



Montgomery Planning Area 3

Cabin John Village

Site Plan No. 820190020

4/25/2019

Agenda item 8

Site Plan No. 820190020



Outline

1. Site Vicinity & Analysis

2. Previous Approvals

3. Proposal

4. Open spaces

- Common Open Space (& exceptions)
- Public open space

5. Amenities

6. Compatibility/Architecture

- Building Modifications

7. Transportation mitigation

8. Offsite Improvements

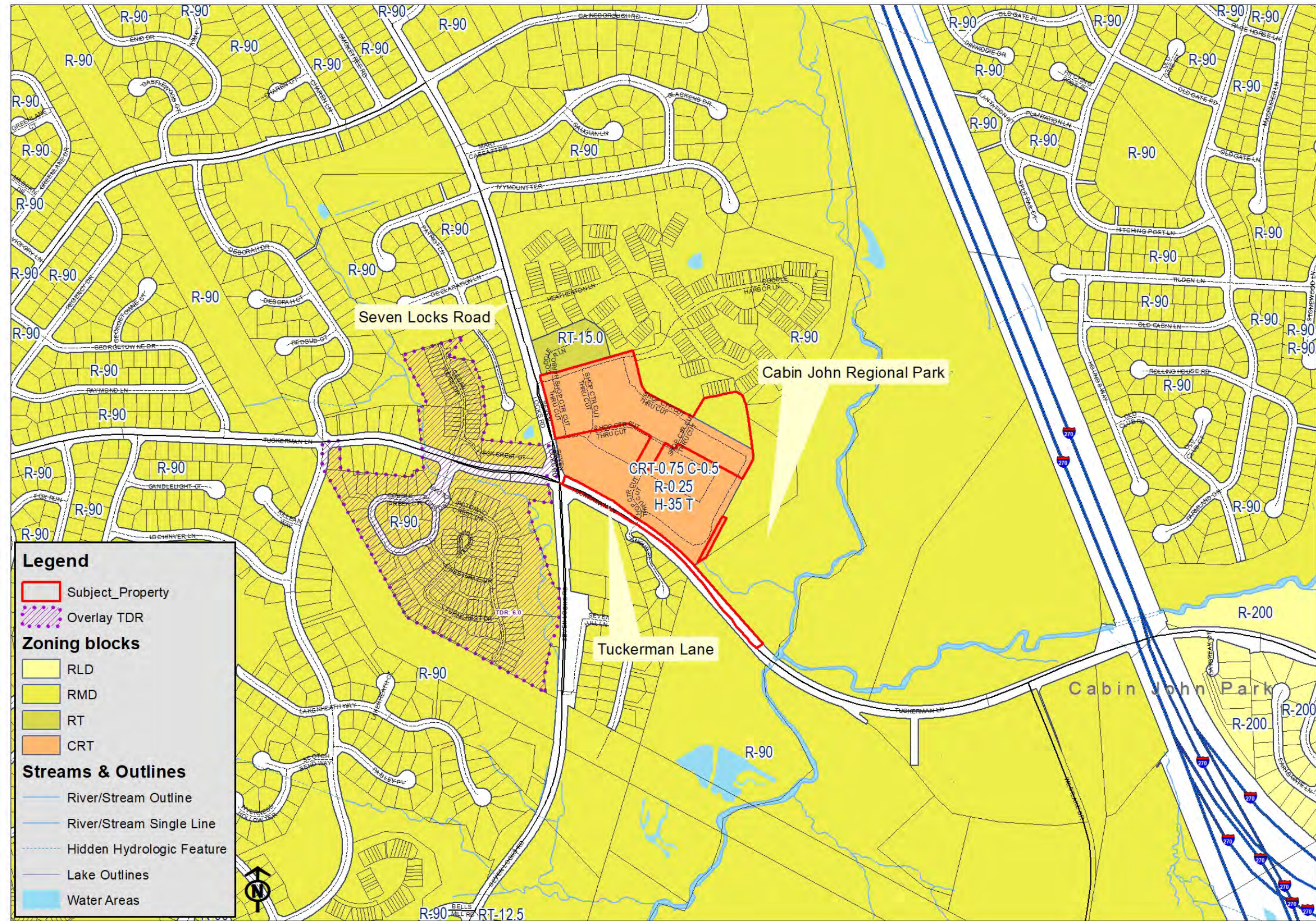
9. Findings

10. Citizen Correspondence

11. Recommendation

1a. Site Vicinity

- Cabin John Regional Park (east)
- Single family homes and townhouses (in the vicinity on all sides)
- Winston Churchill High School (west)
- Park Potomac (1 mile, north)
- West of I-270
- Property zoned CRT-0.75, C-0.5, R-0.25, H-35 and R-90



1b. Site Analysis

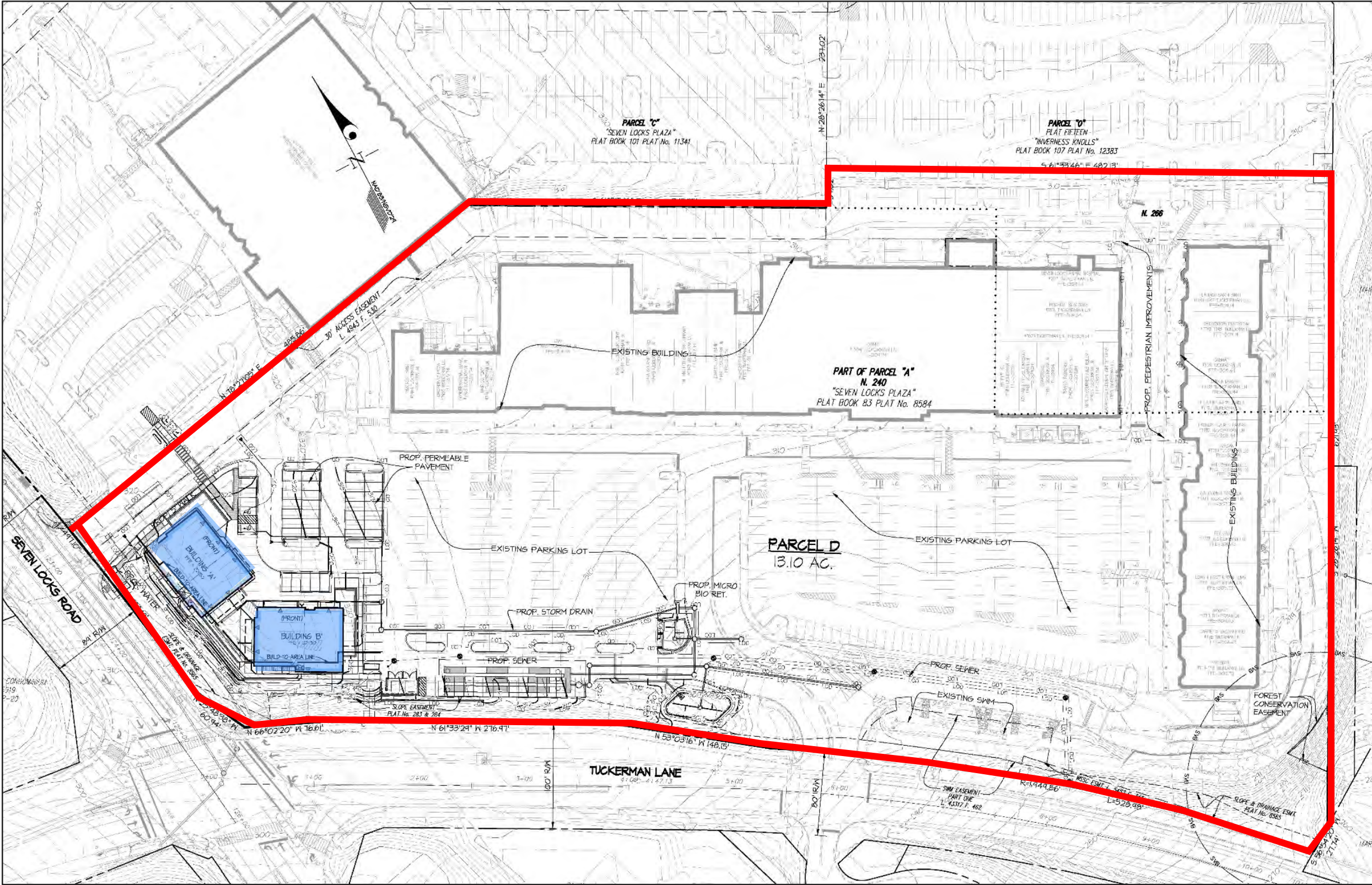
- Phase 1 of a 3 phase project
- Site Plan area = 13.39 acres
- Developed as shopping center in the 1950s and 1960s
- 2002 Potomac Subregion Master Plan



