

**DEMOCRACY CENTER**  
**PROJECT NARRATIVE / STATEMENT OF JUSTIFICATION**  
**SKETCH PLAN NO. 320240050**

**I. INTRODUCTION**

Democracy Center MF, LLC (the “Applicant”) is the contract purchaser of a portion of property located at 6901 Rockledge Drive in North Bethesda. The property is comprised of 668,484 square feet or ±15.35 acres of land classified in the CR-1.5, C-1.25, R-0.75, H-200 Zone and located on the west side of the Rock Spring Central/Mixed-Use Business Campus area of the *2017 Rock Spring Sector Plan* (the “Sector Plan” or “Plan”). The property, identified as ‘Democracy Center’ in the Sector Plan, is improved with three (3) triangular-shaped office buildings – Two Democracy Center (15 stories) is flanked on either side by One and Three Democracy Center, each with 9 stories. The buildings are oriented around a central plaza with connected promenades and served by both surface and below-grade parking.

The Applicant is proposing infill development of the northern 5.97-acre portion of the property



in the form of a 7-story multi-family building designed as a ‘wrap concept with podium’ consisting of up to 393 dwelling units with 15% MPDUs, above-ground structured parking, private amenities and a ±1.30-acre urban recreational park fronting along Rockledge Drive (the “Project”). The property would be subdivided into two buildable lots to facilitate this infill development – one for the proposed Project (“MF Lot” or “Project Site”) that is ±5.97-acres in size (aka, northern lot) and another for the existing Democracy Center office park (“Office Lot” or “Remaining Parcel 10”) that is ±9.38-acres in size (aka, southern lot).

The Applicant hereby submits an application for sketch plan approval (the “Sketch Plan” or “Application”) under the optional method of development in the CR Zone in accordance with Section 7.3.3. of Chapter 59 (the “Zoning Ordinance”) of the Montgomery County Code, 2014, as amended (the “County Code”).

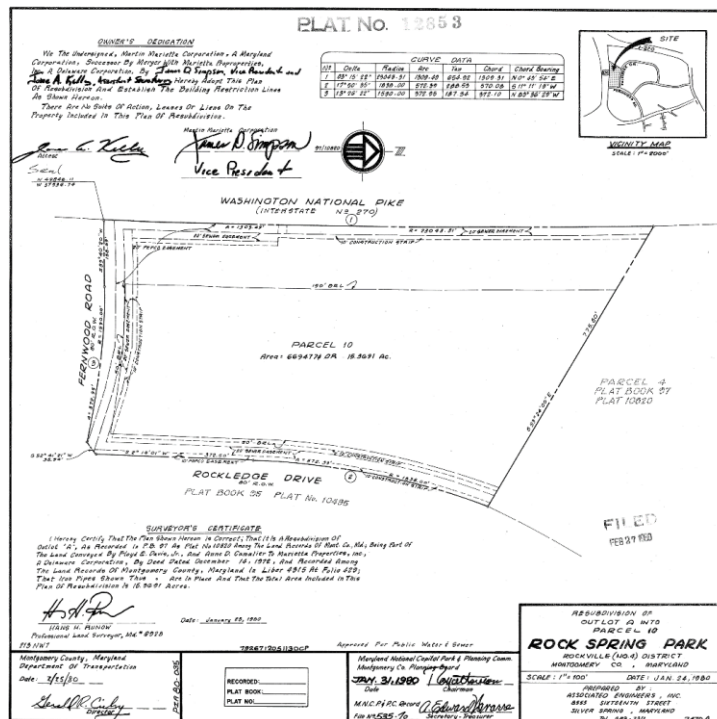
## **II. PROPERTY DESCRIPTION**

### **A. Site Location and Characteristics**

The existing property is recorded in the Land Records of Montgomery County as Parcel 10, “Rock Spring Park” on Plat No. 12853. (See excerpt of Plat below). The site is bounded by I-270 to the west, Rockledge Drive to the east, and Westlake Terrace/Fernwood Road to the south. The topography is flat due to past grading with steep supporting slopes from the high point of the site at the northern end of the property facing north, south, east and west. The site is situated in the Cabin John Creek watershed. A site investigation found no nontidal wetlands or Waters of the U.S. present on-site; therefore, no Stream Valley Buffer is present. Mapped soils on-site are Glenelg Silt Loam (2B) and Urban Land (400).

The southern portion of the property is developed with three stand-alone office buildings and associated underground and surface parking facilities while the northern portion of the property remains as a private open area with lawn and landscaping. The existing office buildings were constructed in 1984 and, according to SDAT records, contain 670,310 square feet of gross floor area. The northern portion of the property, proposed herein for infill development, consists of private green space with extensive tree plantings, lawn and some private amenities; however, none of the planted areas meet the technical definition of forest due to the lack of forest structure and maintenance as landscape beds. As such, no existing forest was identified during the site investigation conducted for the Natural Resource Inventory (NRI).

