



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

Consent Item #
MCPB 7-26-07

MEMORANDUM

DATE: July 16, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Development Review Division
FROM: Robert A. Kronenberg, Acting *RAK*
 Supervisor
 Development Review Division
 (301) 495-2187



REVIEW TYPE: **Site Plan Amendment**
CASE #: **82005024B**
PROJECT NAME: National Park Seminary
APPLYING FOR: Amendment to the site and landscape plan 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 being required by various reviewing agencies.

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: PD-15

LOCATION: In the northeast quadrant at the intersection of Linden Lane and Sitter Avenue in Silver Spring, Maryland

MASTER PLAN: North and West Silver Spring Master Plan

APPLICANT: Forest Glen Venture, LLC
 C/O EYA

FILING DATE: January 31, 2007

HEARING DATE: July 26, 2007

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

BACKGROUND

Zoning/Development Plan

The subject property was rezoned from the R-90 Zone to the PD-15 Zone by Local Map Amendment G-828. The application was approved for a total of 280 dwelling units by the District Council on March 1, 2005.

Preliminary Plan

The Preliminary Plan of subdivision #120050540 was approved by the Planning Board on April 7, 2005 for the total site area of 32.18 acres and 280 dwelling units.

Site Plan

The Planning Board approved the Site Plan on April 7, 2005 for Phase I of the site that encompassed 27.95 acres and a total of 257 dwelling units. The certified site plan (820050240) was approved on December 15, 2005 and the Planning Board approved the record plat on December 22, 2005.

Site Plan

The Planning Board approved the Site Plan Amendment on January 5, 2006 to increase the height of the dwellings from 45 to 50 feet. The certified site plan (82005024A) was approved on February 9, 2006.

PROPOSED AMENDMENT

An amendment was filed on January 31, 2007, along with a public notice to adjacent and confronting property owners, that outlines specific changes to the approved site plan. A detailed list of the proposed changes to the National Park Seminary site is provided in Attachment B. The detailed list has been prepared to address changes on a sheet-by-sheet basis. The proposed amendment requests the following modifications:

- 1) Correct the location of the stormwater management facility shown in the parking lot of Lot 43, Lots 16-21 and Lot 101 to match the Sediment and Erosion Control and Stormwater Management Plans;
- 2) Relocate mailbox locations near Lot 15 to the end of the alley, next to Ament Street by Lot 18 to the south side of the alley between Lots 20 and 21, and Lot 25 and Lot 44 to the north side of the alley near Lot 42. Add mailboxes adjacent to the sidewalk at Lot 38;
- 3) Revisions to the location, width, length and configuration of site walls in front of Lots 9, 10-15, 17, 37 and 39, near the Glenn, and along Cassedy Street, Hume Drive and Linden Lane. Walls have been added near the existing buildings and for lots 9-16, 38 and 39 to reflect refurbishment and restoration efforts. Landscape Plans have been revised to match the changes associated with the site plans;
- 4) Revisions to the steps, stoops and leadwalks to the proposed and existing buildings to match the final architectural plans. Sidewalks have been added on both sides of the pedestrian bridge and as a tie-in to the existing walk to the Castle building;
- 5) Revisions to the radii for Hume Drive at Cassedy Street and alley radii from 15 feet to 25 feet;

- 6) Grading, landscaping and utility modifications;
- 7) Reconfigure garages below the units to accommodate updated architectural plans;
- 8) Revise handicapped ramps along the public and private streets to provide improved access and alignment with crosswalks;
- 9) Revise the building height from 47.5 feet to 48.0 for lots 33-37;
- 10) Relocate bike racks along sidewalks and in front of buildings;
- 11) Revise the dimensions of the trash enclosures on the site plan to match the landscape plan;
- 12) Revise the location of the light fixtures on the Site Plan to match the Street Light Plan and to avoid conflicts with utilities;
- 13) Add air conditioning units to the existing buildings; and
- 14) Add piers at the bridge entrance to match the landscape plans.

PUBLIC NOTICE

The Applicant sent out a letter on February 5, 2007 to all interested parties. A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 9, 2007. The notice gave the interested parties 15 days to review and comment on the amended site plan.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor 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 or the approved Development Plan. Due to the numerous minor changes, the Applicant provided redlined copies of the revised plans to assist in highlighting the affected areas along with a page by page accounting of the modifications.

