



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CONSENT ITEM
MCPB 10-18-2007

MEMORANDUM

DATE: October 5, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RAK*
 Robert Kronenberg, Acting Supervisor *RAK*
 Development Review Division
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *m*
 Development Review Division
 (301) 495-2115



REVIEW TYPE: **Site Plan Amendment**
 CASE #: **82005024C**
 PROJECT NAME: National Park Seminary
 APPLYING FOR: Minor modifications to the Site Plan to: eliminate or slightly adjust retaining walls and guardrails and associated grading; revise utilities, including storm drain, storm water management and sanitary sewer, per Reviewing Agency requirements; revise the unit footprints on Lots 10-15 and 61 to reflect as-built conditions; add one parking space each to lots 58 and 59 and relocate 1 space for Lot 60; relocate an accessible parking space and re-insert mailboxes and pad for Lot 54; remove some sidewalk ramps that lead only to stairs; add lead walks, stair risers, and curbing in selected areas to improve access and account for field grading conditions; install 5 bollards on Lot 62 to protect traffic from the retaining wall and associated steep grade; emend sign, post, and guard rail details to reflect Reviewing Agency concerns and updated field conditions; add development standards for accessory structures and notes concerning the approval of those structures; further refine the riprap channel area by the Sacks Street bridge; revise Lot 40 site walls and parking area (on Woodstock Court) to match architectural plans; relocate the parking spaces and related green area on Lot 43.

REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance for Site Plan Amendments

ZONE: PD-15
 LOCATION: The northeast quadrant of the intersection of Linden Lane and Woodstock Avenue.

MASTER PLAN: North and West Silver Spring
 APPLICANT: Forest Glen Venture, c/o EYA
 FILING DATE: July 17, 2007
 HEARING DATE: October 18, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan #82005024B and the attached draft Planning Board Resolution for Site Plan #82005024C.

BACKGROUND

The Board approved the Site Plan for National Park Seminary (Site Plan #820050240) on April 7, 2005, for 257 dwelling units, including 155 multi-family units, 90 single-family attached units, and 12 single-family detached units. On January 5, 2006, the Planning Board approved Site Plan Amendment #82005024A to clarify building heights in the development standards chart. On July 26, 2007, the Board approved Site Plan Amendment #82005024B, to reflect minor changes related to the location and height of site walls, location of mailboxes, location of light poles, widths of lead walks and stoops, updated architecture, utility and grading upgrades and other modifications required by reviewing agencies.

PROPOSED AMENDMENT

The applicant filed Site Plan Amendment 82005024C on July 17, 2007, describing the changes to the approved site plan. A detailed list is included as Attachment B. These changes are limited to:

1. eliminate or slightly adjust retaining walls and guardrails and associated grading;
2. revise utilities, including storm drain, storm water management and sanitary sewer, per Reviewing Agency requirements;
3. revise the unit footprints on Lots 10-15 and 61 to reflect as-built conditions;
4. add one parking space each to lots 58 and 59 and relocate 1 space for Lot 60;
5. relocate an accessible parking space and re-insert mailboxes and pad for Lot 54;
6. remove some sidewalk ramps that lead only to stairs;
7. add lead walks, stair risers, and curbing in selected areas to improve access and account for field grading conditions;
8. install 5 bollards on Lot 62 to protect traffic from the retaining wall and associated steep grade;
9. amend sign, post, and guard rail details to reflect Reviewing Agency concerns and updated field conditions;
10. add development standards for accessory structures and notes concerning the approval of those structures;
11. further refine the riprap channel area by the Sacks Street bridge;
12. revise Lot 40 site walls and parking area (on Woodstock Court) to match architectural plans;
13. relocate the parking spaces and related green area on Lot 43.

PUBLIC NOTICE

The applicant sent notice regarding the subject site plan amendment to all parties of record on August 3, 2007. The notice gave the interested parties a minimum of 15 days to review and comment on the amended site plan. Staff received no comments.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Site Plan Amendments. The proposed amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally

approved site plan. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for National Park Seminary (Site Plan No. 82005024C) for modifications to the approved site plan.