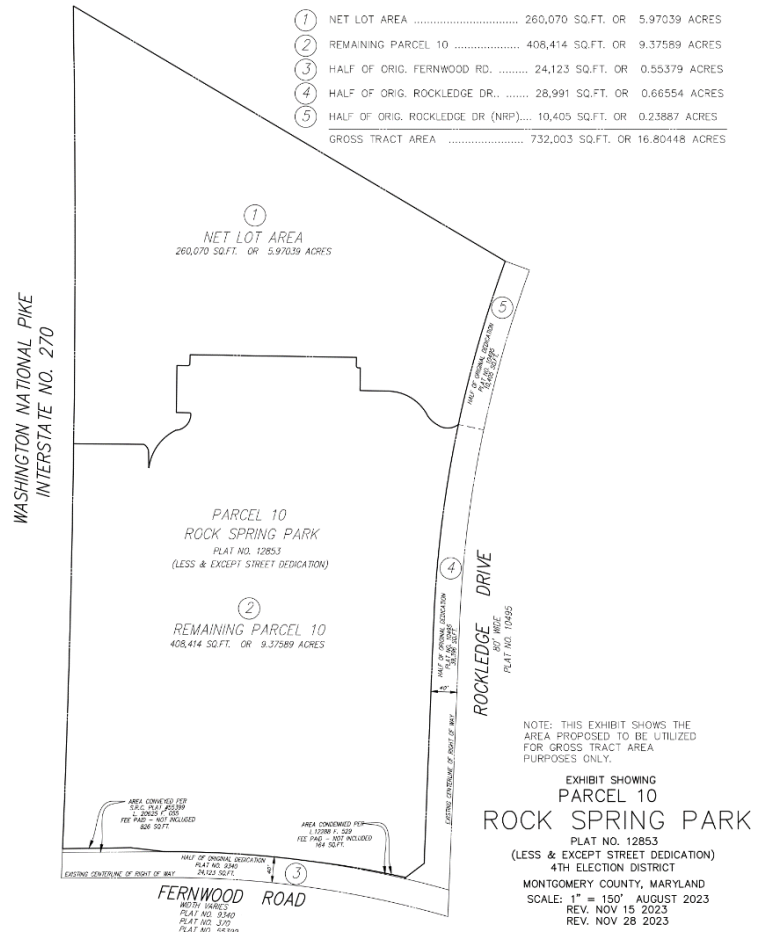
The existing property's gross tract area is 732,003 square feet or ±16.81 acres, which includes land area attributable to prior right-of-way dedication along Rockledge Drive and Fernwood Road (now Westlake Terrace).



As depicted on the GTA Exhibit, Sheet 32-GTA-320240050 (excerpted below), separate gross tract area and net lot area calculations for the two lots are proposed herein for initial FAR averaging purposes<sup>1</sup> as follows:

Property Area Data Office Lot (Remaining Parcel)		
CR1.5, C 1.25, R 0.75, H 200		
Area	SF	Acres
Office Lot (Remaining Parcel 10) Gross Tract	461,528	10.595
Previous Dedications		
Half of Orig. Fernwood Rd. (Westlake Ter.)	24,123	0.554
Half of Orig. Rockledge Dr.	28,991	0.666
Proposed Dedications	0	0.000
<b>Net Lot Area</b>	<b>408,414</b>	<b>9.376</b>

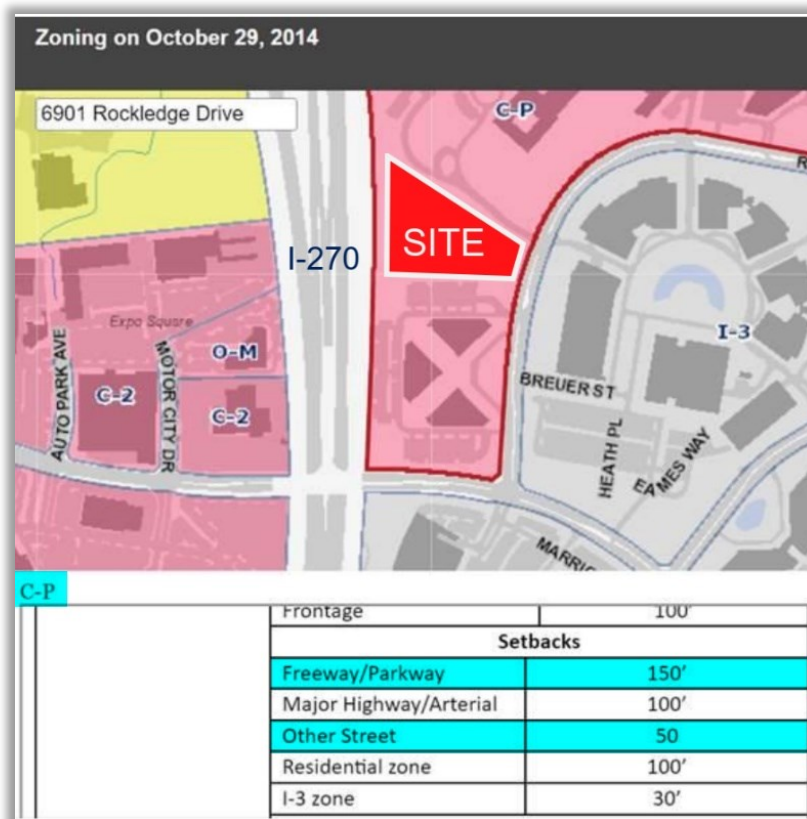
Property Area Data Multi-Family Lot		
CR1.5, C 1.25, R 0.75, H 200		
Area	SF	Acres
Multi-Family Lot Gross Tract	270,475	6.209
Previous Dedications		
Half of Orig Rockledge Dr.	10,405	0.239
Proposed Dedications	0	0.000
<b>Net Lot Area</b>	<b>260,070</b>	<b>5.970</b>



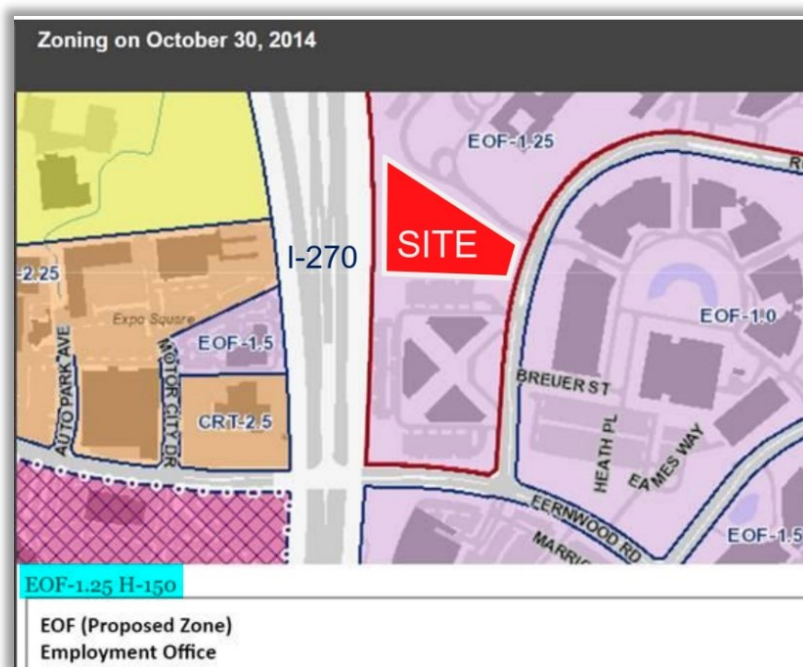
<sup>1</sup> Final lot configuration, net lot and gross tract area calculations to be determined at Preliminary Plan of Subdivision.

