



MEMORANDUM

DATE: January 26, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor
 Development Review Division
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *am*
 Development Review Division
 (301) 495-2115



REVIEW TYPE: Site Plan Amendment Review
 PROJECT NAME: Hallowell Playground #2
 CASE #: 81984068A
 APPLYING FOR: Approval for site plan amendment for revised and expanded play area.
 REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance.
 ZONE: R-200/TDR-4
 LOCATION: Queensborough Drive, 400 feet south of Prince Phillip Drive
 MASTER PLAN: Olney
 APPLICANT: Hallowell HOA c/o CAS, Inc.
 FILING DATE: September 12, 2006
 HEARING DATE: February 8, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 819840680 and approval of draft Planning Board Resolution for Site Plan 81984068A.

BACKGROUND

Site Plan 81984068 was approved by the Planning Board with conditions on April 19, 1984, for 67 one-family detached and 101 townhouse dwelling units, for a total of 168 units on 46.75 acres in the R-200/TDR-4 zone. The certified site plan was approved on March 8, 1985.

In early 2006, as part of a larger effort to improve and expand three play areas in the larger Hallowell subdivision, the applicant, Hallowell HOA, undertook to replace and enhance the original play equipment and enlarge the three play areas. These modifications to the approved

site plan were realized without the benefit of an approved site plan amendment. A subsequent resident complaint to the Development Review Division Enforcement staff about another of the three play areas, addressed by Site Plan Amendment 81986038A, resulted in a notice of violation being issued to the applicant on April 27, 2006.

PROPOSED AMENDMENT

The applicant, Hallowell HOA, filed site plan amendment application 81984068A on September 12, 2006, describing the significant changes, completed prior to application, to the playground approved in the original site plan. These changes are limited to:

1. Removal of the original play equipment, which included 2 swings and a sliding board with platform and fireman pole. Materials for the support structures of the swings and sliding board, and the 6" play lot edging, consisted of pressure treated lumber; the slide was constructed of stainless steel. Padding consisted of 6" of wood chips. The play lot also featured a wooden bench.
2. Replacement, in roughly the same location, of the original tot lot, a 40'-diameter circular area of approximately 1,250 square feet, with a new playground, measuring approximately 57'-4" by 34'-4" and having an area of about 1,968 square feet.
3. Provision of new play equipment, including:
 - a. Four swings, two standard and two with infant seats
 - b. Plastic, instead of steel, slide
 - c. Steel frame construction
 - d. Plastic bench
 - e. Plastic border edging, 12"-High
 - f. Engineered wood carpet, 12" compacted to 9"
 - g. Plastic access ramp.

PUBLIC NOTICE

A notice regarding the site plan amendment was sent by the applicant on September 20, 2006, to all parties of record (notice attached), giving interested parties 15 days to review and comment on the revised plans. From Queensborough Drive residents, staff received in support of this site plan amendment a petition with 18 signatures and one letter. From the larger community, staff received in support of all three Hallowell playground site plan amendments a petition with 35 signatures, 5 letters, and 1 e-mail. Regarding this site plan amendment, staff received no opposition.

STAFF 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 amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the

originally approved site plan, and is in compliance with the Recreation Guidelines established by the Commission. Staff recommends **APPROVAL** of the Site Plan Amendment for Hallowell Playground #2 (Site Plan No. 81984068A) for modifications to the approved site plan.

ATTACHMENTS:

- A. Vicinity Map
- B. Public Notice
- C. Revised Playground Layout
- D. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 81984068A

HALLOWELL PLAYGROUND #2 (81984068A)



Map compiled on November 16, 2006 at 11:18 AM | Site located on base sheet no - 223NW03

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



Research & Technology Center



1 inch = 400 feet
1 : 4800

ATTACHMENT B: PUBLIC NOTICE FOR SITE PLAN AMENDMENT 81984068A

HALLOWELL HOMEOWNERS ASSOCIATION, INC.
c/o CAS, Inc.
18401 Woodfield Road, Suite H, Gaithersburg, MD 20879
(301) 840-1800

September 20, 2006

NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS
APPLICATION TO BE CONSIDERED BY
THE MONTGOMERY COUNTY PLANNING BOARD