The changes are consistent with as-built conditions and necessary changes for multi-phased projects, with respect to modifications to building, on-site landscaping, and grading and utility locations. The revisions to the stormwater management facilities address as-built conditions and comments by the various agencies. The relocation of the mailboxes near Lot 15 and Lot 44 addresses the need to improve pedestrian access. The changes to the locations, width, length and configurations of the site walls are an aspect of construction to reflect site features and as-built conditions associated with a site containing existing historic structures. The changes to the sidewalks and leadwalks are a function of the final placement of the building and the building architecture. The changes to the building architecture modify the grading, landscaping and utilities surrounding the building. The change to the curb radii is a result of further comments by DPS and Fire and Rescue to address safety concerns and accessibility. The modification to the curb radii in the alley is a request by the Applicant that directly relates to the location of architectural features. All of the physical modifications to the site features directly impact the grading, and the location of on-site landscaping and associated utilities, but are not significant to the objectives and intent of the approved plans.

The modification to the handicapped ramps corresponds to improvements within the street rights-of-way and realignment of the crosswalks, consistent with agency comments. The relocation of the bike racks is due to the change in pedestrian and vehicular circulation and changes to the parking bays. The increase in height by half a foot for five units is a direct result of the site modifications to grading in front of the units and does not exceed the maximum height limitation of 50 feet, as approved in the previous amendment. The Applicant also revised the location of the light fixtures on the Site Plan to match the Street Light Plan and to avoid conflicts with utilities and site features. The utilities also affected the location of the bus shelter outside the Linden Lane right-of-way to be within the public improvement easement.

The minor changes to the plan improve the circulation on site, address landscaping and lighting adjustments and provide for consistency with the plans. This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff indicated approval of the amended items specified in the Applicant's request.