## B. Zoning History, Permitted Use and Allowable Density

Plat No. 12853 reflects a building restriction line (BRL) established on the property that requires a 150-foot setback from the western boundary line. Based on zoning research, it appears that this BRL derived from the property’s zoning classification at the time of platting in 1980, i.e., the C-P Zone. Under Section 59-C-4.334 of the 2004 Zoning Ordinance, the former C-P Zone required a setback of 150 feet from a limited access freeway or parking, in this case the I-270, which immediately adjoins the property’s western boundary line, and a setback of 50 feet from any other street.



The property was reclassified to the EOF-1.25 H-150 Zone in conjunction with the County's Zoning Rewrite and Comprehensive Rezoning of 2014. (See below)



Then, in 2017, the *Rock Spring Sector Plan* recommended that the property be rezoned to its current zoning classification of CR-1.5, C-1.25, R-0.75, H-200. The County Council subsequently adopted Sectional Map Amendment H-126 in 2018, which implemented the zoning recommendations of the *Rock Spring Sector Plan*.

Neither the EOF or CR zones carried over the 150-foot setback from a limited access freeway/parkway or the 50-foot setback from any street standards of the former C-P Zone. Accordingly, the BRLs can be removed from the plat as they are no longer consistent with the property's zoning.

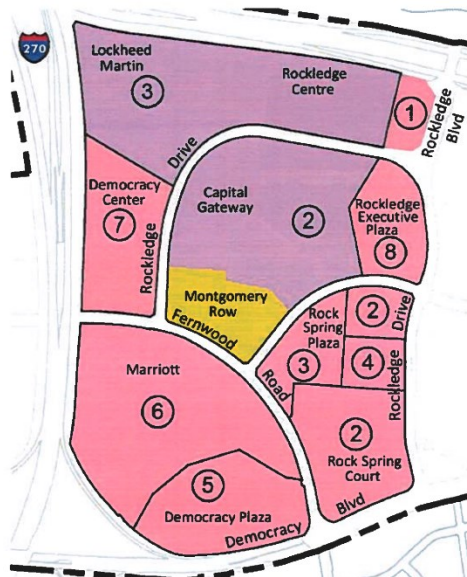
### C. Surrounding Area

The property is located within the Rock Spring Center/Mixed-Use Business Campus of the Rock Spring Sector Plan area which includes properties between Rockledge Drive/Rockledge Blvd on the east and the I-270 spur on the west. The Plan describes the area as follows (Plan, pg. 33):

This central portion of the Plan area... contains 30 buildings with more than 5 million square feet of space, built primarily between the 1970s and 1990s. The office park was built in a traditional suburban campus format with stand-alone, single-purpose buildings set back from the street, surrounded by lush landscaping and ample parking.

...

The Montgomery Row townhomes are in the middle of the office park, at the corner of Fernwood Road and Rock Spring Drive. Other than these 168 townhouses, all of the properties in this cluster are developed with office buildings and their associated structured and surface parking.



### III. PROJECT

#### A. Development Program

The Applicant seeks Sketch Plan approval under Sections 59-7.3.3 and 59-4.5.4 of the Zoning Ordinance to redevelop the northern 5.97-acre portion of the property with a multi-family development of up to 393 dwelling units within a 7-story residential apartment building, with 15% MPDUs, structured parking, residential amenities and a  $\pm$ 1.30-acre urban recreational park – at a residential density of not to exceed 472,710 sf of GFA, inclusive of MPDU bonus density (the “Project”).

To do so, the existing property is proposed to be subdivided into two new lots<sup>2</sup> – one for the existing office development (Office Lot – net lot area 408,414 sf) and one for the proposed multi-family development (MF Lot – net lot area 260,070 sf). Because one lot is proposed to be devoted exclusively to residential and the other exclusively to office, the lots will need to send and receive density to/from each other pursuant to the FAR Averaging provisions of Section 59-4.5.2.B of the Zoning Ordinance to support both existing and proposed uses under the property’s CR-1.5, C-1.25, R-0.75, H-200 zoning.

The below Development Table outlines the “cross transfers” of density and the GTA Exhibit (excerpted on page 4) depicts how the existing property is anticipated to be subdivided. In order to maintain sufficient density to support the existing 670,310 sf of commercial GFA located on the Office Lot while at the same time be able to transfer sufficient residential density to support the new development on the MF Lot, the Office Lot needs to first *receive* 0.75 FAR of the MF Lot’s available commercial density in order to then be able to *send* 0.4 FAR of its residential density to the MF Lot. By doing so, the MF Lot is able to achieve a mapped density of 387,467.45 sf (or 1.43 FAR) that along with

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<sup>2</sup> Final lot configuration, net lot and gross tract area calculations to be determined at Preliminary Plan of Subdivision.