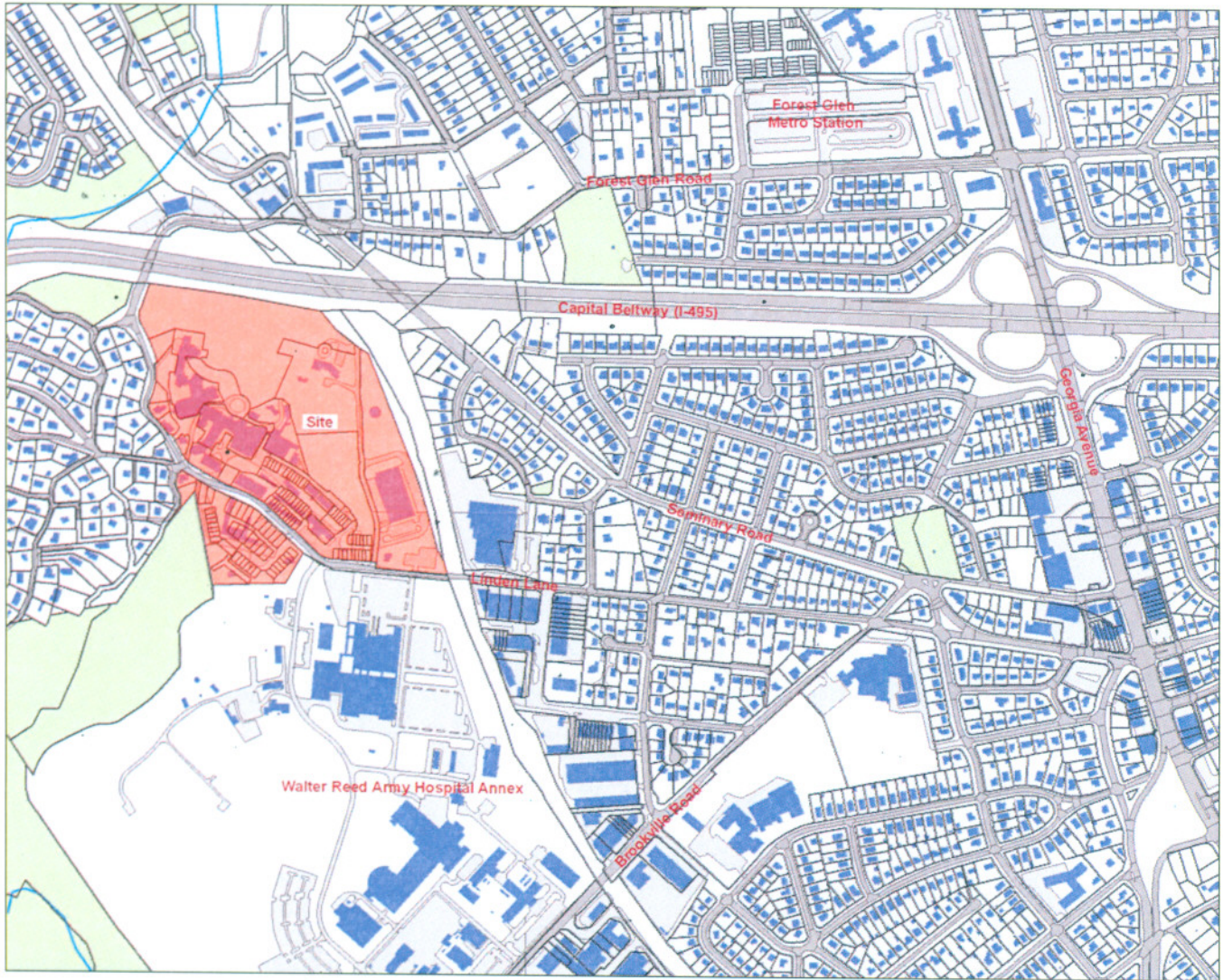
ATTACHMENTS

- A. Site Description and Vicinity
- B. Detailed List of Proposed Changes
- C. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 82005024C

Site Description and Vicinity

On the north and south sides of Linden Lane, just south of the Capital Beltway (I-495).



ATTACHMENT B: DETAILED LIST OF PROPOSED CHANGES

Detailed Listing of Proposed Changes to National Park Seminary Phase I:

(From Approved Site Plan Amendment "B" signed by MNCPPC __/__/07)

Sheet 1 of 20A:

1. Revised "Parking Tabulation Summary" to add 2 additional spaces for One family Detached/Townhouse
2. Revised Sheet Index by adding sheet 20A – "Minor Site Plan Amendment Resolutions"
3. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
4. Created provisions for adding accessory structures by adding accessory building setbacks, height requirements and approval requirements, based on the adjoining R-90 zone.

