



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 5-3-07

MEMORANDUM

DATE: April 23, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
FROM: Development Review Division
Robert A. Kronenberg, Acting **PAK**
Supervisor
Development Review Division
(301) 495-2187



REVIEW TYPE: **Limited Site Plan Amendment**
CASE #: **82003034B**
PROJECT NAME: **Summerfield Crossing**
APPLYING FOR: Site plan amendment to allow an alternative way to satisfy the trail construction requirement
REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan Section 19-64 for Final Water Quality Plan
ZONE: R-200
LOCATION: Old Baltimore Road approximately 3,000 feet west of MD 355
MASTER PLAN: Clarksburg Master Plan
APPLICANT: Pulte Home Corporation
FILING DATE: November 22, 2006
HEARING DATE: May 3, 2007

STAFF RECOMMENDATION:

Staff recommends **Approval** of the Site Plan Amendment (82003036B) to allow an alternative way to satisfy the trail construction requirement. The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved Site Plan [No. 82003036A] and Preliminary Plan [No. 120020150] remain in full force and effect, except as modified by this amendment.

Summary

Plan Approval

Preliminary Plan

The Preliminary Plan of subdivision #120020150 was approved by the Planning Board on July 11, 2002 (Opinion dated August 16, 2002).

Site Plan

The Planning Board approved the Site Plan on November 13, 2003 (Planning Board Opinion dated December 16, 2003) for 255 dwelling units, including 145 one-family detached and 110 townhouses, inclusive of 32 MPDUs on approximately 126 acres. The signature set for the site plan (820030340) was approved on December 15, 2005 and the Planning Board approved the record plat on August 6, 2004. An amendment to the Site Plan was approved for revisions to the entrance features on November 2005.

The following are the current conditions of approval:

Condition 5(b):

Applicant to construct an 8' wide hard surface shared use Greenway Trail from the northern boundary of the property at Little Seneca Parkway to the southern boundary of the property at Observation Drive, including any necessary bridges for crossing of Little Seneca Creek. Said trail alignment to be field located in coordination with M-NCPPC staff and may be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors. Trail to be constructed to park standards and specifications. Phasing of the trail's construction to be indicated on the Development Phasing Chart.

Condition 6(a)(2):

Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.

Analysis of the Limited Amendment

The Planning Board approved Clarksburg Master Plan calls for establishment of a park greenway (Clarksburg Greenway) to ultimately extend from Little Bennett Regional Park and Ovid Hazen Wells Recreation Park to Black Hill Regional Park. The Plan recommends a width for the Greenway of 600 feet (approximately 300 feet on either side of Little Seneca Creek) to offer the user a pleasant natural park experience. A portion of this master planned Greenway runs through the center of the property that was approved by the Planning Board and known as Linthicum East (120020150).

The Planning Board Approved Clarksburg Master Plan Implementation Study sets out the preferred alignment for the hard surface Greenway Trail that will be located within the Clarksburg Greenway through the subject property. This Trail will ultimately run from Little Bennett Regional Park and Ovid Hazen Wells Recreation Park, through Kings Local Park, Clarksburg Town Center, Clarksburg Village, Greenway Village, Hurley Ridge, Linthicum East (Summerfield Crossing), Cabin Branch and south to Black Hill Regional Park.

The Linthicum East Preliminary Plan approved by the Planning Board on July 11, 2002, required as a Condition of Approval, the dedication of land surrounding Little Seneca Creek sufficient to meet the objectives of the Clarksburg Master Plan. The Conditions also required the Applicant to construct the Master Planned 8' wide Greenway Trail through the dedicated Greenway with an alignment through the subject property to be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors.

The current Site Plan #82003034B encompasses the eastern portion of the site that was approved in the Preliminary Plan, and includes a portion of the land required to be dedicated and portions of the area where the hard surface Greenway Trail is to be constructed by Applicant. The area of property has been dedicated to M-NCPPC; however, the required community trail connection to the Greenway parkland and to the future Greenway Trail has not been constructed due to existing environmental features.

Applicant's Position

The Applicant has met with M-NCPPC Environmental Planning Staff and Park Planning Staff to review the future alignment of the trail connection through the Greenway area in order to satisfy the conditions of approval and timing associated with the overall development. No additional building permits can be issued until the Applicant constructs the trail or changes the condition to allow an alternative method for construction and implementation of the Greenway Trail. The Applicant has proposed posting a bond to ensure future construction of the trail in order to continue building on finished lots. The Applicant has agreed to the amount recommended by our Parks Department. The Applicant has continuously worked with M-NCPPC to resolve the trail issue with regard to alignment and construction.

