

SUBJECT PROPERTY	LOT 21, BLOCK 1 FRIENDSHIP HEIGHTS PLAT #126
PROPERTY OWNERS:	KRE COP PROPERTY OWNER, LLC CARR CITY CENTERS, LLC 1455 PENNSYLVANIA AVENUE, NW SUITE 200 WASHINGTON, DC 20004
EXISTING SITE AREA:	79,012 SF (1.81 AC)
PRIOR DEDICATIONS:	39,763 SF (0.91 AC)
GROSS TRACT AREA:	118,775 SF (2.72 AC)
PROPOSED DEDICATION:	0 SF (0.00 AC)
PROPOSED NUMBER OF LOTS:	1 LOT (EXISTING TO REMAIN)
ZONING CLASSIFICATION:	CR-3.0, C-2.0, R-2.75, H-40 T
EXISTING USES:	HOTEL (123,892 SF, 230 ROOMS) ¹ RETAIL (50,872 SF)
PROPOSED USES:	HOTEL (125,472 SF) ¹ COMMERCIAL (11,015 SF) RESIDENTIAL (308,118 SF, 300 UNITS)

1. THE EXISTING HOTEL WILL REMAIN & ABSORB 1,500 OF EXISTING RETAIL. THE REMAINING 10,392 SF OF EXISTING RETAIL WILL BE DEMOLISHED AND REPLACED WITH THE RESIDENTIAL AND COMMERCIAL AREAS NOTED.

CR3.0 C-2.0 R-2.75 H-9.0 T ZONE DEVELOPMENT STANDARDS
OPTIONAL METHOD OF DEVELOPMENT
ZONING ORDINANCE SECTION 59-4.5.4

TRACT AREA = 118,775 SF PRIOR DEDICATIONS = 39,763 SF PROPOSED DEDICATION = 0 SF SITE AREA = 79,012 SF		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	150 POINTS (3 CATEGORIES) ^{2,3}	150 POINTS (5 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	10% (7,901 SF)	11% (8,900 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) - BASE	2.0 (237,550 SF)	1.15 (136,487 SF) ³
MAXIMUM RESIDENTIAL DENSITY (FAR) - BASE	2.75 (326,631 SF)	1.85 (219,838 SF)
TRANSFER DENSITY (RESIDENTIAL)	N/A	0.28 (32,718 SF) ⁴
TRANSFER DENSITY (COMMERCIAL)	N/A	0.00 (0 SF) ⁴
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	0.66 (78,636 SF) ¹	0.48 (55,582 SF) ¹
MAXIMUM TOTAL DENSITY (FAR)	3.0 (358,325 SF)	3.74 (444,805 SF)
MAXIMUM NUMBER OF RESIDENTIAL UNITS	N/A	300 UNITS
MINIMUM MPDUS	15.0%	15.0%
MINIMUM BUILDING HEIGHT	90 FT	90 FT ^{2,3}
MINIMUM FRONT SETBACK (WISCONSIN AVE)	0 FT	0 FT
MINIMUM FRONT SETBACK (SOUTH PARK AVE)	0 FT	0 FT
MINIMUM FRONT SETBACK (THE HILLS PLAZA)	0 FT	0 FT
MINIMUM VEHICLE PARKING SPACES	260 SPACES	315 SPACES ⁶
MAXIMUM VEHICLE PARKING SPACES	811 SPACES	340 SPACES ⁸
MINIMUM SHORT TERM BICYCLE PARKING	6 SPACES ⁷	6 SPACES ⁷
MINIMUM LONG TERM BICYCLE PARKING	119 SPACES	121 SPACES ⁷