Sheet 2 of 20A: Updated plan view for all changes made to subsequent sheets including:

1. Revised "Parking Tabulation Summary" to add 2 additional spaces – 1 on Lot 58 and 1 on lot 59. Revised plan to reflect new spaces on Lot 58 and 59
2. Removed parking space on Lot 60 and added Emergency Generator; and added 1 space just northwest of Chapel.
3. Revised Utilities to match approved SEC/SWM and WSSC plans
4. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
5. Created provisions for adding accessory structures by adding accessory building setbacks, height requirements and approval requirements, based on the adjoining R-90 zone.

Sheets 3, 4 of 20A: (No Changes)

Sheet 5 of 20A:

1. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
2. Adjusted the green area for shifted parking spaces on Lot 43 (Woodstock Court).

Sheet 6 of 20A:

1. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
2. Created provisions for adding accessory structures by adding accessory building setbacks, height requirements and approval requirements, based on the adjoining R-90 zone.
3. Removed two sidewalk ramps which only led to stairs.
4. Revised guardrail length behind Lot 22-23.

(Lots 1-15)

5. Revised unit depth for Lots 10-15 from 36 feet to 38 feet to match final architecture. Reduced driveway depth from 9 feet to 7 feet

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6. Added Verizon and Comcast Pedestals.

(Lots 16-21)

7. Added Verizon and Comcast Pedestals

(Lot 22)

8. Revised entry location for the middle Condo Unit from Cassedy Street

(Lots 33-53)

9. Added Verizon and Comcast Pedestals at west end of alley

(Lot 43)

10. Eliminated cheek walls along stairs at rear entry from Cassedy Street in middle of building face

(Along Linden Lane)

11. Revised multiple light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities

(General)

12. Updated utility locations to match approved plans

Sheet 7 of 20A: No Changes

Sheet 8 of 20A:

(Lot 40)

1. Revised and added site walls to match final architecture. Final building location did not move from previous approved site plan
2. Shifted 2 parking spaces and associated drywells southeast approximately 7 feet

(Lot 43)

3. Re-aligned 2 existing parking spaces to be located fully on Lot 43
4. Removed and relocated low timber wall adjacent to parking spaces
5. Removed existing wall running along sidewalk for Woodstock Court and sloped area from sidewalk to grade - Slope not to exceed 3:1

(Lot 55)

6. Eliminated retaining wall and sidewalk on northwest side of Chapel
7. Added lead walks to Cassedy Street and parking area from edge of covered porch for Aloha House

(General)

8. Revised location of sanitary line in Woodstock Court to eliminate conflicts with existing PEPCO conduit

9. Revised multiple light pole locations along Linden Lane to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities

Sheet 8 of 20A:

(Woodstock Court)

1. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
2. Slightly revised unit walls, retaining walls and some small spots on Lot 40.
3. Shifted the parking spaces and removed the existing wall on Lot 43.

Sheet 9 of 20A:

(Along Linden Lane)

1. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
2. Revised light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities
3. Revised the stairs and cheek walls from Dewitt Drive to Sacks Street.
4. Revised guardrail length behind Lot 22-23.
5. Added an edge of paving to the front (by circle) of the American Bungalow on Lot 62.

(Lot 54)

6. Relocated handicap parking space and accessible aisle in front of the Gym to align with handicap accessible aisle across Cassedy Street in front of Aloha House
7. Re-inserted mailboxes and pad adjacent to trash enclosure
8. Added one riser, tread, and associated lead walk on the North side of the Gym to tie into Interpretive Trail.

(Lot 61)

9. Revised interior existing courtyard between Hume and Dewitt per architectural as-built dimensions
10. Revised curb and sidewalk location along Dewitt Drive to maintain existing curb location
11. revised Storm drain and SWM facility near courtyard to be consistent with approved MC-DPS plans
12. In west courtyard (Science courtyard), revised sidewalk and removed stairs as no access will be provided from this area
13. Added 1 parking space in parking area along Dewitt Drive at west end of Lot 61

(Lot 62)

14. Added sidewalk and handicap ramp at southeast corner to tie fire station to 3 parking spaces
15. Added notes to specifically list the limits of walls to remain and to be removed adjacent to the firehouse
16. On north side of heating plant, revised the location of the proposed sewer to increase distance from smoke stack