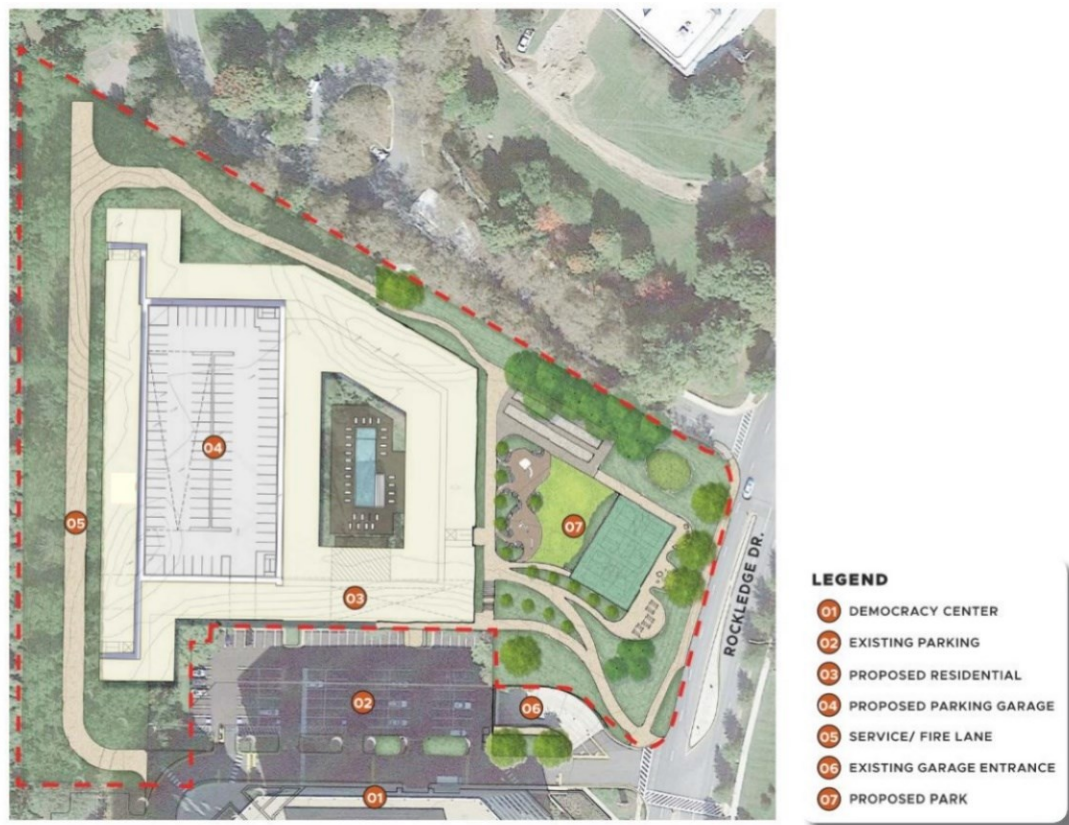
allowable MPDU bonus density, allows it to yield the 472,710 sf of total residential density needed to facilitate the proposed Project. The resulting Office Lot will retain a total allowable GFA of 710,537.05 sf of which 670,310 sf is used/built in the existing office buildings, leaving 40,227.05 sf as remaining unused commercial density.

<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Existing/Proposed</u>
<b>OFFICE LOT</b>		
Mapped Density - CR 1.5 C-1.25 R-0.75 H-200		
Residential Density (GFA/FAR)	346,146.00 sf (0.75)	0
Commercial Density (GFA/FAR)	576,910.00 sf (1.25)	507,680.80 sf (1.1)
<b>Total Mapped Density (GFA/FAR)</b>	<b>692,292.00 sf (1.5)<sup>1</sup></b>	
Sending Property Density – from MF Lot (GFA)		
		202,856.25 sf
<b>Total GFA/FAR</b>		<b>710,537.05 sf (1.54)</b>
Existing Built Commercial Density		
		670,310.00 sf
Remaining Unused Commercial Density		
		40,227.05 sf
<b>MF LOT</b>		
Mapped Density - CR 1.5 C-1.25 R-0.75 H-200		
Residential Density (GFA/FAR)	202,856.25 sf (0.75)	202,856.25 sf (0.75)
Commercial Density (GFA/FAR)	338,093.75 sf (1.25)	0
<b>Total Mapped Density (GFA/FAR)</b>	<b>405,712.50 sf (1.5)<sup>2</sup></b>	
Sending Property Density – from Office Lot (GFA)		
		184,611.20 sf
<b>Subtotal GFA/FAR (Pre-MPDU Bonus)</b>		<b>387,467.45 sf (1.43)</b>
MPDU Bonus Density – 22% of Subtotal (GFA)		
		85,242.84 sf
Total Residential GFA/FAR		
		472,710.29 sf (1.74)
<b>Total Combined Mapped Density – (Office Lot + MF Lot) (GFA)</b>	<b>1,098,004.50 sf (1.5)</b>	<b>1,098,004.50 sf (1.5)</b>

<sup>1</sup> The amount of density being transferred to the MF Lot is 184,611.20 sf (i.e., 692,292.00 minus 507,680.80).

<sup>2</sup> The amount of density being transferred to the Office Lot is 202,856.25 sf (i.e., 405,712.50 minus 202,856.25).

The 7-story apartment building will house a mix of studio, one- to three-bedroom units and will not exceed 100 feet in height. Parking for the apartment building is proposed to be provided in a ‘wrapped’ above-ground parking structure on the west end of the Project Site.



## CONCEPTUAL SITE PLAN

During the pre-submittal phase of this development proposal, the Applicant engaged staff of both the Planning and Parks departments specifically on the topic of the appropriate size/scale of an on-site public park that could be accommodated in conjunction with an infill development proposal for the Project Site as recommended by the *Rock Spring Sector Plan*. Over the course of multiple meetings, the staff and the Applicant came to an understanding of not only the maximum size of the park that could be

accommodated from the Project Site, but how the future park space could be designed and amenitized to achieve maximum functionality for active recreational use and enjoyment by residents and office employees of the surrounding area. The Applicant developed the conceptual plan shown above in consultation with both the Planning and Parks departments. The conceptual plan includes active recreational amenities, hardscape improvements and design features listed below that have been reviewed and deemed acceptable by Parks department staff, all of which the Applicant is proposing to construct within the future  $\pm 1.30$ -acre on-site park space:

- A 50'x90' multi-sport court
- Two bocce courts
- Open lawn area
- A playground area
- Seating areas, including picnic tables
- A path system including perimeter loop
- ADA access from the street
- Retention/protection of deciduous trees to the maximum extent practicable