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

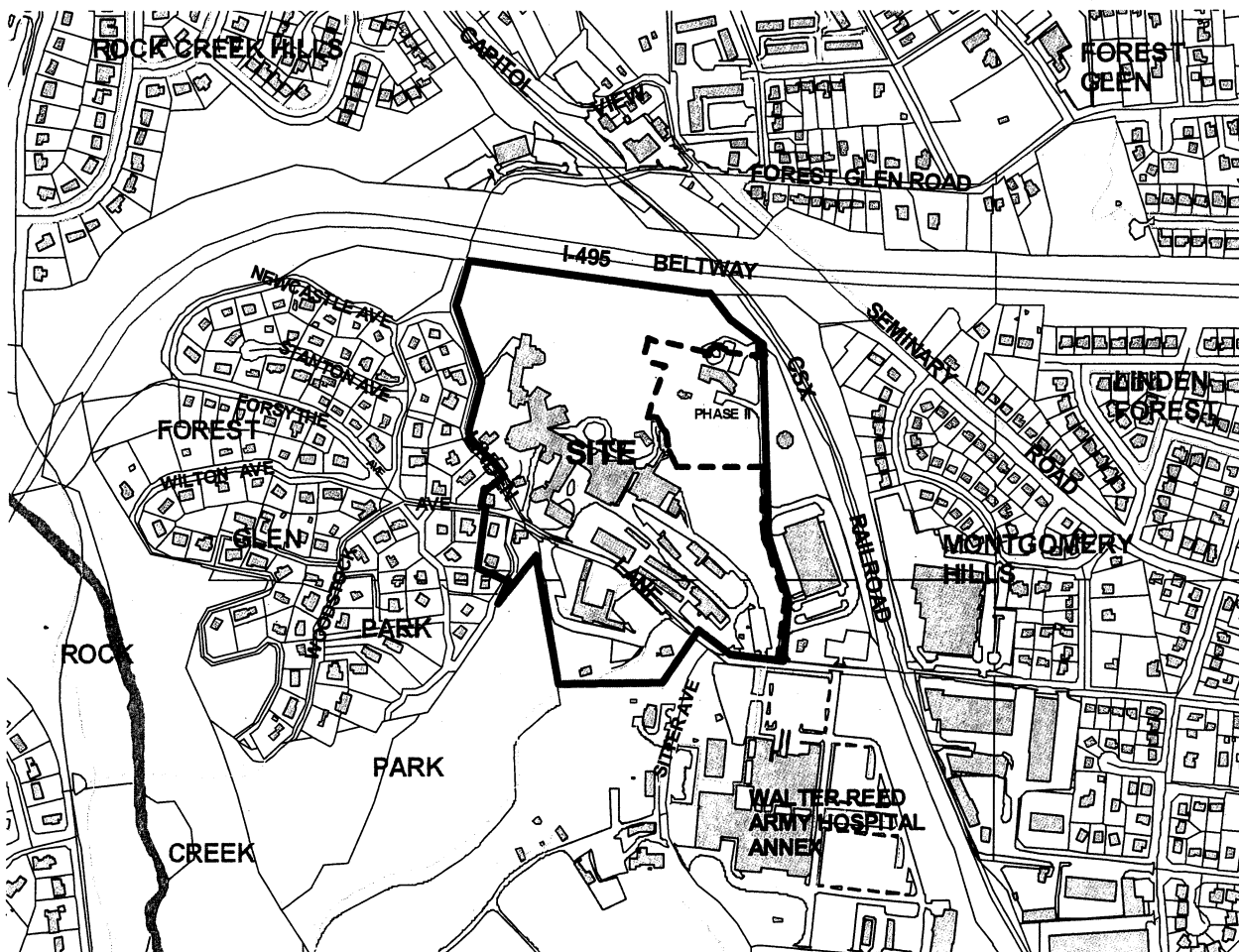
ATTACHMENTS

- A. Site Description and Vicinity
- B. Letter from Applicant
- C. Draft Planning Board Resolution

ATTACHMENT A

Site Description and Vicinity

The overall site for the National Park Seminary is comprised of 32.18 acres, however the Phase I tract area consists of 27.95 acres. The property consists of a collection of existing buildings that are architecturally eclectic to emphasize structures reminiscent of different eras and regions. Many of the well-known buildings include the Japanese Pagoda, the Swiss Chalet, Ye Forest Inn and the Ballroom; however, smaller buildings, parking areas, sculptures and various housing types exist on the site. Since 1943, the Army has used the site as a rehabilitation hospital for returning veterans until the site was purchased by Montgomery County in 2005. The County then transferred the property to the winning development team in response to an RFP. The north side of Linden Lane containing the buildings is located within a historic setting under the purview of the Maryland Historic Trust, the National Park Service and the Montgomery County Historic Preservation Commission. Additionally, the existing one-family structures on the southwest side of Linden Lane and Woodstock Court are also part of the historic setting. New townhouses and detached units were also approved on the site.



The subject property is located in the northeast quadrant at the intersection of Linden Lane and Sitter Avenue in Silver Spring, Maryland. The site is directly adjacent to and south of the I-495 Capital Beltway and southwest of the CSX railroad tracks. Directly to the south of the property is the Walter Reed Hospital Annex site, including associated research buildings, ancillary parking and recreation fields. All of the property to the south and west of the site is zoned R-90. The property across the CSX railroad tracks to the east is zoned R-60 and consists of primarily residential properties, mixed with some office and industrial sites.

The forested stream valley that traverses the center of the site, from the southeast to the northwest, is known as "The Glenn". The Glenn contains a stream valley buffer, steep slopes and a number of large and specimen trees. The southwestern portion of the site also contains a grouping of specimen trees at the top of the slopes and entry to Rock Creek Park.

Construction of the one-family detached and attached units is underway, as is the rehabilitation of the existing buildings for condominiums.

ATTACHMENT B



February 5, 2007

Dear Property Owner:

As noted in the accompanying Notice of Application, a composite plan of development and a detailed listing of the changes associated with the minor site plan amendment are enclosed. In addition, a full set of the red-lined plans will be made available at the project's sales trailer for your review located on the south side of Linden Lane. In the event that you would also like your own set of the plans for review please do not hesitate to contact me.

Sincerely,
VIKA, Inc.