SITE PLAN: 81984068A, 81988051A, 81986038A

NAME OF PLAN: HALLOWELL

PLAN NUMBER(s) 81984068A, 81988051A, 81986038A

CURRENT ZONING: R-90/TDR

GEOGRAPHICAL LOCATION:

QUEENSBOROUGH DRIVE – 210 feet south east of Prince Philip Drive
ST. AUGUSTINE COURT – 200 feet east of Prince Philip Drive
ST. FLORENCE TERRACE – 320 feet south of Brimstone Academy Drive

The above referenced minor site plan revision application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any comments, please send them to the Development Review Division, Maryland-National Capital Park and Planning Commission, 87876 Georgia Avenue, Silver Spring, MD 20910-3760 within 15 days of receipt of this letter.

The Montgomery County Planning Board will hold a public hearing on the above referenced minor site plan revision application to obtain public comment. Written notification of the public hearing date will be sent to you no later than 10 days before the hearing.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

Sincerely,

Board of Directors
Hallowell Homeowners Association

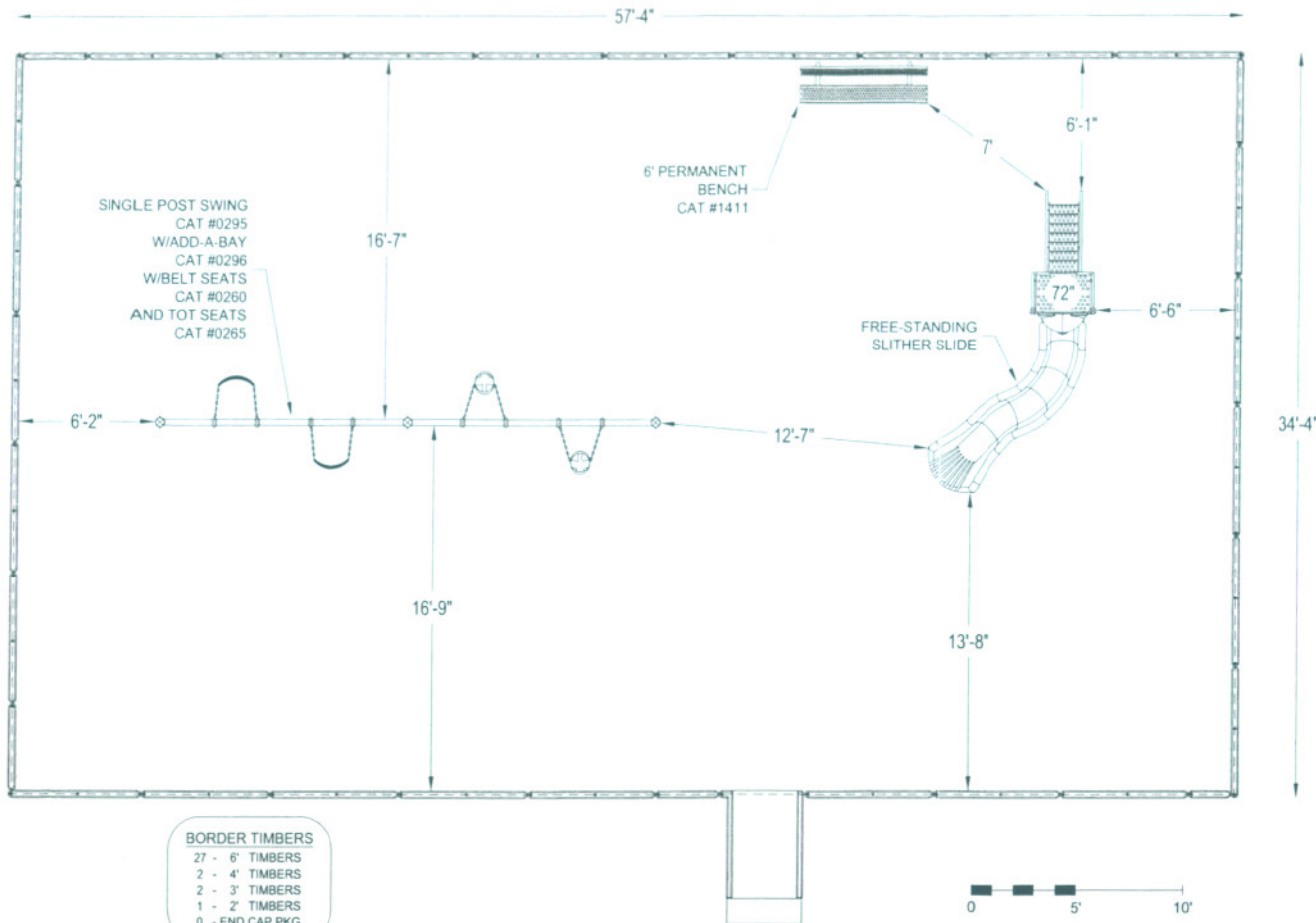
ATTACHMENT C: REVISED PLAYGROUND LAYOUT FOR SITE PLAN AMENDMENT 81984068A



2005 CHALLENGERS

NOTES:

- This play system design will meet the ADA Accessibility Guidelines for Buildings and Facilities, effective November 17, 2000, as published by the Architectural and Transportation Barriers Compliance Board, when installed over accessible surfacing, based on the following criteria:
 - An accessible route must be provided to the play area.
 - Of the 0 elevated play activities, 0 must be along an accessible route.
 - 0 elevated play activities are accessible by transfer station.
 - 0 activities of 0 types of ground level play must be provided, as required by I.A.W. document "36 CFR Part 1191", Table 15.6.2.2.
 - 5 activities of 2 types of ground level play are provided.
 - At least one of each type of ground level play activity must be along an accessible route.
- This site plan should be checked against the actual site area prior to the purchase or installation of equipment.
- Kick plates must be installed between 12" deck increments.
- The unit of measure located in the center of the platform indicates the height above the protective surfacing level. The protective surfacing for this design must accommodate a fall height of at least 8 Ft.
- The structure size for this unit is N/A requiring protective surfacing for an overall use zone of 57'4" x 34'4". The approximate surface area is 1938 Sq. Ft., as required by ASTM F1487-01 guidelines.
- This structure is designed to accommodate 8 children from 5 to 12 years of age.
- Supervise children as they play.