Below is a summary table of the Project’s proposed public benefit categories and requested points. Among other things, the Sketch Plan proposes structured parking garage and a major public facility in the form of an on-site public park as discussed above. The Sketch Plan proposes to meet its public benefit requirements in at least four out of the following six categories: 1) Major Public Facility, 2) Transit Proximity, 3) Connectivity and Mobility, 4) Diversity of Uses and Activities, 5) Quality

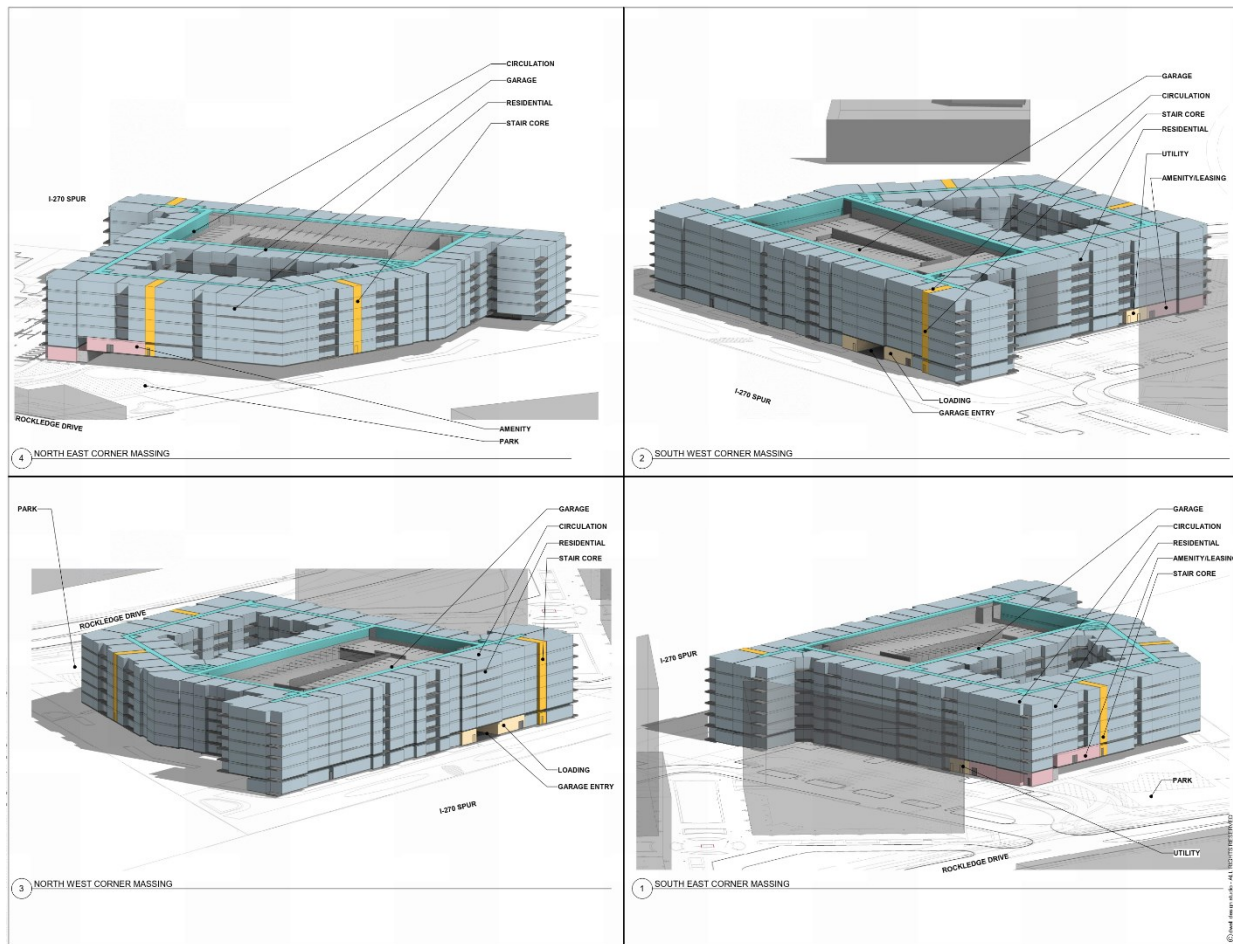
Building and Site Design, and 6) Protection and Enhancement of the Natural Environment. All categories are more specifically calculated and summarized on the Public Benefits Calculations included with Sketch Plan submittal.

Democracy Center	Public Benefits Calculations Summary	Points Met
<b>59-C-15.851: Major Public Facility</b>		<b>70.00</b>
Facility on Site		70.00
<b>59-C-15.852: Transit Proximity</b>		<b>30.21</b>
Total Transit Points		30.21
<b>59-C-15.853: Connectivity &amp; Mobility</b>		<b>3.20</b>
(a) Neighborhood Services		-
(b) Minimum Parking		3.20
(c) Through-Block Connections		-
(d) Public Parking		-
(e) Transit Access Improvement		-
(f) Trip Mitigation		-
(g) Streetscape		-
(h) Advance Dedication		-
(i) Wayfinding		-
<b>59-C-15.854: Diversity of Uses &amp; Activities</b>		<b>37.63</b>
(a) Affordable Housing		27.63
(b) Adaptive Buildings		-
(c) Care Centers		-
(d) Small Business Opportunities		-
(e) Dwelling Unit Mix		10.00
(f) Enhanced Accessibility for the Disabled		-
(g) Live/Work		-
<b>59-C-15.855: Quality Building &amp; Site Design</b>		<b>30.00</b>
(a) Historic Resource Protection		-
(b) Structured Parking		10.00
(c) Tower Step-Back		-
(d) Public Art		-
(e) Public Open Space		20.00
(f) Exceptional Design		-
(g) Architectural Elevations		-
<b>59-C-15.856: Protection &amp; Enhancement of the Natural Environment</b>		<b>5.00</b>
(a) Building Lot Termination (BLT)		5.00
(b) Energy Conservation and Generation		-
(c) Vegetated Wall		-
(d) Tree Canopy		-
(e) Vegetated Area		-
(f) Vegetated Roof		-
(g) Cool Roof		-
(h) Recycling Facility Plan		-
(i) Habitat Preservation and Restoration		-
<b>59-C-15.857: Retained Buildings</b>		<b>0.00</b>
Retained Buildings		-
		Points Met
<b>TOTAL PUBLIC BENEFIT</b>		<b>176.04</b>

Finally, this Sketch Plan seeks approval of an infill project that will be constructed in one continuous phase of development where adequate public facilities already exist to serve the development density proposed.