Mark G. Morelock, P.E.
Principal Associate

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

(From Approved Site Plan Amendment "A" signed by MNCPPC 2/09/06)

Sheet 1 of 20: (No Changes)

Sheet 2 of 20:

1. Removed SWM facility shown in the parking lot of Lot 43 to match the approved SEC/SWM plans
2. Added a SWM label and leader to the SWM facility located in Hume drive just north of Lots 16-21 to match the approved SEC/SWM plans
3. Added a SWM label and leader to the SWM facility located at Lot 101 courtyard to match the approved SEC/SWM plans

Sheets 3, 4 and 5 of 20: (No Changes)

Sheet 6 of 20:

(Lots 1-15)

1. Revised mailbox location from north side of alley near lot 15 to end of alley near Smith Drive and added concrete pad to front of mailboxes for pedestrian access
2. Revised thickness of wall in front of lots 10-15
3. Revised radius of Hume Drive at Cassedy Street adjacent to lot 15 from 15 ft radius to 25 ft. radius
4. Revised wall configuration (radius) at front of lot 9
5. Revised front step widths for Lots 10-15 to match final architecture

(Lots 16-21)

1. Slightly revised grading
2. Revised location of handicap ramp and crosswalk in front of Lot 16

(Lot 22)

1. Revised wall locations and lengths to match landscape plans
2. Reconfigured garages below units to match updated architecture

(Lots 33-53)

1. Revised building height from 47.5 ft. to 48.0 ft. for lots 33-37
2. Relocated mailbox from south side of alley adjacent to lot 44 to north side of alley adjacent to sidewalk next to lot 42 for improved pedestrian access

(Lot 43)

1. Revised wall location and thickness along Linden Lane to match landscape plans
2. Slightly relocated bike rack along sidewalk in front of building
3. Removed two single risers along Hume Drive sidewalk

4. Revised wall and length and added cheek walls to steps at northwest corner of building
5. Revised trash enclosure dimensions to match landscape plans

(Along Linden Lane)

1. Revised light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities
2. Removed pedestrian crosswalks that were not approved by MC-DPW&T
3. Revised handicap ramp locations as approved by MC-DPS

(General)

1. Updated utility locations to match approved plans

Sheet 7 of 20:

(Lots 1-7)

1. Revised front stoop, step, and lead walk widths to match architectural plans
2. Revised rear utility islands for each unit to coordinate utility connections
3. Slightly modified grading in the alley
4. Revised the wall location and configuration next to alley
5. Slightly modified alley radii to accommodate rear porch on the corner unit (Lot 7)
6. Removed pedestrian crosswalk across alley

(Lot 8-17)

1. Added air conditioner pad locations (AC)
2. Widened front lead walks by 1.0 ft.
3. Added retaining walls along rear patios for lots 9, 10, 11, 12, 13, 14, 15, and 16 to match landscape plans
4. Modified retaining wall length and configuration for rear patio of lot 17 to match landscape plans

(Lots 18-24)

1. Revised front stoop and lead walk widths to match architectural plans
2. Revised mailbox location from south side of alley next to Ament Street at lot 18 to south side of alley between lots 20 and 21 and added concrete pad to front of mailboxes for pedestrian access
3. Added air conditioner pad locations (AC)

(Lots 25-30)

4. Revised front stoop and lead walk widths to match architectural plans
5. Revised mailbox location slightly north adjacent to Lot 25 and added concrete pad to front of mailboxes for pedestrian access
6. Slightly modified alley radii to accommodate rear porch on the corner unit (lot 25)

(Lots 31-37)

1. Revised front stoop and lead walk widths to match architectural plans
2. Shortened length of retaining wall along alley
3. Eliminated wall along alley between lots 37 and 39
4. Slightly modified grading in alley
5. eliminated crosswalk across alley near Ament Street

(Lots 38-39)

1. Added mailboxes adjacent to sidewalk at Lot 38
2. Added retaining walls along rear patios for lots 38, and 39 to match landscape plans
3. Added air conditioner pad locations (AC)
4. Relocated light pole on Ament Street to match landscape plans

(Along Linden Lane)

1. Revised light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities
2. Removed pedestrian crosswalks that were not approved by MC-DPW&T
3. Revised handicap ramp locations as approved by MC-DPS

(General)

1. Updated utility locations to match approved plans

Sheet 8 of 20:

(Along Linden Lane)

1. Revised light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities
2. Revised handicap ramp locations as approved by MC-DPS
3. Slightly revised bike rack location
4. Shifted bus shelter to be located outside of Linden Lane R/W and within the approved P.I.E.