- To ensure that accurate measurements are obtained from this drawing, print copies on 11 x 17 paper at full scale.
- This design configuration is the property of this firm and Playworld Systems® and may not be reproduced or used in any manner without the expressed written consent of this firm and Playworld Systems®.



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HALLOWELL HOA

MARYLAND

PLAYGROUND SPECIALISTS, INC.
17352 North Seton Ave.
Emmitsburg, MD 21727

PROJECT NO: 055416.PLS	REV: A	DATE: 21-NOV-05
STRUCTURE SIZE: N/A		SCALE: 3/16" = 1'-0"
SITE PLAN		DRAWN BY: DANA GRUBBS

ATTACHMENT D: DRAFT PLANNING BOARD RESOLUTION FOR SITE PLAN
AMENDMENT 81984068A

MCPB No. 07-15
Site Plan No. 81984068A
Project Name: Hallowell Playground #2
Hearing Date: February 8, 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 September 12, 2006, Hallowell HOA c/o CAS, Inc. ("Applicant"), filed a site plan amendment application, designated Site Plan No. 81984068A ("Amendment"), for approval of certain modifications to the approved development; and

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 January 26, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on February 8, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action.

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. 81984068A for Hallowell Playground #2, including the following modifications:

1. Removal of the original play equipment, which included 2 swings and a sliding board with platform and fireman pole. Materials for the support structures of the swings and sliding board, and the 6" play lot edging, consisted of pressure treated lumber; the slide was constructed of stainless steel. Padding consisted of 6" of wood chips. The play lot also featured a wooden bench.
2. Replacement, in roughly the same location, of the original tot lot, a 40'-diameter circular area of approximately 1,250 square feet, with a new playground, measuring approximately 57'-4" by 34'-4" and having an area of about 1,968 square feet.
3. Provision of new play equipment, including:
 - a. Four swings, two standard and two with infant seats
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 - c. Steel frame construction
 - d. Plastic bench
 - e. Plastic border edging, 12"-High
 - f. Engineered wood carpet, 12" compacted to 9"
 - g. Plastic access ramp.

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 be effective as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is _____ (which is the date that the 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 Resolution, 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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EHM