### B. Architecture and Design

While the proposed 7-story apartment building will necessarily be set back from the street in order to accommodate the on-site park at the Rockledge frontage, the Project will achieve harmony with its site, neighborhood context and location through proportion and architectural character. The figure below is a massing exhibit for the Project.



In particular, the proposed architecture will be articulated with fenestration and offsets in the massing to create visual interest and engagement. Frontage improvements and the human-scaled expression of the park level façade will enhance the public realm. Architectural precedents reflective of the design concepts for the proposed building are provided below:

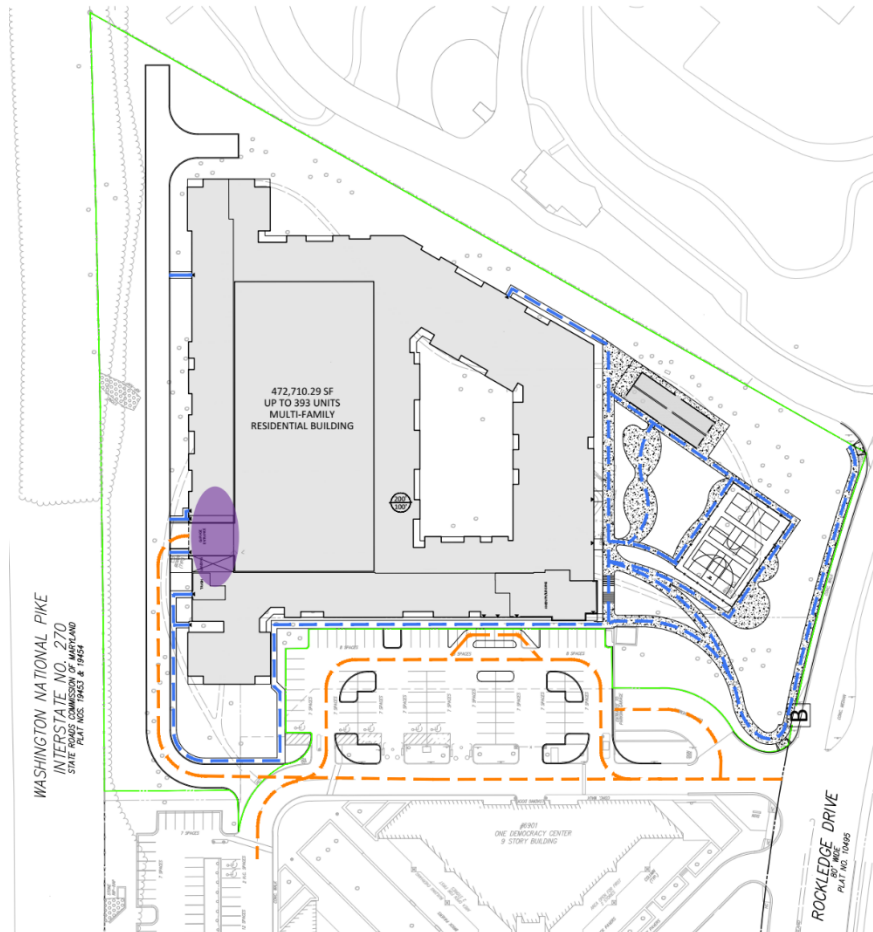


*Apartment Building Design Concepts – Precedent Images*

The Project will be contemporary in style, introducing a modernized architectural aesthetic to the existing predominant office park context. The design of the building will incorporate sustainable design strategies to reduce the environmental impact of the Project. As stated previously, the approximate height of the apartment building will be less than 100 feet.

### C. Parking and Loading

Pursuant to the on-site parking requirements of Section 59-6.2.4 of the Zoning Ordinance and other applicable parking reductions under Section 59-6.2.3.I of the Zoning Ordinance, the minimum number of parking spaces required for the 393 units proposed is 365 parking spaces, with a maximum allowed of 490 spaces. All of the on-site parking for the 7-story apartment building will be located in a ‘wrapped’ parking garage that will house approximately a **total of 450 parking spaces**. The entrance to the parking garage along with the loading/trash facilities (highlighted in purple on the excerpt of the Circulation Plan below) are all located on the southwest corner of the proposed multi-family building.



*Circulation Plan*

#### **D. Vehicular and Pedestrian Circulation**

As depicted on the Circulation Plan excerpted above, the proposed development will provide improvements to the pedestrian realm along its Rockledge Drive frontage that will connect to a new paved pedestrian path system (dashed blue line) through the future ±1.30-acre on-site park and around the southside of the building. Vehicular access and circulation (dashed orange line) for the development will be facilitated by sharing the existing curb-cut/access point that leads to the entrance of the underground garage serving the Democracy Center office buildings. A main entrance area and passenger vehicle drop-off zone will be located at the southeast corner of the multi-family building. New landscape islands are proposed to be incorporated in this area to create visual and physical separation between the new residential drop-off area and the existing surface parking area which will continue to serve the Democracy Center office buildings. As shown on the Circulation Plan, pedestrian and vehicular access throughout the Project Site will be safe and efficient.

#### **E. Public Park/Open Space and Amenities**

As discussed previously, the Project is proposing to provide a ±1.30-acre on-site urban recreational park along the site's Rockledge Drive frontage with active recreational facilities inclusive of a multi-sport and bocce courts, playground area, seating areas, picnic tables, paved path system, and open lawn area along with varied landscaping.