2a. Previous Approvals

Administrative Subdivision No. 620170050

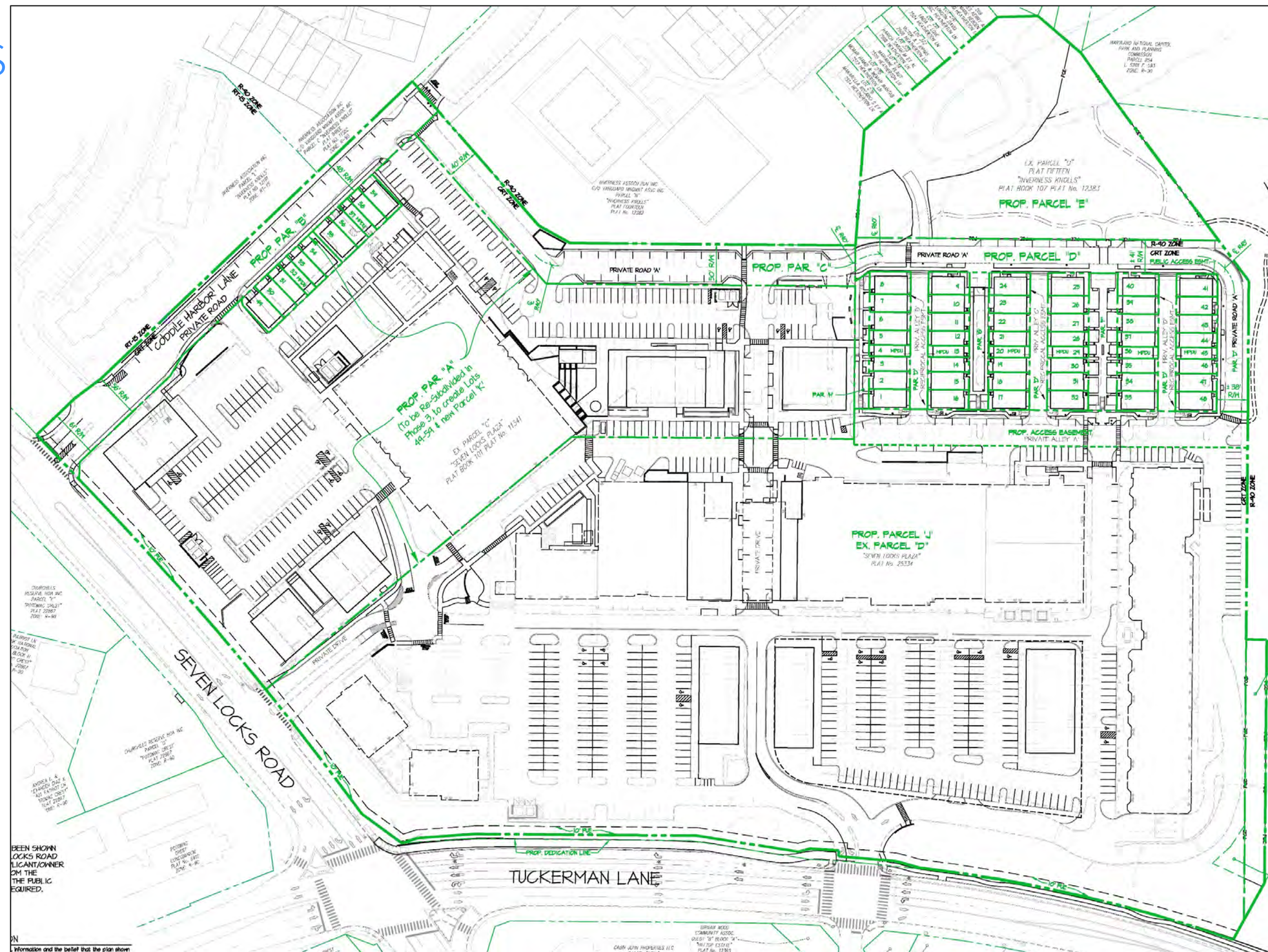
Consolidated parts of platted parcels into one lot of approximately 13.10 acres for the development of two restaurant pad sites.



2b. Previous Approvals

Preliminary Plan No. 120180120

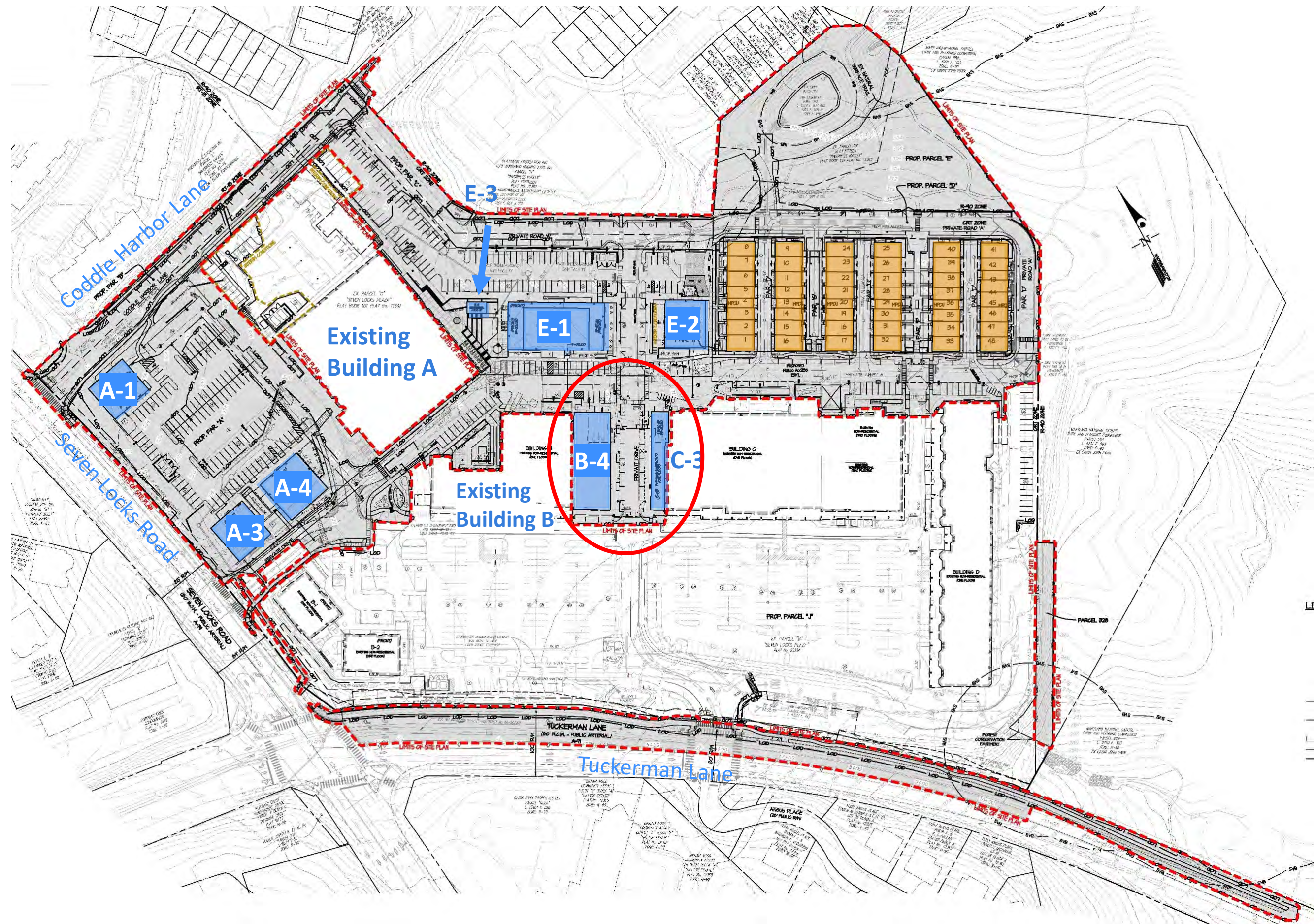
- 59 townhouses lots (12.5% MPDU's)
- Additional 60,000 sq. ft. of retail including structured parking
- Approx. 240,000 sq. ft. of existing retail/restaurant uses
- 2 parcels for commercial uses, 1 parcel for forest conservation/stormwater management
- Frontage improvements along Tuckerman Lane



3a. Proposal

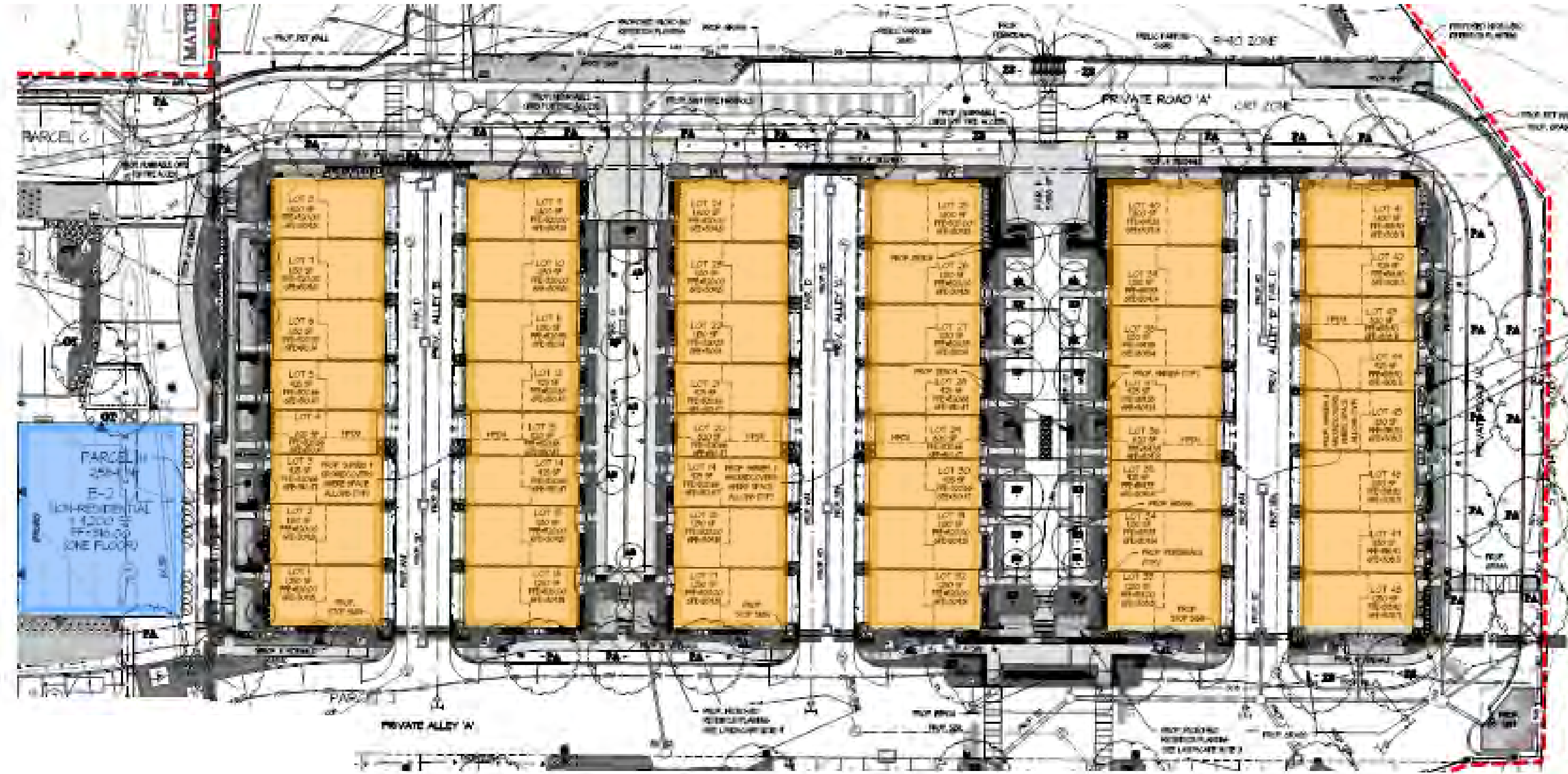
Major Features

- Phase I: Construction of 48 townhouses and approx. 45,000 sq. ft. of commercial uses
- Demolishes approx. 16,000 sq. ft. of existing commercial square footage to bring entry drive from Tuckerman Lane through the shopping area enhancing grid network
- Provides Public Open Space, Common Open Space, and recreation amenities