- PARKING PROVIDED BREAKDOWN
- | | | |
|------------------------|--------|------------|
| ABOVE GRADE STANDARD | - | 17 SPACES |
| ABOVE GRADE ACCESSIBLE | - | 4 SPACES |
| GARAGE STANDARD | - | 263 SPACES |
| GARAGE COMPACT | 52 MAX | 58 SPACES |
| GARAGE ACCESSIBLE | - | 7 SPACES |
| GARAGE ELECTRIC | 4 MIN | 4 SPACES |
| GARAGE CAR SHARE | 3 MIN | 3 SPACES |
| MOTORCYCLE/SCOOTER | 10 MIN | 10 SPACES |
- BONUS DENSITY (22%) IS PROPOSED IN ACCORDANCE WITH 59-4.5.2.C.2 FOR PROVIDING 15.0% MPDUS. THE 22% BONUS IS APPLIED TO THE AVAILABLE ON-SITE MAPPED RESIDENTIAL (AFTER DEDUCTING THE ON-SITE COMMERCIAL) + RESIDENTIAL TRANSFER DENSITY.
 - BUILDING HEIGHT IS MEASURED IN ACCORDANCE WITH 59-4.5.2.D.2.4 RESULTING IN A MAXIMUM BUILDING HEIGHT OF 97 FEET, WITH AN OVERALL BUILDING HEIGHT AVERAGE OF 90 FEET, AS SHOWN ON THE HEIGHT AVERAGING EXHIBIT.
 - TOTAL COMMERCIAL DENSITY INCLUDES EXISTING HOTEL TO REMAIN.
 - DENSITY IS BEING TRANSFERRED FROM PROPERTY AT 408 N. PARK AVE WITH A TRACT AREA OF 12,349 SF. A MAXIMUM ALLOWED RESIDENTIAL DENSITY OF 33,660 (2.75 FAR) AND A MAXIMUM COMMERCIAL DENSITY OF 3,087 SF (0.25 FAR), 4,209 SF OF RESIDENTIAL DENSITY WILL BE LEFT AT THE 408 N. PARK AVE PROPERTY, YIELDING A TRANSFER TO THE 5500 WISCONSIN PROJECT OF 3,087 SF COMMERCIAL AND 25,631 SF OF RESIDENTIAL.
 - THE PROJECT WILL PROVIDE 15% MPDUS. THEREFORE PER THE CR INCENTIVE DENSITY GUIDELINES, ONE LESS PUBLIC BENEFIT POINT CATEGORY THAN REQUIRED UNDER 4.4.4.2 MUST BE SATISFIED.
 - THE PROJECT WILL UTILIZE TRANSFER DENSITY FROM A NON-CONTIGUOUS PROPERTY. THEREFORE 150 PUBLIC BENEFIT POINTS ARE REQUIRED.
 - SIX NEW SHORT TERM BICYCLE PARKING SPACES ARE LOCATED ALONG THE RETAIL FRONTAGE ON THE WOONERF AND 108 NEW LONG TERM BICYCLE PARKING SPACES ARE LOCATED IN THE RESIDENTIAL BIKE ROOMS. THE HOTEL TO REMAIN HAS 1 EXISTING LONG TERM BICYCLE PARKING SPACES IN ITS POSITION OF THE GARAGE.
 - FINAL NUMBER OF VEHICULAR PARKING SPACES TO BE DETERMINED AT BUILDING PERMIT BASED ON THE FINAL NUMBER OF DWELLING UNITS AND NON-RESIDENTIAL DENSITY. FOR THE PURPOSES OF CALCULATING PUBLIC BENEFIT POINTS, THE UPPER AND LOWER LIMITS HAVE BEEN USED.

VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED, WITH ADJUSTMENTS PER 59-6.2.3.1)

USE	DENSITY	METRIC	NADMS	REDUC (20%)	REDUC (50%)	UNBUNDLED	REQUIREMENT
		1.0/UNIT	0.80/UNIT	0.80/UNIT	0.40/UNIT	RELOC	REQUIREMENT
MF RES. UNITS (MPDUS)	45 UNITS	1.0/UNIT	0.80/UNIT	N/A	N/A	15.0%	62.40
MF RES. UNITS (HBR + STUDIO)	156 UNITS	1.0/UNIT	0.80/UNIT	N/A	0.60/UNIT	50.48	62.40
MF RES. UNITS (2 BR)	89 UNITS	1.0/UNIT	0.80/UNIT	N/A	0.60/UNIT	159.8	159.8
RESIDENTIAL SUBTOTAL							284.68
RETAIL/RESTAURANT*	11,015 SF	3.5/1000	2.8/1000	N/A	N/A	50.84	50.84
HOTEL ROOMS	230 ROOMS	0.33/ROOM	0.264/ROOM	N/A	N/A	60.72	60.72
HOTEL MEETING & DINING	11,255 SF	2.0/1000	1.6/1000	N/A	N/A	18.00	18.00
TOTAL							260 SPACES