Precedent images of the overall design of the proposed park inclusive of proposed recreational facilities, furnishings and landscaping are provided with the Sketch Plan submittal and excerpted below:



Democracy Center  
Bethesda | MD

PRECEDENT IMAGERY

Date: 07/11/2023

ParkerRodriguez



Democracy Center  
Bethesda | MD

PRECEDENT IMAGERY

ParkerRodriguez

In addition, an interior courtyard space will provide an amenity area for residents inside the proposed apartment building. The interior courtyard area will include an outdoor swimming pool with lounge areas and associated amenities, such as barbeque grill facilities and ample landscaped patio/picnic seating areas. Other resident amenities will include an indoor fitness facility, resident co-working center and dog wash.

#### IV. MASTER PLAN CONFORMANCE

The Project Site is located within the Rock Spring Central/Mixed-Use Business Campus area of the *2017 Rock Spring Sector Plan* (the “Plan”). The Plan notes that this area is still a “viable employment center, and has the potential to be strengthened and fortified if new uses are introduced to the area that help create a more vibrant, interesting and marketable location.” The Plan recommended that the EOF Zone, which was conceived to provide greater flexibility than previous office zones such as

C-P (Commercial, Office Park), O-M (Office Building, Moderate Intensity and I-3 (Technology and Business Park), be maintained for certain properties in the planning area. However, for properties along the “central spine... including the Marriott site, **Democracy Center**, and the properties owned by the Camalier/Camalier-Davis families (Democracy Plaza, Rockledge Executive Plaza, and the entire block bounded by Rock Spring Drive, Rockledge Drive, Democracy Boulevard, and Fernwood Road),” the Plan recommended that the EOF Zone be replaced with the CR Zone. (Emphasis added.) (Plan, pg. 35) The Plan states that “[t]he purpose of rezoning these properties to CR is to provide options and flexibility for infill or redevelopment in the future should circumstances change for these office buildings.”

The Plan further recommended that the property be considered for a future “community open space and active recreation” site. The Plan recommended that in the event the existing office buildings are proposed to be razed and the property redeveloped, the existing private open space on the northern portion of the property be considered for public uses, including parkland, either through dedication or acquisition by the County. However, the Plan also specifically recognized the possibility of an infill development proposal and recommended that in that circumstance, “[the] *complete* removal of the existing open space on the northern portion of the site should be discouraged. *The portion of the northern open space to be preserved* should be considered for conversion to parkland, either through dedication as part of the public open space requirement or a public benefit, or through acquisition by the Department of Parks.” (Emphasis added.) (Plan, pg. 59) The above text reflects efforts by representatives of the Democracy Center during the *Rock Spring Sector Plan* process, to ensure that an infill development option of the northern portion of the property, as proposed by this Sketch Plan, would be preserved.

The proposed Project introduces additional residential use to the Rock Spring planning area in a manner that creates a sense of place and provides a major public facility that is wholly consistent with the specific recommendations and land use patterns contemplated by the Plan for the area. The Project will provide a mix of unit types with adequate setbacks, safe/efficient internal vehicular and pedestrian circulation, protection of the environment and both public and private amenities that effectively implement the Plan’s objectives.

The Project will have no negative impact upon any nearby residential neighborhood or commercial activity. In fact, the creation of this mixed residential community at this location is in line with others that have been approved in the area and will provide numerous other benefits, such as providing much-needed housing choices and increasing residential density near major employment centers, existing commercial settings and near existing transit infrastructure.

**V. THE PROJECT SATISFIES THE REQUIREMENTS FOR APPROVAL OF A SKETCH PLAN FOR OPTIONAL METHOD OF DEVELOPMENT IN THE CR ZONE (Zoning Ordinance Section 59-7.3.3.E)**

**A. The Sketch Plan meets the objectives, general requirements, and standards of this Chapter (59-7.3.3.E.1)**

**Intent Statement of the CR Zones (Section 59-4.5.1.A)**

Section 59-4.5.1.A of the Zoning Ordinance states that the CR Zone “permit[s] a mix of residential and nonresidential uses at varying densities and heights. The zones promote economically, environmentally and socially sustainable development patterns where people can live, work, recreate, and access services and amenities.” The Project responds to the specific objectives of the CR Zone as follows:

1. *Implements the recommendations of the applicable master plans.*

As discussed in Section IV above, this Sketch Plan application promotes the policy goals and recommendations of the *2017 Rock Spring Sector Plan* (“Plan”) and its Design Guidelines.

2. *Targets opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

The Project is an infill development that will introduce diverse housing options to an area that consists predominantly of single-use commercial sites in a manner that will achieve 15% MPDUs as well as a much-needed urban recreational park in conformance with the *Rock Spring Sector Plan*.

3. *Encourages development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Project will include market rate residential units as well as 15% MPDUs, offering housing opportunities for a range of demographics and incomes. The Project does not propose any parking between the building and the street.

4. *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Project will be compatible with existing and approved adjacent development and not be out of character with adjoining neighborhoods. The scale and massing of the proposed 7-story building is compatible with existing structures in the area. The approximate height for the apartment building will be less than 100 feet.

5. *Integrates an appropriate balance of employment and housing opportunities.*

By offering a variety of housing options, in both market and MPDU rates, and an array of unit sizes, the Project will help to meet the overarching vision of the *Rock Spring Sector Plan* to introduce much-needed housing to an area of the County that is predominantly occupied by office employment uses.

6. *Standardizes optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Project will include significant public benefits, in accordance with the requirements of Section 59-4.5.4.A.2 of the Zoning Ordinance as detailed in the Public Benefit Points Summary included in the Sketch Plan submission.

**General Requirements for Optional Method Development in the CR Zone (Section 4.5.4.A)**

Section 59-4.5.4.A of the Zoning Ordinance lists the general requirements for development under the optional method in the CR Zone. The Sketch Plan meets all general requirements as follows:

1. *Procedure for Approval.*

The submittal of this Application and accompanying materials satisfies this requirement.