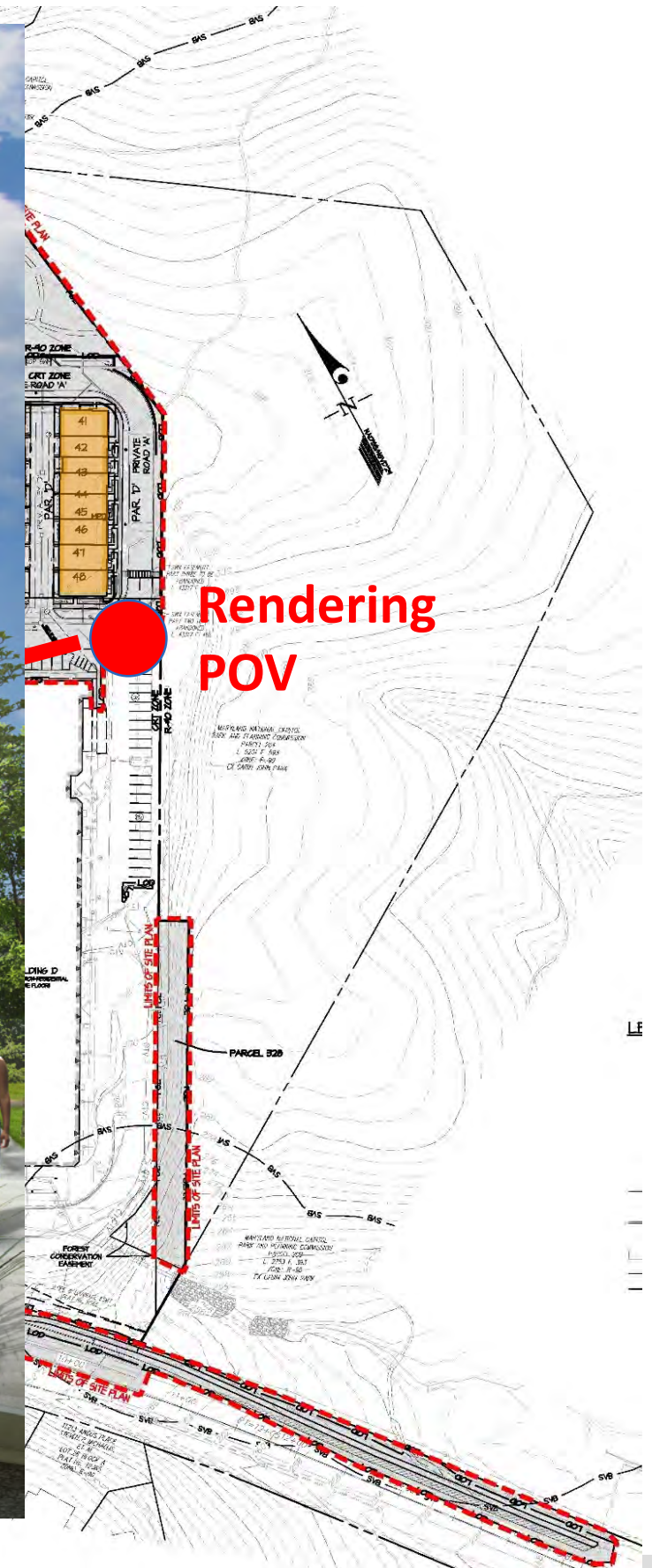


3b. Townhouse Cluster

- Building Orientation
- Mews provides pedestrian integration
- Grading and Access