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)

USE	DENSITY	METRIC	REQUIREMENT
MF RES. UNITS (STUDIO)	12 UNITS	1.00/UNIT	12.00
MF RES. UNITS (HBR)	156 UNITS	1.25/UNIT	210.00
MF RES. UNITS (2 BR)	120 UNITS	1.50/UNIT	180.00
RETAIL/RESTAURANT*	11,015 SF	6.0/1000	66.00
HOTEL	230 ROOMS	1.00/ROOM	230.00
HOTEL MEETING & DINING	11,255	10/1000	112.55
TOTAL			811 SPACES

LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES. UNITS	300 UNITS	0.475/UNIT (100 MAX)	95.00
RETAIL/RESTAURANT*	11,015 SF	0.150/1000 SF (50 MAX)	1.65
HOTEL	230 ROOMS	1.00/1000 ROOMS (25 MAX)	23.00
TOTAL			119 SPACES

SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES. UNITS	300 UNITS	0.025/UNIT (100 MAX)	5.00
RETAIL/RESTAURANT*	11,015 SF	0.850/10,000 SF (60 MAX)	1.00
HOTEL	230 ROOMS	N/A	0.00
TOTAL			6 SPACES

- MINIMUM COMMERCIAL PARKING BASED ON RETAIL/SERVICE ESTABLISHMENT METRIC OF A MINIMUM OF 3.5 SPACES AND MAXIMUM OF 6.0 SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE AREA. COMMERCIAL SPACE MAY BE DEVOTED TO OTHER.
- COMMERCIAL USES WITHOUT REQUIRING A SITE PLAN AMENDMENT. ADJUSTMENTS MAY NOT RESULT IN BELOW THAN 50% OF THE BASELINE PARKING MINIMUM WHICH IS 150 SPACES FOR RESIDENTIAL UNITS.

PUBLIC BENEFIT POINTS SUMMARY

PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
TRANSIT PROXIMITY	50.00	30.00
CONNECTIVITY & MOBILITY	10.00	8.63
DIVERSITY OF USES AND ACTIVITIES	20.00	3.00
QUALITY BUILDING & SITE DESIGN	20.00	15.00
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT	30.00	6.36
TOTAL POINTS, ROUNDED (5 CATEGORIES)	215	150

DEVELOPERS CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 202303040 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER: KRE PROPERTY OWNER, LLC COMPANY: MATTHEW BURTON CONTACT PERSON: MATTHEW BURTON

ADDRESS: 1455 PENNSYLVANIA AVENUE, SUITE 200, WASHINGTON, DC 20004

PHONE: (202) 348-1441

EMAIL: MBURTON@CARRCO.COM

SIGNATURE: _____

DATE: 02.09.2023

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HMB43 W88C 207N004

PLAT #126
7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 21
BLOCK 1
FRIENDSHIP HEIGHTS