17. At north end of Dewitt Drive, between Colonial House and Windmill buildings, added 5 bollards at 5 feet on center, to protect traffic from wall and steep grade

(Lots 23-32)

18. Added Verizon and Comcast Pedestals

Sheet 10 of 20A: (No Changes)

Sheet 11 of 20A:

1. Added revision note 9-24-07 "Miscellaneous revision to Amendment C"
2. Removed a sidewalk ramp that only led to stairs (trail to Glen).
3. Added a curb by the trash stairs near Lot 60.
4. Refined the riprap channel by the Sacks Street bridge.
5. Revised the stairs and cheek walls from Dewitt Drive to Sacks Street.

(Lot 57)

6. Removed wall along 5' sidewalk at Sacks Street
7. Removed proposed wall between Ballroom and Japanese Bungalow and sloped to grade
8. revised storm drain collection system and SWM management facility per submitted plans to MC-DPS
9. Added gas meter location

(Lot 58)

10. Added a parallel parking space and lead walk adjacent to Linden Lane
11. Added gas meter location

(Lot 59)

12. Added a parallel parking space and lead walk adjacent to Linden Lane
13. Added gas meter location

(Sacks Street Bridge)

14. Removed existing curvilinear wall in valley next to bridge
15. Revised rip-rap channel from Linden Lane outfall to headwall just beyond bridge per plans submitted to MC-DPS

(Lot 60)

16. Removed 1 parking space to accommodate for Emergency Generator
17. Removed site wall in courtyard between Music Hall and Ballroom and extended foundation wall of building
18. Relocated light poles along Sacks Street to be outside of building face
19. Revised utility layout (storm drain and sanitary) per approved plans
20. On north side of building (at porch with curved parking area) removed site wall and extended foundation wall of porch
21. Added 3 risers at 6" each from second porch to curved parking area

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22. On north side of curved parking area, next to the three Sister Oaks, removed wall and sloped area to grade at 1:1 slope. Added suitable ground cover for slope and added root mat at existing grade
23. Removed cheek walls adjacent to steps into historic glen

Sheet 13 of 20A:

1. Revised proposed sanitary layout to minimize impact to existing vegetation

Sheet 14 of 20A:

1. Revised *Handicap Sign & Post Detail* (bottom left) to use metal U-channel instead of 4x4 wooden post, as DPW&T says they now avoid the use of 4x4s on signs, due to warping.

Sheet 15 of 20A:

1. Removed *Wood Guard Rail Section* detail.
2. Added a *Barricade Post* detail for the bollard posts placed on sheet 6 of the site plan set (see above- "Lot 62, note 4).

Sheets 12, 16, 17, 18, 19, 20 & 20A of 20A: (No Changes)

Sheet 20A of 20A: Added sheet for new "Minor Site Plan Amendment" resolutions

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ATTACHMENT C: DRAFT PLANNING BOARD RESOLUTION



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-154
Site Plan No. 82005024C
Project Name: National Park Seminary
Hearing Date: October 18, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 17, 2007, Forest Glen Venture, c/o EYA ("Applicant") filed a site plan amendment application designated Site Plan No. 82005024C ("Amendment") for approval of the following modifications:

1. eliminate or slightly adjust retaining walls and guardrails and associated grading;
2. revise utilities, including storm drain, storm water management and sanitary sewer, per Reviewing Agency requirements;
3. revise the unit footprints on Lots 10-15 and 61 to reflect as-built conditions;
4. add one parking space each to lots 58 and 59 and relocate 1 space for Lot 60;
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6. remove some sidewalk ramps that lead only to stairs;
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8. install 5 bollards on Lot 62 to protect traffic from the retaining wall and associated steep grade;
9. emend sign, post, and guard rail details to reflect Reviewing Agency concerns and updated field conditions;
10. add development standards for accessory structures and notes concerning the approval of those structures;
11. further refine the riprap channel area by the Sacks Street bridge;
12. revise Lot 40 site walls and parking area (on Woodstock Court) to match architectural plans;
13. relocate the parking spaces and related green area on Lot 43.

Approved as to

Legal Sufficiency:

[Signature] 10/19/07
M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910

Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated October 5, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 18, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82005024C; and

BE IT FURTHER RESOLVED that all site development elements as shown on National Park Seminary drawings stamped by the M-NCPPC on September 26, 2007, shall be required; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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EH-M