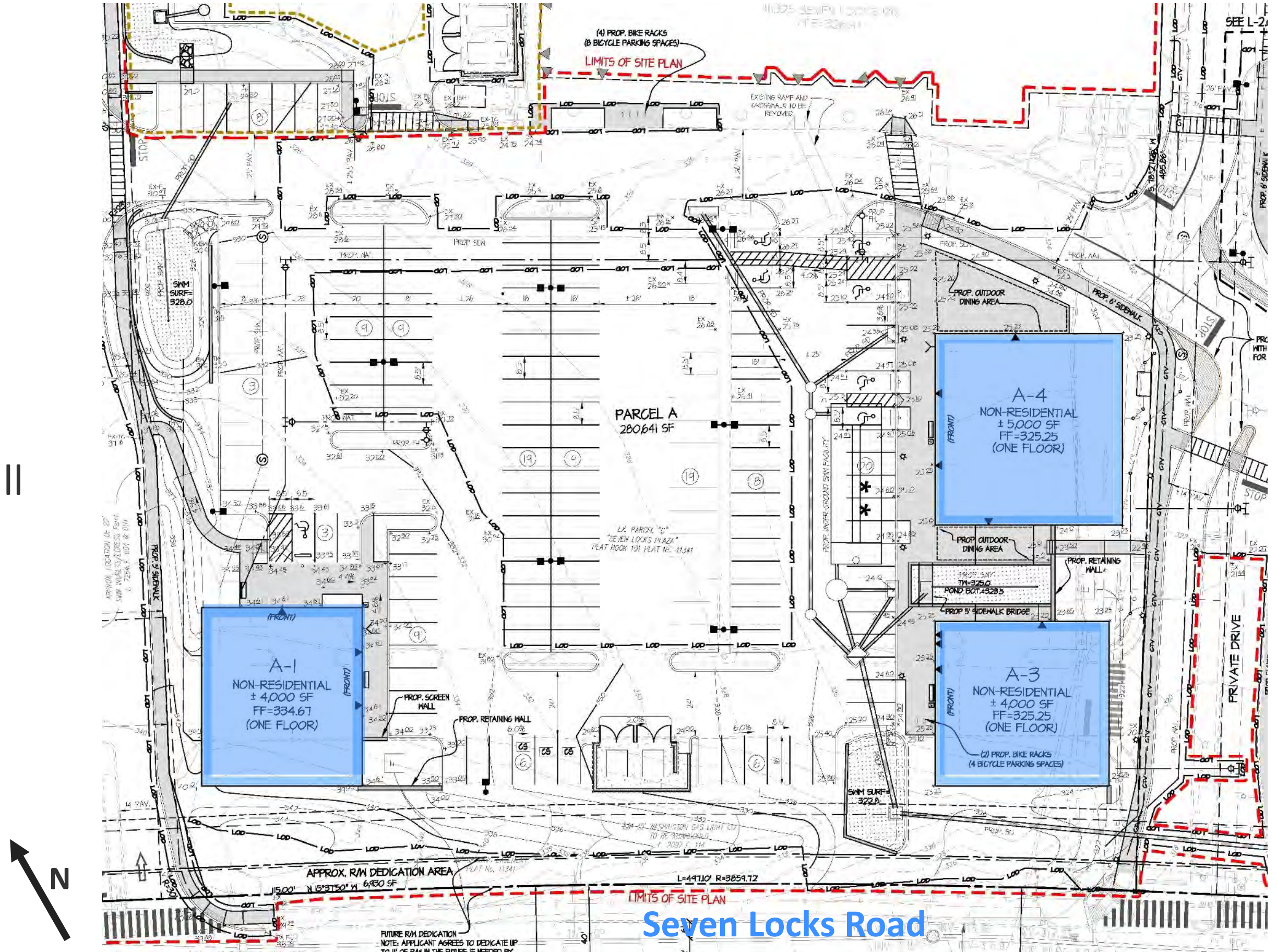


3c. Private alley between the townhouses and the existing commercial



3d. Seven Locks Commercial Section

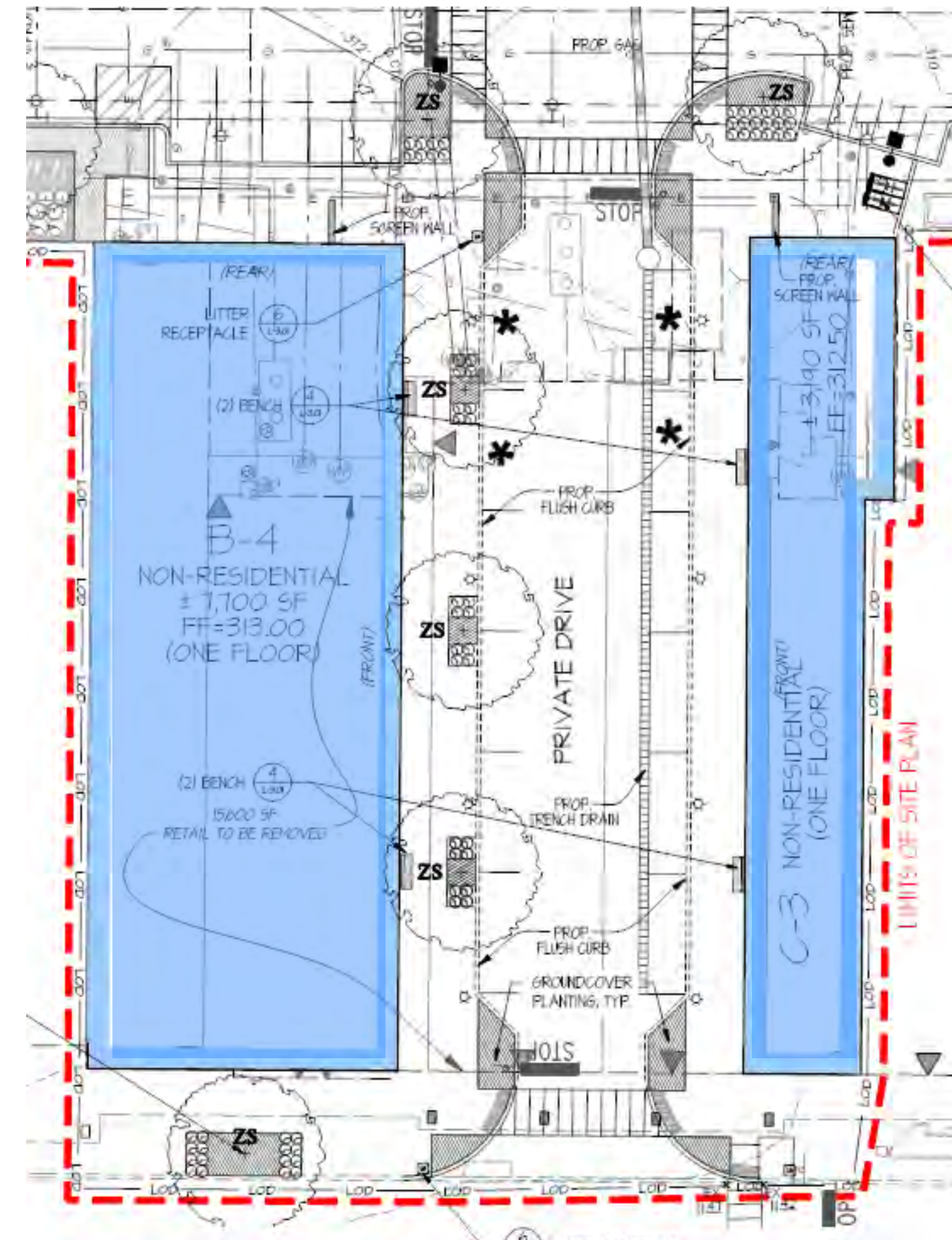
- Three new commercial buildings (approx. 14,000 square feet)
- Retains existing Mall structure
- Centralized parking area serves all three buildings and existing Mall



3e. Modifying existing shopping center

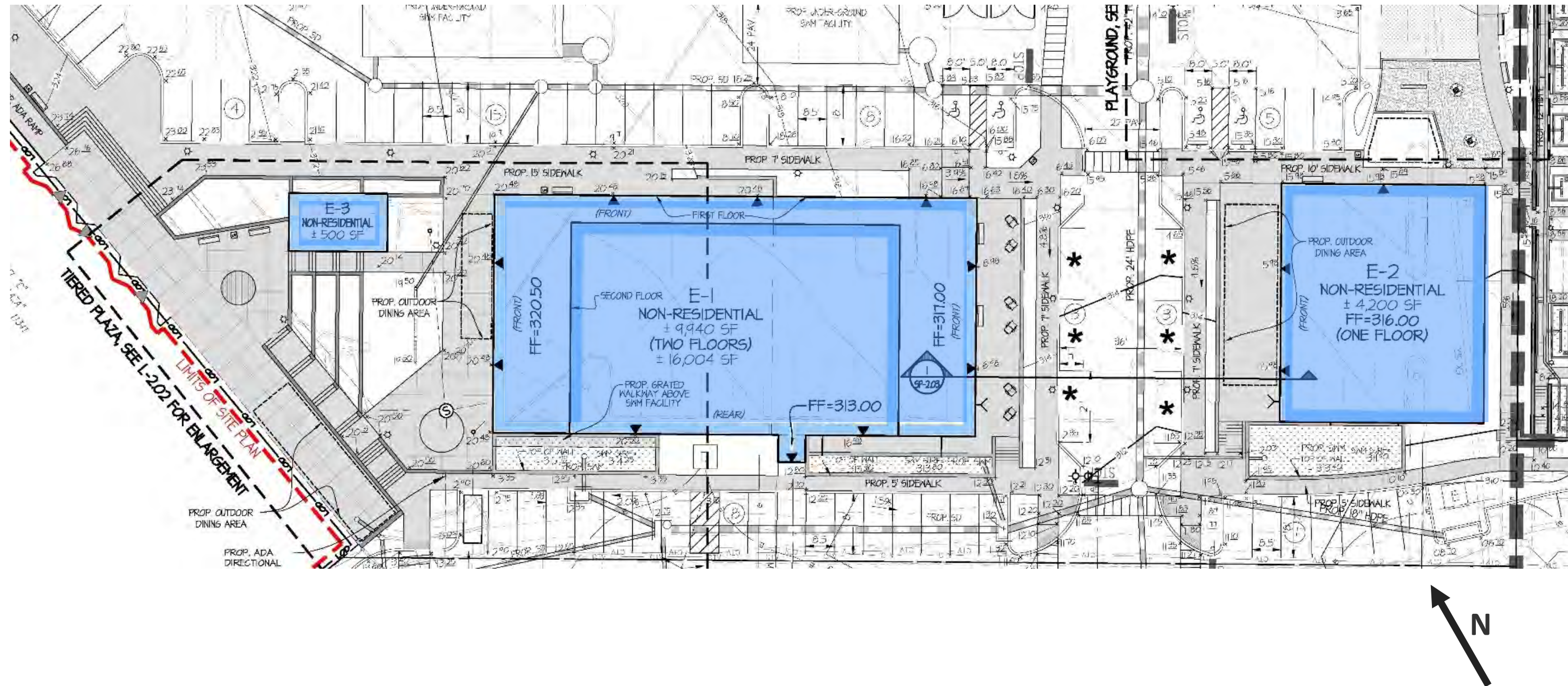


- Demolishes approximately 16,000 sq. ft. to construct to new private drive
- Constructs approx. 11,000 sq. ft. which fronts on the streetscape of the private drive
- Parallel parking
- Doors open onto sidewalk and streetscape
- Improves connectivity between existing shopping center and new commercial and residential area



3f. New commercial buildings behind existing shopping center

- Constructs approx. 15,000 sq. ft. of new commercial buildings
- Interfaces with the rear of the existing Mall building
- Building E-2 is directly adjacent to the townhouse section



4a. Common Open Space

Common Open Space for townhouse made up of two different spaces:

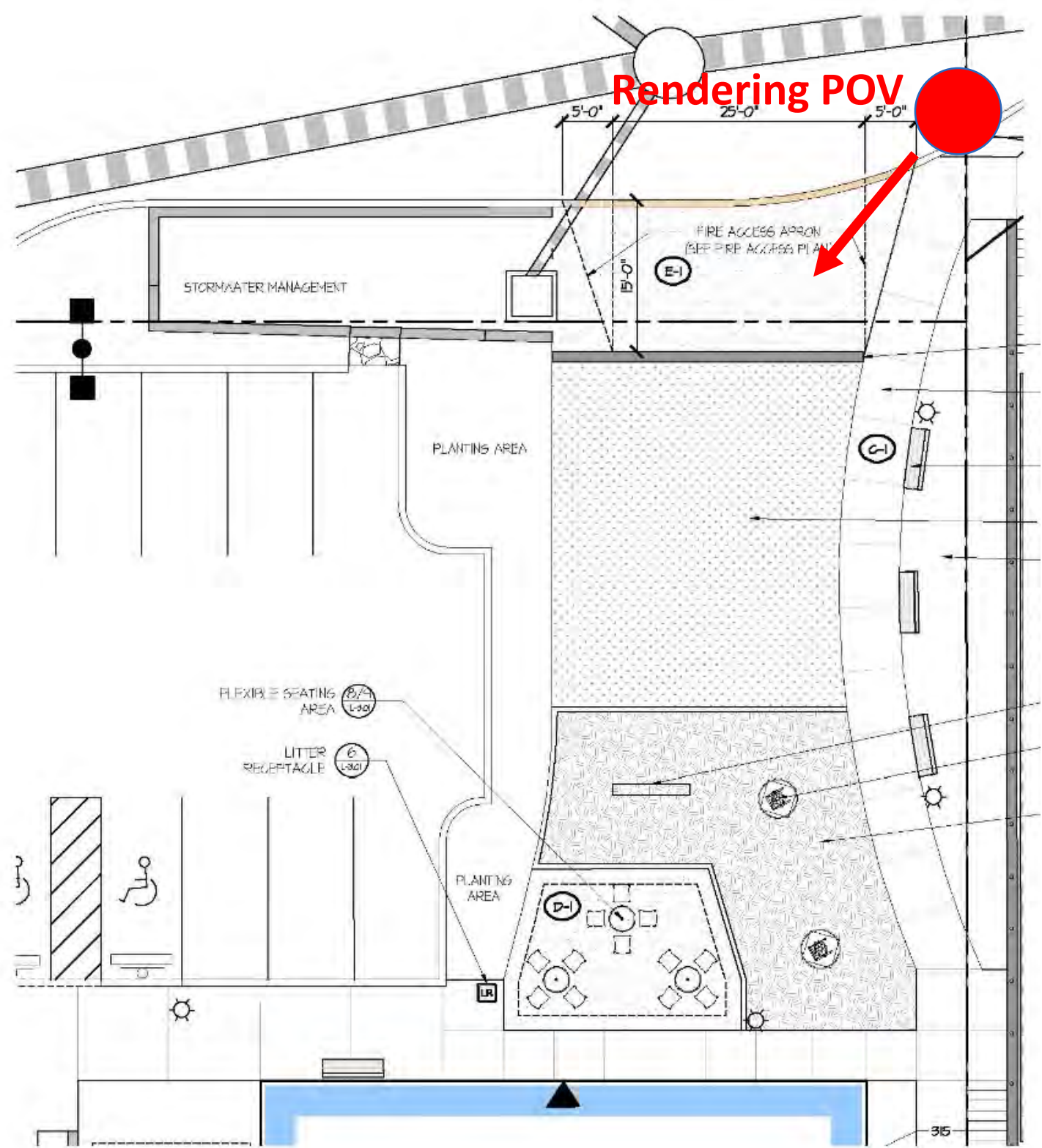
- Townhouse area provides 11.7% of Common Open Space
- Mews is 35 feet wide and requires exception under Section 59.6.3.5.B.2 to be considered Common Open Space. Qualifies for exception because of its design as a mid-block crossing