PROJ. MGR BY PGL

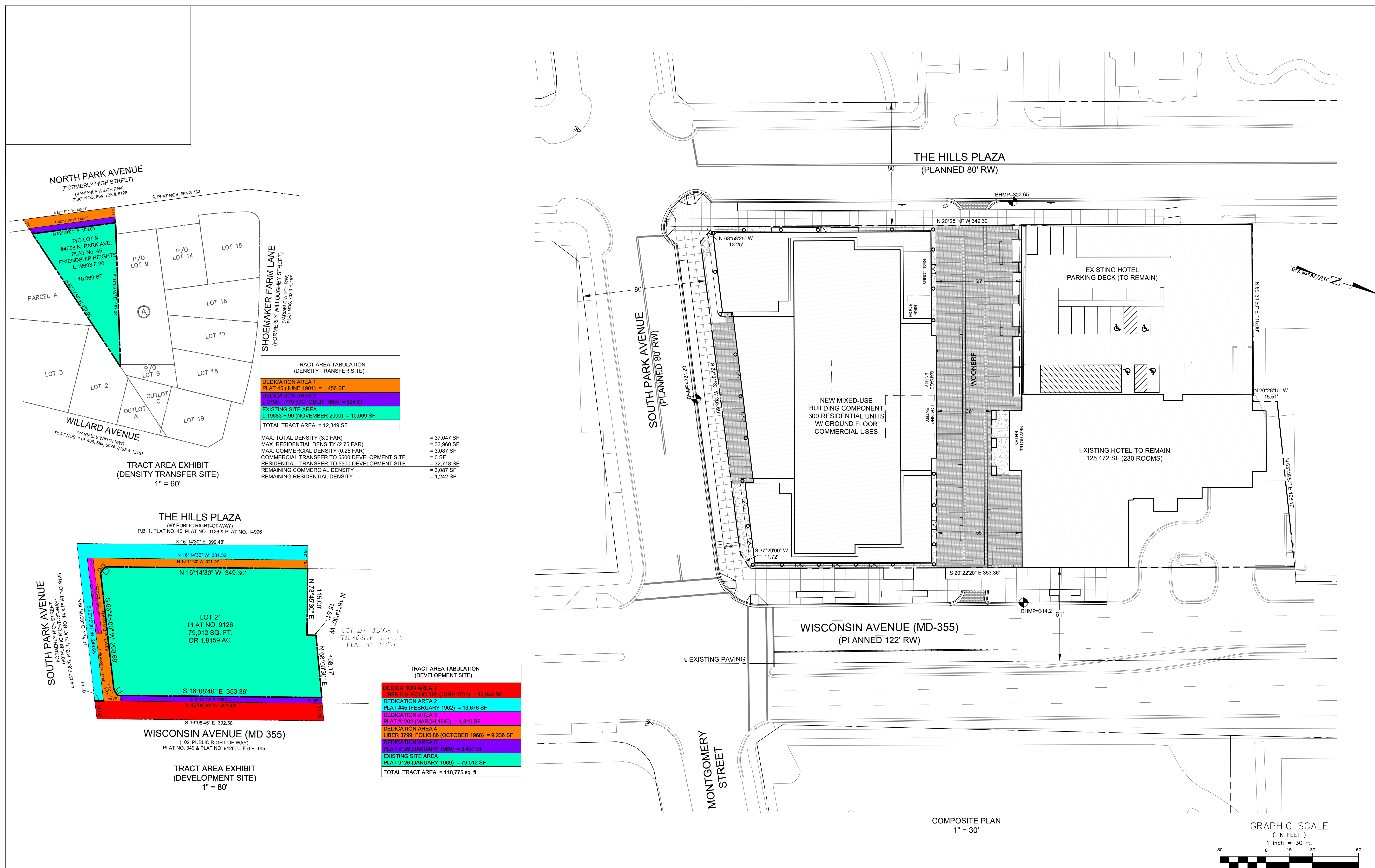
DRAWN BY PGL

SCALE AS SHOWN

DATE 02.09.2023

DEVELOPMENT DATA
820230040

PROJECT NO. 04.242.31
SHEET NO. 1 OF 1



Demand, Supply & Adequacy Report

Project Location Master Plan:

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Totals	Children	Teens	Young Adults	Adults	Seniors
Mid-Rise	Multiple Family, 4 stories or less	0	0	0	0	0	0	0
Mid-Rise	Multiple Family, 5 stories or more	300	30	21	9	219	168	75
SPD	Single-Family Detached	0	0	0	0	0	0	0
TH	Townhouse and Single Family attached	0	0	0	0	0	0	0
Total Demand Points		300	30	21	9	219	168	75

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Totals	Children	Teens	Young Adults	Adults	Seniors
Artistic Interactive Element	1	0	0	0	0	0	0
Artistic Lanes	1	0	0	0	0	0	0
Artistic Picnic Table	1	0	0	0	0	0	0
Artistic Amphitheater	1	2	5	4	6	6	6
Artistic Outdoor Aquatic Center	1	1,500	2,100	1,350	30,600	12,200	7,500
Artistic Recreation Center	1	3	4,200	2,700	66,700	26,400	30
Artistic Half-size Basketball Court	1	2	0	7	10	6	1
Artistic Dog Park	1	0	2	3	5	6	6
Artistic Large Rectangular Field (Soccer, Football, LAK, etc.)	1	2	15	20	25	15	2
Artistic Pocket Green	1	3	5	5	8	8	6
Artistic Horseshoe Space	1	0	0	0	0	0	0
Artistic Large Lawn	1	6	9	15	20	15	6
Artistic Medium Lawn	1	3	4	9	9	9	3
Artistic Memorial	1	2	3	3	7	8	5
Artistic Picnic Table	1	1	1	1,500	3	3	3
Artistic Picnic Shelter	1	0	0	0	0	0	0
Artistic Tot Lot Play Area, Ages 2-5	1	9	2	2	3	3	3
Artistic Shelter Seating	1	5	5	5	5	5	5
Artistic Tennis/pickleball	1	0	6	10	12	7	1
Artistic Urban Woodland	1	1,500	1,050	900	21,900	16,800	3,750