2. *Public Benefit Points and Categories. (Division 4.7)*

The Project must achieve a minimum number of public benefits in the CR zone of 100 points in at least 4 benefit categories pursuant to Section 59- 4.5.4.A.2.a of the Zoning Ordinance.

The table below summarizes the Public Benefit Categories and Points proposed by the Project:

Democracy Center		Public Benefits Calculations Summary	Points Met
59-C-15.851: Major Public Facility			70.00
Facility on Site			70.00
59-C-15.852: Transit Proximity			30.21
Total Transit Points			30.21
59-C-15.853: Connectivity & Mobility			3.20
(a) Neighborhood Services			-
(b) Minimum Parking			3.20
(c) Through-Block Connections			-
(d) Public Parking			-
(e) Transit Access Improvement			-
(f) Trip Mitigation			-
(g) Streetscape			-
(h) Advance Dedication			-
(i) Wayfinding			-
59-C-15.854: Diversity of Uses & Activities			37.63
(a) Affordable Housing			27.63
(b) Adaptive Buildings			-
(c) Care Centers			-
(d) Small Business Opportunities			-
(e) Dwelling Unit Mix			10.00
(f) Enhanced Accessibility for the Disabled			-
(g) Live/Work			-
59-C-15.855: Quality Building & Site Design			30.00
(a) Historic Resource Protection			-
(b) Structured Parking			10.00
(c) Tower Step-Back			-
(d) Public Art			-
(e) Public Open Space			20.00
(f) Exceptional Design			-
(g) Architectural Elevations			-
59-C-15.856: Protection & Enhancement of the Natural Environment			5.00
(a) Building Lot Termination (BLT)			5.00
(b) Energy Conservation and Generation			-
(c) Vegetated Wall			-
(d) Tree Canopy			-
(e) Vegetated Area			-
(f) Vegetated Roof			-
(g) Cool Roof			-
(h) Recycling Facility Plan			-
(i) Habitat Preservation and Restoration			-
59-C-15.857: Retained Buildings			0.00
Retained Buildings			-
			Points Met
TOTAL PUBLIC BENEFIT			176.04

### 3. *Building Type.*

The Project proposes an Apartment Building as described under Section 59-4.1.5.D. Section 59-4.5.4.A.3 of the Zoning Ordinance notes that all building types allowed under Section 59-4.1.6 are allowed in the CR Zone under optional method development, and Section 59-4.1.6 permits Apartment Buildings.

### 4. *Compatibility Standards.*

The surrounding properties are zoned EOF and CR. The proposed Project will satisfy applicable setback compatibility standards of Section 59-4.1.8.A.1.b of the Zoning Ordinance.

The height compatibility provisions of Section 59-4.1.8 are not applicable since the Project Site does not abut or confront a property in the Agricultural, Rural Residential, Residential Detached, or Residential Townhouse Zone. The above notwithstanding, the approximate height for the apartment building will be less than 100 feet.

### **Development Standards for Optional Method Development in the CR Zone (Section 4.5.4.B)**

Section 59-4.5.4.B of the Zoning Ordinance lists the development standards for development under the optional method in the CR Zone. The Sketch Plan meets all applicable development standards as follows:

#### 1. *Open Space.*

A development must provide open space based on the tract area and the number of frontages on a right-of-way. The Project Site (MF Lot) has a net tract area of 5.97 acres and fronts on two (2) right-of-ways, Rockledge Drive and I-270, and so is required by Section 59-4.5.4.B.1 to provide 10%. The urban recreational park that is proposed in



conjunction with the infill development on the MF Lot provides 21.77% of the Project Site's open space requirement as shown on the Open Space Plan, well above the minimum required.

2. *Lot, Density, and Height.*

The Project utilizes the optional method of development and proposes to develop up to 472,710.29 sf of total residential density, inclusive of allowable MPDU bonus density, and at the maximum height of 100 feet allowable under the property's CR-1.50, C-1.25, R-0.75, H-200 Zone.

3. *Placement.*

Section 59-4.5.4.B.3 of the Zoning Ordinance provides that setbacks for principal buildings, accessory structures, and parking are established by the site plan approval process. The proposed location of the building will meet all setback standards for the zone.

4. *Form.*

Section 59-4.5.4.B.4 of the Zoning Ordinance provides that form standards are established by the site plan approval process and must address, at a minimum, transparency, blank walls, and active entrances. The proposed form of the building will meet all standards for the zone.

**B. The Sketch Plan substantially conforms with the recommendations of the applicable master plan (59-7.3.3.E.2)**

As discussed in detail in Section IV above, the Sketch Plan achieves the general goals of the *2017 Rock Spring Sector Plan*.

**C. The Sketch Plan satisfies any development plan or schematic development plan in effect on October 29, 2014 (59-7.3.3.E.3)**

There is no approved development plan or schematic development plan for the property, and therefore this requirement is not applicable.

**D. For a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, the Sketch Plan satisfies any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014 (59-7.3.3.E.4)**

The zoning classification in effect on October 29, 2014 was not the result of a Local Map Amendment, and therefore this requirement is not applicable.

**E. The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development (59-7.3.3.E.5)**

As discussed in Section III above, the Project's proposed design, scale, landscaping, green area and placement of the building on the site provides a compatible relationship with existing development in the surrounding area.

**F. The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading (59-7.3.3.E.6)**

The Project's vehicular, pedestrian access, circulation, parking and loading are discussed in Section III above. The Project's design will promote safe and efficient access, circulation and parking of vehicles and bicycles in the above-ground garage.

**G. The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community (59-7.3.3.E.7)**

The public benefits proposed by the Project are discussed in Section III above and are sufficient to justify the requested density.

**H. The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-ways, sidewalks, dedications, public benefits, and future preliminary and/or site plan applications [as applicable] (59-7.3.3.E.8)**

The Project will be constructed in one continuous phase of development.

Sincerely yours,

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

By:   
Soo Lee-Cho