4b. Common Open Space

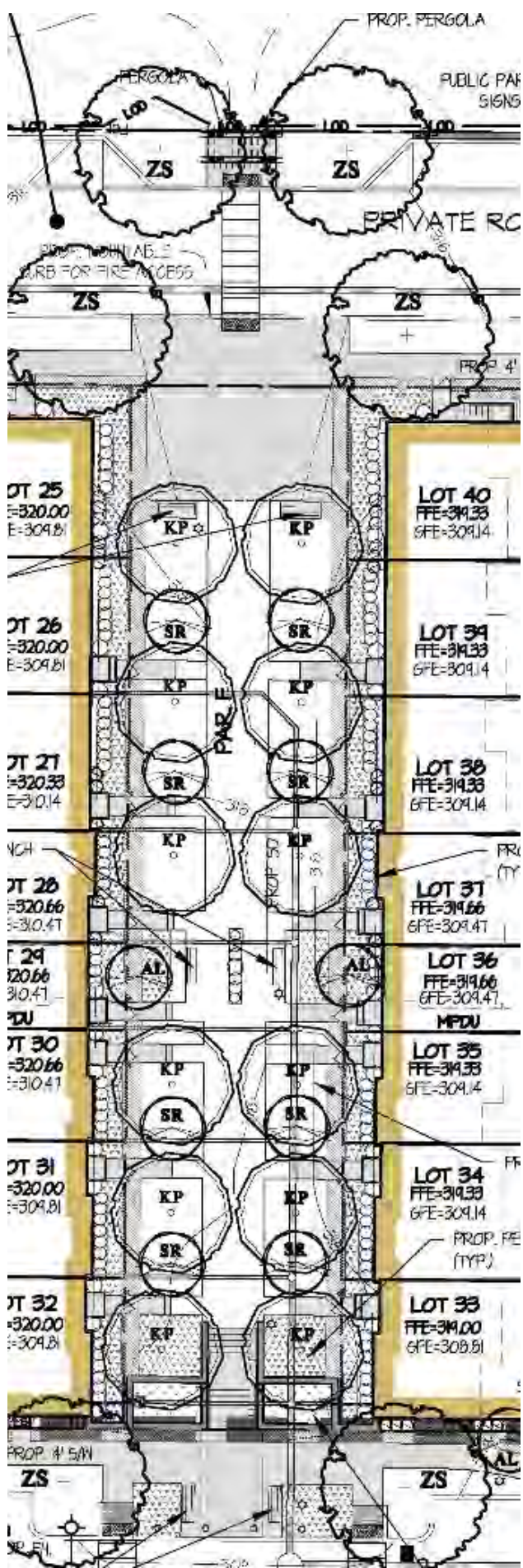
West Side Common Open Space

- Playground equipment
- Seating area
- Benches
- Grass panel



Mews

- Enhanced hard surface walkway
- Benches
- Landscaping



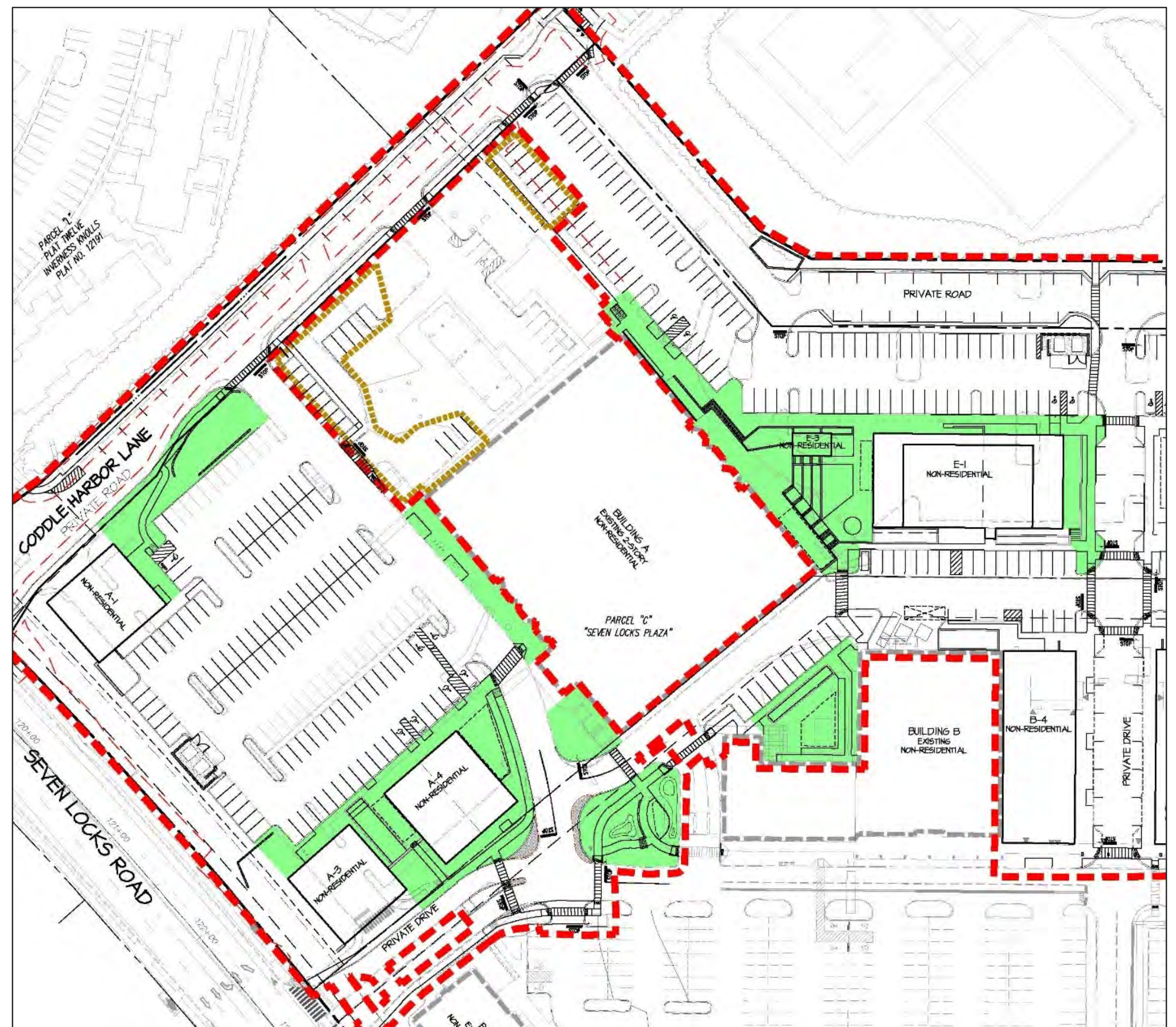
4c. Common Open Space: Playground



4d. Public Open Space

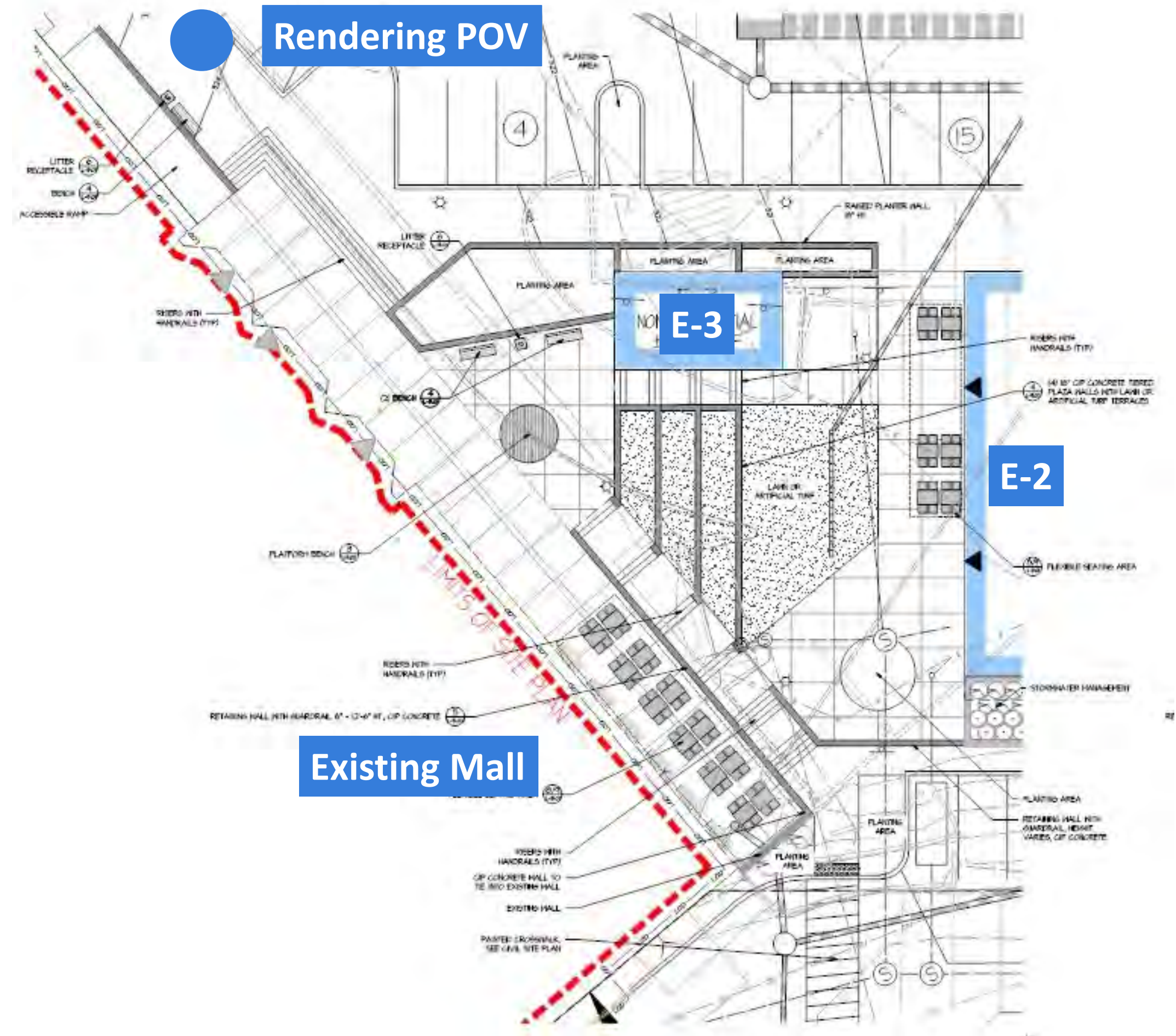
Creates gathering spaces intended to serve the shopping center:

- Public Open Space is “devoted to public use or enjoyment that attracts public appreciation
- Commercial area provides 12.9% of Public Open Space
- Can include outdoor dining areas



4e. Public Open Space

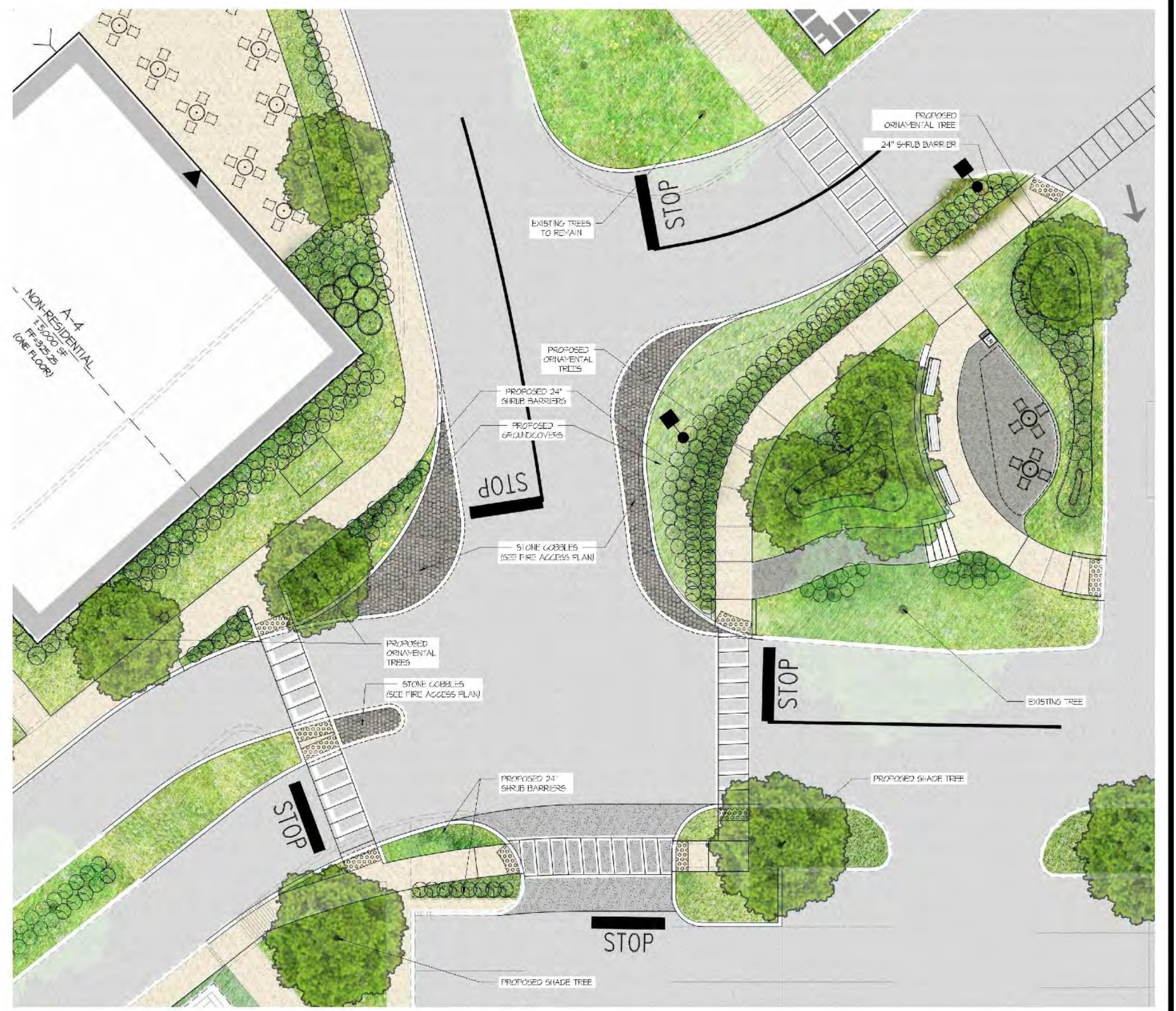
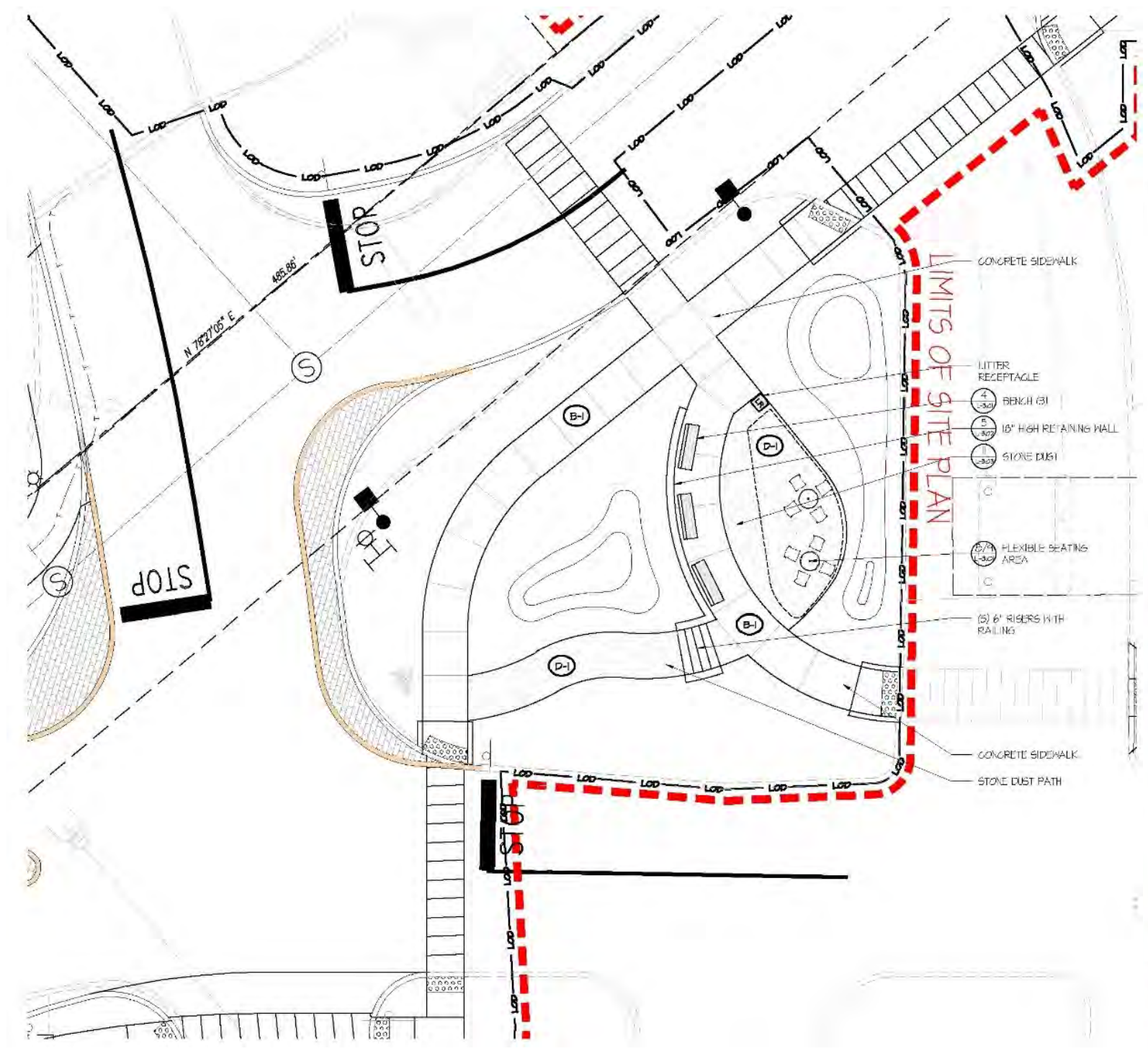
- Multi-level terraced gathering space
- Café on the back of the existing Mall overlooking the open space
- Small commercial building (E-3) helps activate the open space in conjunction with the Mall and E-2
- Flexible seating area
- Landscaping