Staff Position

Based upon field meetings and discussions with the Applicant, Staff believes the impacts to the environmental features are too great to allow a hard surface path through wetlands, floodplain and significant forested areas. M-NCPPC Park Development is requesting the Applicant to provide monies in the amount of \$300,000 to M-NCPPC for the construction of the trail within the future alignment of Observation Drive and Newcutt Road. The future construction of the trail will be performed by either M-NCPPC or DPWT at the time the two roadways are planned. An agreement between M-NCPPC and DPWT would be required for the construction of the trail and to review the amount provided by the Applicant. M-NCPPC has entered into previous agreements with DPWT for similar work.

Community Position

A number of community representatives of Summerfield Crossing have expressed their concerns over landscape treatment originally related to the subject amendment, which has now been

removed from the amendment to focus on the trail alignment and construction. However, some of residents on the north side of West Old Baltimore Road express their concern about the timing and future construction of a community-wide trail.

STAFF RECOMMENDATION:

Staff recommends **approval** of the site plan amendment for Site Plan 82003034B to provide an alternative method of requirement to construct the portion of the Greenway Trail. The following changes to the conditions are recommended:

1. Provide cash payment or bond in the amount of \$300,000 to be paid to M-NCPPC for the future construction of approximately 5,300 linear feet of trail.
2. Payment shall be provided to M-NCPPC prior to the release of any future building permits.

ATTACHMENTS

- A. Site Description and Vicinity Site Description and Vicinity
- B. Planning Board opinions for Preliminary Plan 120020150 and Site Plan 820030340.
- C. Letter from M-NCPPC Parks Department dated April 17, 2007.

APPENDIX A

The property is located east of I-270 in Clarksburg and is zoned R-200/MPDU. The site is mostly farmland and the low-lying areas are environmentally sensitive floodplains, stream valley buffers and streams. The entire site is within the Clarksburg Special Protection Area. West Old Baltimore Road bisects the property into northern and southern tracts. This 117-acre property is a portion of the 208-acre property approved in preliminary plan 1-02015.

The western boundary of the site plan corresponds to the I-3/I-4 and R-200 zoning line, which is approximately 75 feet east of the Little Seneca Creek. To the north of the site is future Newcut Road and land Zoned R-200. To the northeast of the site is the previously Planning Board approved Linthicum site plan with one-family detached homes adjacent to the boundary. South of West Old Baltimore Road is the Beau Monde subdivision with four lots adjacent to this proposed subdivision. South of the proposed site plan is land previously dedicated for parkland and will be part of the future Greenway trail. The west side of the subdivision includes the 9.3-acre parcel that will be sold to MCPS for a future school site. The north side of West Old Baltimore Road is almost completely built out and the southern portion of the road is nearly 70 percent complete.



APPENDIX B



Date Mailed: August 16, 2002

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Robinson with a vote of 3-0;

Comms. Bryant, Perdue and
Robinson voting in favor
Comm. Holmes abstained and
Comm. Wellington absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02015

NAME OF PLAN: LINTHICUM EAST PROPERTY

On 08/31/01, CHARLES T. LINTHICUM submitted an application for the approval of a preliminary plan of subdivision of property in the R-200, I-3, I-4 zones. The application proposed to create 259 lots on 208.52 acres of land. The application was designated Preliminary Plan 1-02015. On 07/11/02, Preliminary Plan 1-02015 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02015 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02015.

Approval, Pursuant to the Alternative Review Procedures for Limited Residential Development Under the FY 2002 Annual Growth Policy, Including a Waiver of Open Section Roads and Subject to the Following Conditions:

- 1) Compliance with the conditions of the Transportation Planning memorandum dated July 2, 2002 as follows:
 - A. Limit the preliminary plan to 157 single-family detached units and 102 single-family attached or townhouses units.
 - B. Satisfy the APF test by paying the Development Approval Payment (DAP). The APF test includes:
 1. Policy Area Review: There is no remaining capacity available for housing units in the Clarksburg Policy Area. The applicant is satisfying Policy Area Review by paying the DAP under the *FY 2002 AGP* transportation staging ceiling capacity.
 2. Local Area Transportation Review: A traffic study (to analyze the traffic impact at nearby intersections) was required and submitted because the proposed residential development generates 50 or more total peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.).

