Maryland Department of the Environment letter of approval dated October 8, 2003.

5. Transportation Planning

Applicant shall comply with the conditions of approval as set forth in the Transportation Planning Memorandum dated March 9, 2004.

6. Forest Conservation

Applicant shall comply with the following 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 Memorandum dated February 2, 2004, 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.
7. Moderately Priced Dwelling Units (MPDUs)
Applicant to provide (61) sixty-one MPDUs on the subject site in accordance with Chapter 25A of the Montgomery County Code. The remaining (14) fourteen MPDUs shall be located within the one-family attached units for site plan #8-04012.
8. Transferable Density Rights (TDRs)
Prior to recording of plats, the applicant shall provide verification of the availability of the required (51) fifty-one transferable density rights (TDRs) for the (102) one hundred two TDR units within the entire Fortune Parc development, which includes site plans #8-04012 and #8-04015.
9. 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 C



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

May 9, 2005

Ms. Cathy Conlon
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
I-270 – Fortune Parc
File No. 8-04015A

Dear Ms. Conlon:

The State Highway Administration (SHA) has reviewed the submitted site plan application and has no comments at this time.

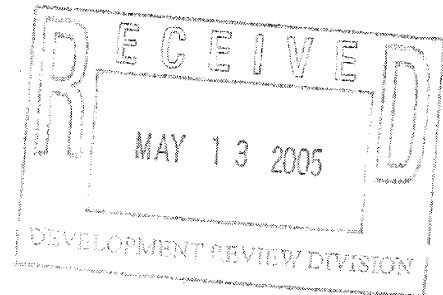
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke of this office at 410-545-5602, Mr. John Borkowski of this office at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Kronenberg, Robert

From: Powell, Doug
Sent: Friday, December 02, 2005 10:00 AM
To: Kronenberg, Robert
Subject: RE: Site Plan/Project Plan checklist

Hi Robert,
I don't believe we have issues with any of these. I assume the Kings Crossing amendment doesn't effect the park area. Let me know if that assumption is not correct. Thanks.
Doug Powell

-----Original Message-----

From: Kronenberg, Robert
Sent: Thursday, December 01, 2005 9:10 PM
To: Powell, Doug; Wright, Gwen; Suarez, Sharon
Subject: Site Plan/Project Plan checklist

Our new policies require a written (letter or email) stating whether MNCPPC and MC agencies have any comments or concerns about site plan/project plans going before the planning board. We need something in writing, even if you state "no comment" for our staff report. This will be a standard policy for all plans in the future. I have a number of plans going to the planning board in the next few weeks/months that I need feedback from your department as to whether you had concerns that need to be addressed. The first three on the list are the most crucial as far as timing because the board date is soon. Gwen, I know your concerns on Woodside Courts and 8021 Georgia, so no need to respond to those two. Please respond as soon as possible.

They are as follows:

Project Plan 9-06003 Cameron House (Concurrent Preliminary Plan 1-060180)

Site Plan 8-96011D Kings Crossing MPDUs

Site Plan Amendment 8-04015A Fortune Parc

Site Plan 8-06003 Woodside Courts

Site Plan 8-06013 The Galaxy

Site Plan 8-06014 1200 East-West Highway

Project Plan 9-06002 8021 Georgia Avenue

Project Plan 9-05002 8711 Georgia Avenue

Sorry for the last minute email. Thank you in advance.

Robert

Kronenberg, Robert

From: Oaks, Michele
Sent: Friday, December 02, 2005 11:55 AM
To: Kronenberg, Robert
Cc: Wright, Gwen
Subject: RE: Site Plan/Project Plan checklist

-----Original Message-----

From: Kronenberg, Robert
Sent: Thursday, December 01, 2005 9:10 PM
To: Powell, Doug; Wright, Gwen; Suarez, Sharon
Subject: Site Plan/Project Plan checklist

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They are as follows:

Project Plan 9-06003 Cameron House (Concurrent Preliminary Plan 1-060180) **[Naru, Michele]** - No comments. Does not affect any known historic resources.

Site Plan 8-96011D Kings Crossing MPDUs **[Naru, Michele]** - No Comments. Does not affect any known historic resources.

Site Plan Amendment 8-04015A Fortune Parc **[Naru, Michele] [Naru, Michele]** - No Comments. Does not affect any known historic resources.

Site Plan 8-06003 Woodside Courts **[Naru, Michele]** - Locational Atlas Historic District, #36/4 Woodside. Applicants have received HPC approval for development plan and relocation and rehabilitation of houses. HAWP permit was issued on 12/1/05.

Site Plan 8-06013 The Galaxy **[Naru, Michele]** No Comments. Does not affect any known historic resources.

Site Plan 8-06014 1200 East-West Highway **[Naru, Michele]** No Comments. Does not affect any known historic resources.

Project Plan 9-06002 8021 Georgia Avenue **[Naru, Michele]** - Locational Atlas Resource #36/53, Dyers and Cleaners Bldg. Currently the proposed design does not constitute a substantial alteration. If the applicants continue to develop their design so it does not adversely impact the historic buildings on the site, staff will be able to write a letter at time of building permit indicating that the proposal does not substantially alter the historic buildings. This will allow the building permit application to proceed.

Project Plan 9-05002 8711 Georgia Avenue **[Naru, Michele] [Naru, Michele]** - No Comments. Does not affect any known historic resources.

Sorry for the last minute email. Thank you in advance.

Robert



CHECKLIST Site Plan / Project Plan Review

Plan # _____ Name: _____
 Zone: I-3 Tract Area: 20.28 acres Proposed Use: 450 Multifamily units
 Number of Units: 450 Square Footage: 850,000
 Development Method: Optional Other: _____

Referral Comments:

M-NCPPC

	Staff	Date
Transportation	<u>ED</u>	<u>9/20/05</u>
Environmental	<u>MO</u>	<u>9/20/05</u>
Community Planning		
Historic Planning	<u>MO</u>	<u>12/2/05</u>
Park Planning	<u>DP</u>	<u>12/2/05</u>
Research/Housing	<u>N/A</u>	

Other Agencies

	Staff	Date
SHA	<u>87</u>	<u>5/9/05</u>
DPS (SWM)	<u>UC</u>	<u>9/20/05</u>
DPS (Traffic)		
Public School	<u>no consult</u>	
Utility (WSSC)	<u>AD</u>	<u>9/20/05</u>
Fire & Rescue		
DPW & T		<u>9/20/05</u>

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association Potomac Civic Assoc., Twin Oaks HA
- Individuals see file

Supervisor Review

Chief Review

Bob K 4/24/06