4f. Public Open Space



4g. Public Open Space

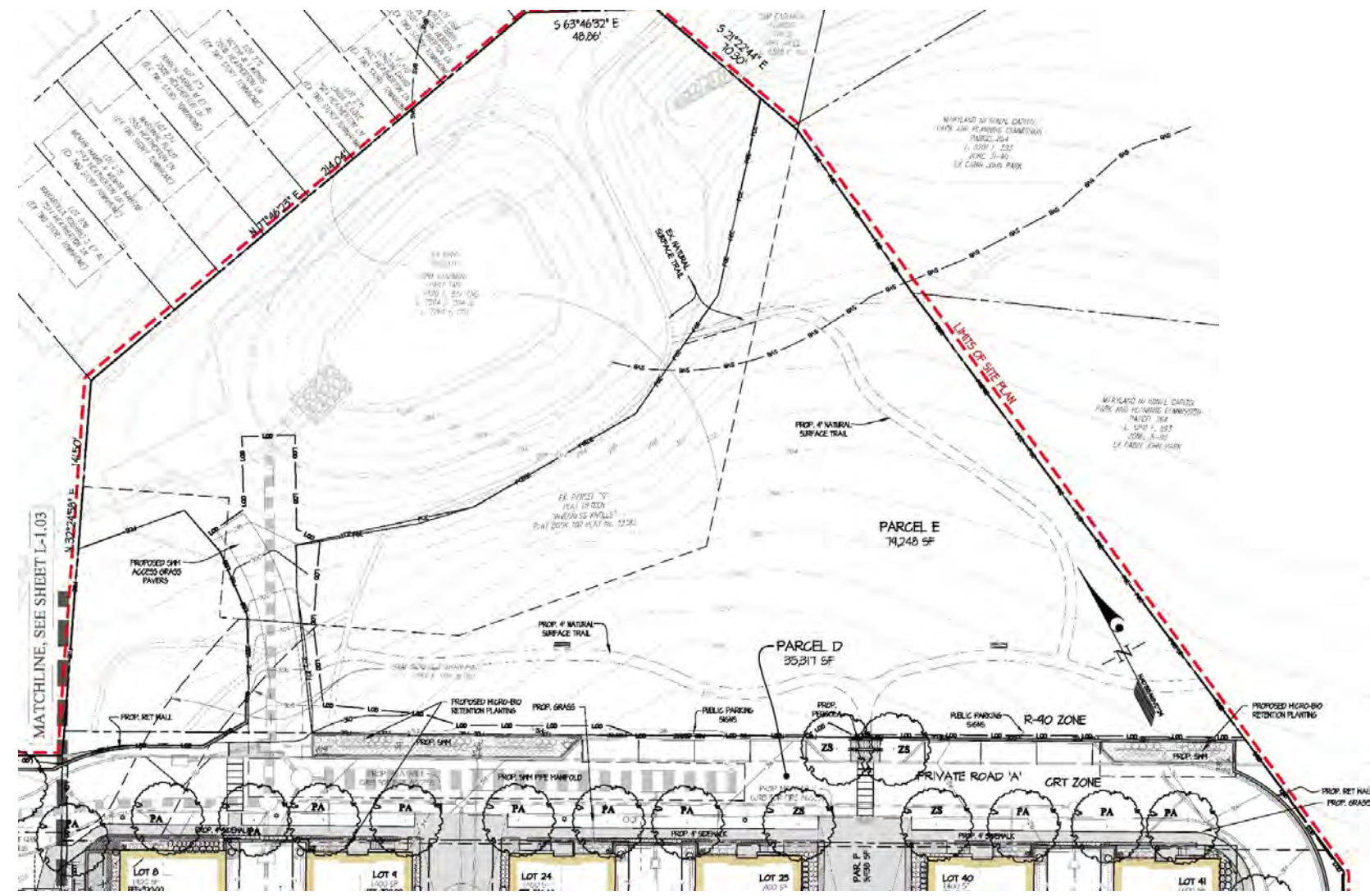


4h. Public Open Space



5. Amenities

- Natural surface trails in the forested area north of the townhouses which ultimately connects to the Cabin John Regional Park trail system
- Playground and gathering space within the townhouse area
- Mid-block connection in townhouses linking the shopping center to the Cabin John Regional Park while integrating the townhouses
- Multiple open spaces with outdoor dining, flexible seating, landscaping, bicycle parking, bicycle repair station



6a. Architecture



Building E-2 – west elevation



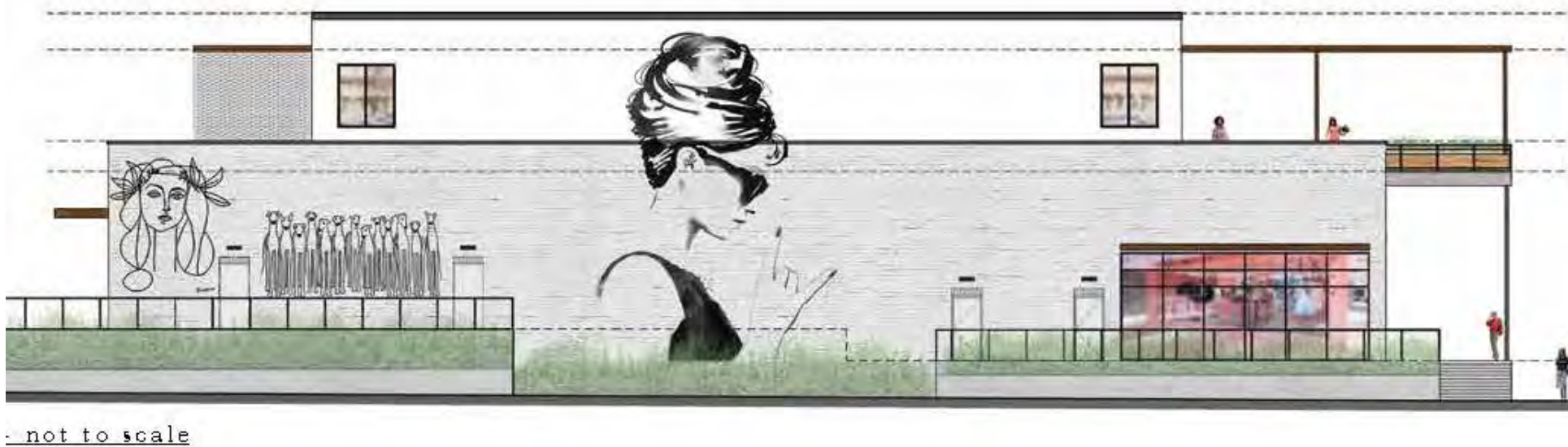
Building E-2 – south elevation



Building E-2 – east elevation



Townhouse elevation



Building E-1 – south elevation

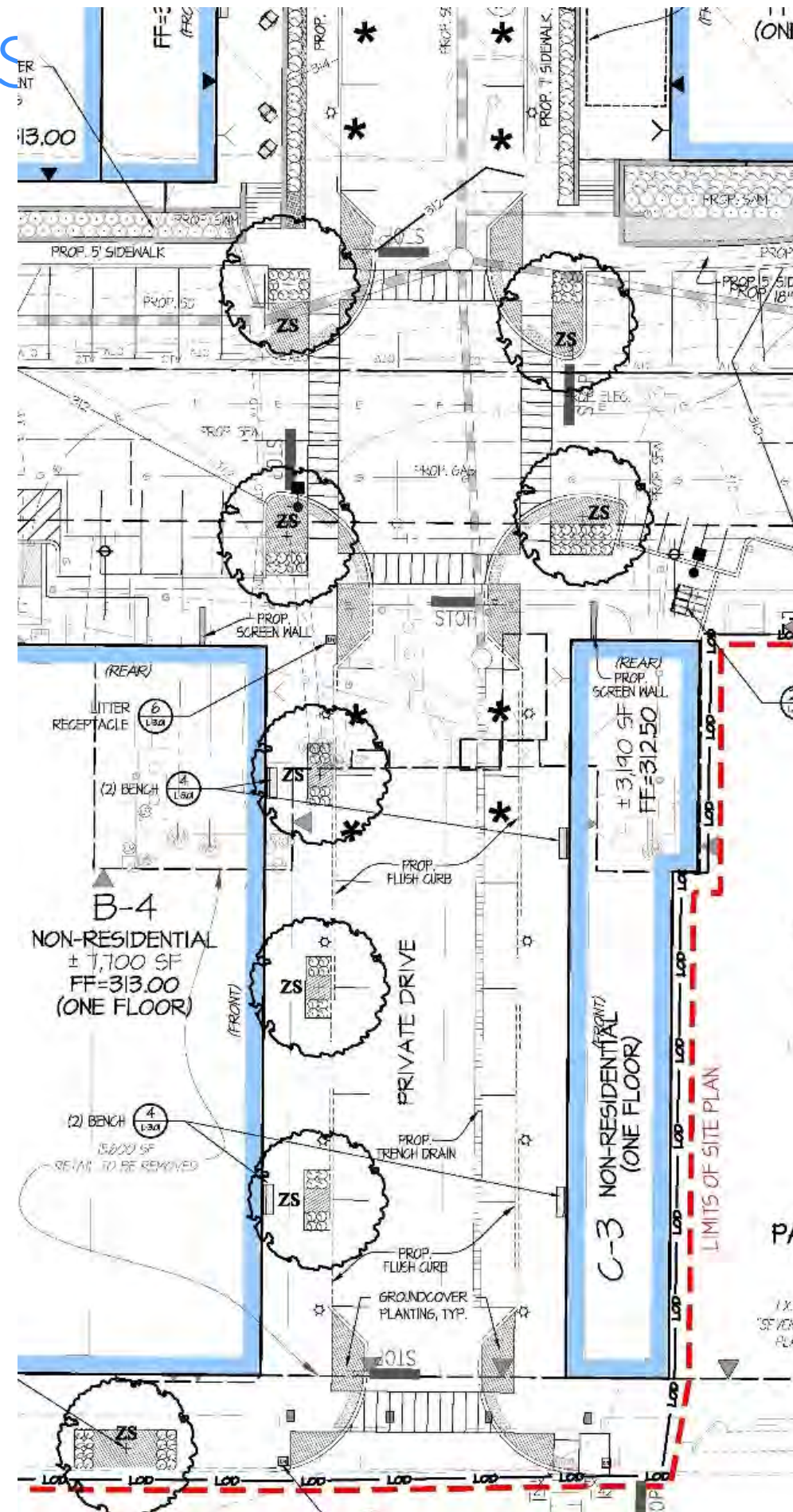


Building E-1 – east elevation

6b. Buildings Modifications

Allowed by Section 59.4.5.3.B.2:

- Build-to-Area (A-1 & A-3): Exceeds 20 feet setback to maintain landscape berms recommended in Master Plan
- Building Orientation (A-1, A-3, A-4, B-4, & C-3): Requires building to face street or open space. Modified to address Master Plan recommendations.
- Transparency (A-1, A3, & A-4): Reduce from 25% to 15% to account for “back of house” functions. Murals and landscaping help breakup façade in lieu of windows



7. Transportation Mitigation

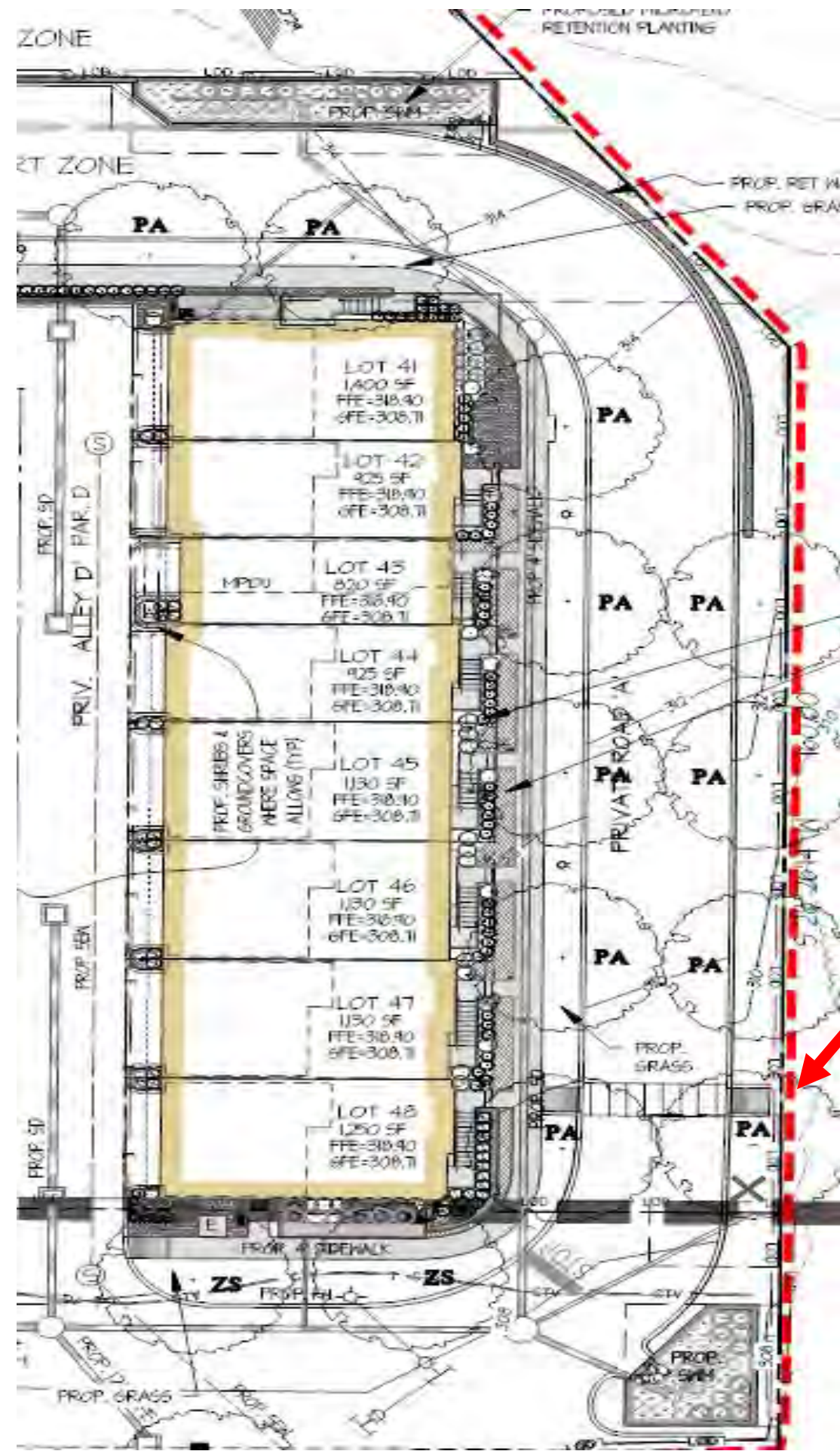
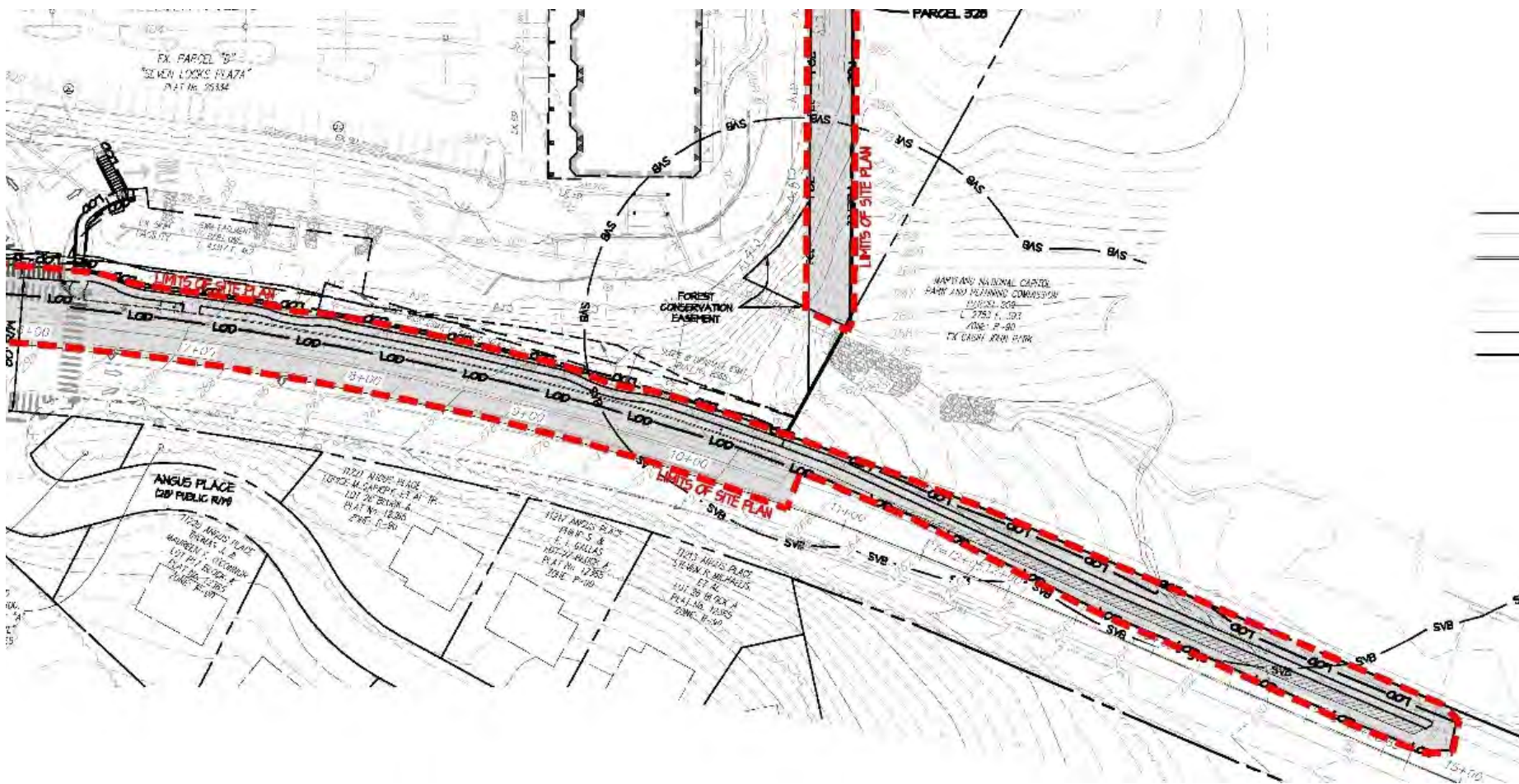
As conditioned, the Applicant will implement the following transportation mitigation measures:

- Implement static displays with public transportation schedules and promotions to be regularly updated
- Pay for a 15-docket bikeshare station and provide a suitable location
- Must appoint a Transportation Benefits Coordinator in perpetuity to assist residents and employees working on site to assist with commuting options.

These conditions will serve as the alternative to a Transportation Mitigation Agreement (TMAg) as conditioned during the preliminary plan

8. Offsite Improvements

- Financial contribution to M-NCPPC Parks
- Frontage improvements to Cabin John Regional Park



Cabin John Regional
Park Access Point



9. Findings

Site Plan satisfies:

- ✓ All use standards, development standards, and general requirements
- ✓ Parking, queuing, and loading
- ✓ Open Space and recreation
- ✓ Landscaping and outdoor lighting
- ✓ Stormwater management
- ✓ Forest conservation
- ✓ Well integrated parking, circulation, building massing, open spaces and amenities
- ✓ Complies with *Potomac Subregion Master Plan*
- ✓ Compatible with surrounding development

10. Citizen Correspondence

Staff has received one letter from a citizen prior to posting of the staff report. Issues discussed are:

- General support for redevelopment of the shopping center
- Questions the lack of picnic areas and a community center
- Desires more local businesses, pop up shops, and farmers market

Since posting, Staff has received one letter with concerns on:

- Parking
- Environmental Impacts
- Traffic

11. Recommendation and Action

Staff recommends approval with conditions for Cabin John Village, Site Plan No. 820190020 and adoption of the resolution