The DAP collected by the County could be used for the following improvements:

1. For Local Area Transportation Review:
 - a. Participate with the applicant of Clarksburg Village (Di Maio Property), Preliminary Plan No. 1-01030, to add an exclusive right-turn lane on northbound Frederick Road (MD 355) at the intersection with Newcut Road.
 - b. Construct second through lanes and receiving lanes on southbound Frederick Road at the intersections with West Old Baltimore Road and Brink Road.
2. For Policy Area Review, contribute to the Maryland State Highway Administration's (SHA) planned improvements along I-270.
- C. Dedicate 150 feet of right-of-way for future Observation Drive and 120 feet of right-of-way for future Newcut Road through the residential portion of the property.
- D. Coordinate the connection of Street "E" with the adjacent and previously approved Martens Property, Preliminary Plan No. 1-02011.
- E. Reconstruct West Old Baltimore Road in front of the proposed residential lots to arterial standards, including sidewalks, bikeway, landscaping, as appropriate, and in accordance with the Montgomery County Department of Public Works and Transportation's (DPWT) requirements.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 3) Any agreement with a third party for the construction of wetlands in the floodplain will require the creation of forested wetlands, that at a minimum will allow the applicant to meet the afforestation threshold onsite.
- 4) The applicant is to provide small off-line facilities to promote upland groundwater recharge and to compensate for installation of closed section roadways in the SPA.
- 5) Compliance with the MCDPS conditions of approval for the preliminary water quality plan
- 6) Applicant to dedicate to M-NCPPC a tract of land for use as the Master Planned Clarksburg Greenway. Final area of dedication to be in conformance with the objectives of the Clarksburg Master Plan and to be determined at Site Plan. Dedication should include sufficient land outside of stream buffer to accommodate possible trail alignment(s) within the Greenway. Said land to be conveyed prior to recordation of plat(s) and free of unnatural debris and the boundaries to be staked and signed clearly to delineate between private lots and parkland
- 7) Applicant to construct an 8-foot wide hard surface shared use Greenway Trail from the north boundary of the property to the southeast boundary of the property at Observation Drive, including any necessary bridges for crossing Little Seneca Creek. Said trail alignment to be determined at site plan and field located in coordination with M-NCPPC staff and may be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors. Trail to be constructed to park standards and specifications
- 8) Final determination of the size and location of the proposed school site to be determined at Site Plan. Terms of acceptance for school site conveyance to be incorporated in Site Plan Enforcement Agreement

- 9) All road rights-of-way shown on the residential portion of the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan unless otherwise designated on the preliminary plan. The future Master Plan roads, which include Observation Drive, Newcut Road and West Old Baltimore Road, on the non-residential portion of the property are to be placed in easements for possible future dedication. The future dedication is subject to approval by the Planning Board
- 10) All road right-of ways shown on the residential portion of the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) designated as follows are excluded from this condition

Future Newcut Road, "Not Part of this plan"
Future Observation Drive, "Not Part of this plan"
Future West Old Baltimore Road, "Not part of this plan"

- 11) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 12) Record plat to provide for dedication of right-of-ways as shown on plan for the residential portion only
- 13) Record Plat to establish a 30 foot building restriction line along West Old Baltimore Road for the residential portion only
- 14) Record plat to reflect common ingress/egress easements over all shared driveways
- 15) Record plat to identify I-3 and I-4 zoned portions of the site as outlots
- 16) Record plat to reflect all areas under Homeowners Association ownership and Stormwater Management areas
- 17) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 18) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 19) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 20) A landscape, lighting and recreational amenities plan must be submitted as part of the site plan application for review and approval by technical staff
- 21) Final number and location of MPDU's to be determined at the time of site plan dependent on Condition #19 above
- 22) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 23) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 24) Other necessary easements



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Executive Director

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: December 16, 2003
SITE PLAN REVIEW #: 8-03034
PROJECT NAME: Summerfield Crossing

FINAL WATER QUALITY PLAN

Action: Approval subject to conditions. Motion was made by Commissioner Robinson, seconded by Commissioner Wellington, with a vote of 3-0, Commissioners Berlage, Robinson and Wellington voting for, and no Commissioners voting against. Commissioners Bryant and Perdue were necessarily absent.

1. Reforestation is to begin in the first growing season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).
2. Conformance to the conditions as stated in the DPS letter dated October 30, 2003 approving the elements of the SPA water quality plan under its purview (Attachment A).
3. If open section portions of West Old Baltimore Road are modified by DPS review to require closed sections, applicant shall demonstrate that SWM can be provided in the structures shown on the FWQP or these structures shall be modified to accommodate the SWM as determined by DPS. If DPS determines that these structures or modifications are insufficient, the applicant may need to lose one single family detached lot along West Old Baltimore Road, prior to signature set, to provide SWM.