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Worksheet: 2/2023
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Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Totals	Children	Teens	Young Adults	Adults	Seniors
Bicycle Repair Room (Indoor)	1	0%	0	9	10	12	10	5
Dog Cleaning Station	1	0%	0	2	3	3	3	3
Indoor Community Space	1	0%	3	315	270	65,700	59,400	30
Resident Lounge	1	0%	0	2	3	10	8	7
Rooftop Amenity	1	0%	0	2	3	3	3	2
Through-Block Connection	1	10.00%	3,300	3,500	5,500	11,800	3,500	1,000
Lounge Pool	1	0%	0	2,25	87,60	56,40	11,25	
Photo/Seating	8	0%	8	8	12	24	24	24
Public Art Seating - Active Multi-Use	1	10.00%	5,500	5,500	5,500	5,500	5,500	5,500
Grilling Area	3	0%	0	6	18	18	18	18
Total Onsite Supply Points			10,100	6,310	58,200	148,800	133,500	133,500

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Age Group	30	59,900	59,900	59,900	Adoptive
Children	21	7,350	35,150	42,500	Adoptive
Teens	9	1,125	39,675	40,800	Adoptive
Young Adults	219	76,050	269,800	345,850	Adoptive
Adults	168	58,800	188,100	246,900	Adoptive
Seniors	75	28,250	113,250	141,500	Adoptive

30% of Total Offsite Supply Points: 17,970
 Max Allowed Plus (25% of Total Demand Points): 3,450
 Total Demand Points (30% + Max Allowed Plus): 21,520

Worksheet: 2/2023
Montgomery County Planning Department
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Worksheet: 2/2023
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TRANSIT PROXIMITY
THE PROJECT SITE ZONED CR OR ALL POINTS ARE WITHIN ½ MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (FRIENDSHIP HEIGHTS METRO STATION). PER CR INCENTIVE DENSITY GUIDELINES, TABLE 2-30 POINTS IS APPROPRIATE FOR THIS DEVELOPMENT. POINTS PROPOSED = 70

QUALITY BUILDING AND SITE DESIGN

ARCHITECTURAL ELEVATIONS, PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN, SHOWING PARTICULAR ELEMENTS OF THE FACADE, INCLUDING:
 - MINIMAL AMOUNT OF TRANSPARENCY ON THE FIRST FLOOR
 - MINIMAL SPACING BETWEEN OPERABLE DOORS
 - DESIGN PRIORITIES OF THE APPLICABLE MASTER PLAN AND/OR IMPLEMENTING DESIGN GUIDELINES.
 AN ADDITIONAL 5 POINTS ARE REQUESTED FOR THE INCLUDED DESIGN ELEMENTS WHICH AFFECT THE PERCEPTION OF MASS AND PEDESTRIAN COMFORT AND ENHANCE NEIGHBORHOOD COMPATIBILITY. REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS
 POINTS PROPOSED = 15 POINTS

EXCEPTIONAL DESIGN

PER CR INCENTIVE GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA. REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS.
 - CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.
 - ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER.
 - INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.
 - DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.
 - INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.
 POINTS PROPOSED = 7 POINTS

PUBLIC OPEN SPACE
PER CR INCENTIVE DENSITY GUIDELINES, UP TO 20 POINTS FOR PROVIDING OPEN SPACE IN EXCESS OF THE MINIMUM PUBLIC OPEN SPACE REQUIRED BY ZONING.
 PUBLIC OPEN SPACE REQUIRED (R) = 7,901 SF
 PUBLIC OPEN SPACE PROVIDED (P) = 5