SITE PLAN

Action: Approval subject to conditions. Motion was made by Commissioner Robinson, seconded by Commissioner Wellington, with a vote of 3-0, Commissioners Berlage, Robinson and Wellington voting for, and no Commissioners voting against. Commissioners Bryant and Perdue were necessarily absent.

The date of this written opinion is December 16, 2003, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before January 16, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-02015 is valid, as provided in Section 59-D-3.8.

On November 13, 2003, Site Plan Review #8- 03034 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required;*
2. *The Site Plan meets all of the requirement of the R-200/MPDU zone, and is consistent with an urban renewal plan approved under Chapter 56;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure an use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-03034, which consists of 255 units: 145 single family detached and 110 townhouses inclusive of 32 MPDUs with the following conditions to be met prior to signature set approval:

1. Finding of Environmental Benefit to exceed the 40% Townhouse Limitation
 - a. The Planning Board makes a finding for the increase of townhouses on the site from 40% to 43.1% based on environmental benefits per memo of November 6, 2003, attached.
2. Signature set for Site Plan and Lighting/Landscaping Plan
 - a. Unit layout
 - i. Internal streets shall conform to guidelines to insure the streetscape shall not be dominated by front loaded garages that extend beyond the front line of the houses. For all single family lots less than 70 feet width at the building restriction line with front load garages, the following restrictions apply:
 1. No house siding colors will be the same as any home on either side or across the street.
 2. A minimum of 20% of the homes will have a brick or stone front.
 3. Applicant shall offer a front porch option on a minimum of 30% of the homes of at least 15 feet in width.
 4. No more than 50% of the homes shall have garages which project more than two feet closer to the street than the front wall or porch of the home. Homes with this type of elevation may be built only two in a row.
 5. Applicant to report results of the above to Planning Board Staff at time of building permit signoff.
 - ii. Units next to cross block walk ways shall be set back from side lot lines a minimum of 5 feet to allow for improved separation from walks to homes – landscaped buffer shall be added as is possible;
 - iii. Adjust rear yard setbacks to accommodate the buffer areas for lots 39-40, Lots 115, 116, 117. Mark all buffer areas with permanent marker IE bollard or other device for homeowner identification and demarcation of HOA maintenance.
 - iv. Applicant to review an alternate layout for Lots 21-28 with SFD Lots 4-6 to switch the location with Townhouse and SFD units.
 - b. Driveways –
 - i. Combined driveways shall conform to the private street guidelines per the Montgomery County Road Code.
 - ii. Remove driveways that overlap the public utility easements adjacent to West Old Baltimore Road.
 - iii. Applicant to submit turning radius for driveways for staff review prior to release of signature set unless conduit provided per utility company authorization.
 - c. Recreation Facilities –
 - i. Provide detail of play equipment, pedestrian features and benches to staff for review.

- ii. Recreation chart to reflect the unit types proposed for this project and shall identify the off site supply used for this site. A new chart is required
 - iii. Access to the park shall be marked with signage to be reviewed by staff for adequacy and paths and landscaping for enhanced public awareness and use.
- d. Planting Issues
 - i. Screen planting shall be located within a minimum of 10 feet HOA easement behind all townhouses with rear loaded garages, and this area is to be maintained by the HOA to ensure the integrity of screening between the townhouse units and single family detached units behind Lots 60-65 Block "C" and behind Lots 9, 24-31, 47.
 - ii. Entrance and right-of-way buffer planting along West Old Baltimore Road shall be maintained by the HOA in a separate easement.
 - iii. Additional landscape screen and buffer planting shall be added as follows: Behind Lots 13-17 Block "A"; behind the rear of lots 1-4 Block "B"; within the SWM pond areas within Parcel "A" Block "E"; behind lots 9, 24-31 and 47; open space parcel adjacent to Lot 53; along the entirety of the eastern and south-eastern and north-eastern perimeter of the site; additional detail planting to be located within townhouse alleys per staff review.
 - iv. Applicant to submit a copy of the SWM facility planting for a courtesy review by M-NCPPC prior to submittal to DPS for review;
 - v. Street trees shall be added to the degree possible respecting a 40-foot on-center spacing for internal streets and 45 feet on-center for West Old Baltimore Road.
 - vi. Remove all landscaping except for seasonal or perennial plantings from P.U.E.s.
- e. Retaining walls –
 - i. No retaining walls shall exceed 6 feet on site. Where walls are taller they shall be separated into two shorter walls with a break.
 - ii. All retaining walls to be built of modular masonry units with detail shown on the signature set.
 - iii. All walls to be clearly labeled and dimensioned on plans.
- f. Lighting –
 - i. Applicant to submit an updated lighting plan for all private areas on site ie around townhouses and entryways. The lighting plan shall follow IESNA principals of cut-off fixtures and non-intrusive light levels that shall not cause glare or unwanted lighting for adjacent housing.
 - ii. Light fixture styles and a point-to-point analysis shall be submitted for all private areas on site.

3. Environmental Planning

- a. Compliance with the conditions of approval for the final forest conservation plan. The applicant must satisfy all conditions of the forest conservation plan prior to recording of plat(s).
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- c. SWM waiver of open section streets within Special Protection Areas per DPS approval.
- d. All stormwater management features to be located out of out environmental preservation areas including stream valley buffers.

4. Division of Permitting Services

- a. Streets and Paving Memo dated November 7, 2003 and as it may be amended.

5. M-NCPPC Parks

- a. Applicant to dedicate to M-NCPPC the portion of the subject property covered by this site plan surrounding Little Seneca Creek that lies east of future Observation Drive and north and west of the designated building lots (not to include the land to be conveyed to the Board of Education or stormwater management ponds) in accordance with the Clarksburg Master Plan. Dedication to also include the land covered by the site plan lying south of future Observation Drive and east of Outlot B, adjacent to current parkland. Said land to be conveyed prior to recordation of record plats and be free of trash and unnatural debris and the boundaries staked and signed to clearly delineate between private lots and parkland.
- b. Applicant to construct an 8' wide hard surface shared use Greenway Trail from the northern boundary of the property at Little Seneca Parkway to the southern boundary of the property at Observation Drive, including any crossings of Little Seneca Creek. Said trail alignment to be field located in coordination with M-NCPPC staff and may be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors. Trail to be constructed to park standards and specifications. Phasing of the trail's construction to be indicated on the Development Phasing Chart as included in the SPEA.
- c. Adequate public use trail access to be provided by Applicant from the development to parkland and to the Greenway Trail.

6. Signature Set Documentation

- A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:

APPENDIX C

Apr-23-07 10:18am From-MNCPPC

301 585 1921

T-871 P.002/002 F-213

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

April 17, 2007

MEMORANDUM

TO: Doug Powell, Park, Planning, and Stewardship, Department of Parks

VIA: Michael Riley, Park Development, Department of Parks *MR*
Patricia McManus, Park Development, Department of Parks *pm*

FROM: Marian Elsasser, Park Development, Department of Parks *ME*

SUBJECT: SUMMERFIELD CROSSING - HIKER-BIKER TRAIL

This memorandum contains the estimated cost estimate for the construction of a hiker-biker trail along the future Observation Road and Little Seneca Parkway right-of-way (ROW) for the Summerfield Crossing Development. The Pulte Home Corporation is requesting that money for the construction of the trail be provided now to the Maryland National Park and Planning Commission (M-NCPPC) for the future construction of the trail by M-NCPPC or the Montgomery County Department of Public Works and Transportation (DPWT). Since the exact schedule of construction of these roads by DPWT has not been determined or completed facility planning, it prevents an accurate cost estimate from being developed.

A critical issue is who would construct the trail. The most cost effective and quickest way to have the trail built would be for DPWT to construction the trail during road construction. The money for the trail could be held by M-NCPPC and DPWT would bill M-NCPPC during design and construction. Previous precedent has been set for this type of cooperation in funding projects for example the Rock Creek Trail Bridge over Veirs Mill Road facility planning was funded in this manner. This would require an agreement from DPWT to the construction of the trail and our cost estimate.

The cost estimate for the trail is \$300,000. This estimate is based on many assumptions. The developer determined the length of 5,300 linear feet for the trail. The DPWT would construct the needed shoulder on each road including any road bridges as part of the cost of the road including stormwater management and landscaping. This cost estimate does not include any pedestrian improvements to the crossing of West Old Baltimore Road.

Since the trail will not be built until some time in the future, inflation should be included. The cost estimate was done for FY 2007 dollars. Inflationary figures that are used for the CIP are approximately 2.5% per year. Not knowing the year of construction, the cost estimate given would be for construction of the trail in FY 2007.