(Lot 40)

1. Revised retaining wall length and width to match landscape plans

(Lot 55)

1. Added hardscape detail and sidewalks in front of unit to match landscape plans

(General)

1. Updated utility locations to match approved plans

Sheet 9 of 20:

(Along Linden Lane)

1. Revised light pole locations to reflect locations shown on approved Street light plan as well as eliminate conflicts with utilities
2. Removed pedestrian crosswalks that were not approved by MC-DPW&T

3. Revised handicap ramp locations as approved by MC-DPS

(Lot 54)

1. Slightly shifted bike rack along Cassedy Street to match landscape plans
2. Revised wall length and width along Cassedy Street to match landscape plans
3. Removed mailboxes and pad adjacent to trash enclosure
4. Revised trash enclosure dimensions to match landscape plans
5. Slightly modified grading along Cassedy Street

(Lot 61)

1. Added hardscape per landscape plans
2. Added sidewalks along Dewitt Drive to match landscape plans
3. Revised length of wall at Hume Drive next to handicap parking to match landscape plans

(Lot 62)

1. Added hardscape for courtyards and plaza to match landscape plans
2. Added lead walk and porch along Hume Drive to match architectural plans
3. Slightly moved bike rack next to lead walk adjacent to Fire House
4. Revised parking and turn-around between Colonial House and Windmill buildings to maintain existing historic wall.
5. Added sidewalk to tie-in to existing walk to Castle building behind the Colonial house

(Lots 23-32)

1. Slightly shifted mailbox location adjacent to Cassedy Street at Lot 32
2. Revised hardscape and added existing historic wall to maintain and refurbish at the Bunker to match the landscape plans
3. Revised grading along Hume Drive to cross slope pavement away from driveways

(General)

1. Updated utility locations to match approved plans

Sheet 10 of 20: (No Changes)

Sheet 11 of 20:

(Lot 57)

1. Added walls to reflect refurbishment and restoration of existing walls

(Lot 59)

1. Added sidewalk on both sides of existing pedestrian bridge

(Sacks Street Bridge)

1. Added walls to reflect refurbishment and restoration of existing walls
2. Added piers at bridge entrance to match landscape plans

(Lot 60)

1. Revised widths of walls to match landscape plans
2. Revised grading along radial parking bay to minimize height of walls
3. Revised trash enclosure dimensions to match landscape plans

(General)

1. Updated utility locations to match approved plans

Sheets 12, 13, 14, 15, 16, 17, 18, 19, and 20 of 20: (No Changes)



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

MCPB No. 07-104
Site Plan No. 82005024B
Project Name: National Park Seminary
Hearing Date: July 26, 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 January 31, 2007, Forest Glen Venture, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005024B ("Amendment") for approval of the following modifications:

- 1) Correct the location of the stormwater management facility shown in the parking lot of Lot 43, Lots 16-21 and Lot 101 to match the Sediment and Erosion Control and Stormwater Management Plans;
- 2) Relocate mailbox locations near Lot 15 to the end of the alley, next to Ament Street by Lot 18 to the south side of the alley between Lots 20 and 21, and Lot 25 and Lot 44 to the north side of the alley near Lot 42. Add mailboxes adjacent to the sidewalk at Lot 38;
- 3) Revisions to the location, width, length and configuration of site walls in front of Lots 9, 10-15, 17, 37 and 39, near the Glenn, and along Cassedy Street, Hume Drive and Linden Lane. Walls have been added near the existing buildings and for lots 9-16, 38 and 39 to reflect refurbishment and restoration efforts. Landscape Plans have been revised to match the changes associated with the site plans;
- 4) Revisions to the steps, stoops and leadwalks to the proposed and existing buildings to match the final architectural plans. Sidewalks have been added on both sides of the pedestrian bridge and as a tie-in to the existing walk to the Castle building;
- 5) Revisions to the radii for Hume Drive at Cassedy Street and alley radii from 15 feet to 25 feet;
- 6) Grading, landscaping and utility modifications;
- 7) Reconfigured garages below the units to accommodate updated architectural plans;
- 8) Revised handicapped ramps along the public and private streets to provide improved access and alignment with crosswalks;
- 9) Revised the building height from 47.5 feet to 48.0 for lots 33-37;
- 10) Relocate bike racks along sidewalks and in front of buildings;
- 11) Revise the dimensions of the trash enclosures on the site plan to match the landscape plan;
- 12) Revise the location of the light fixtures on the Site Plan to match the Street Light Plan and to avoid conflicts with utilities;
- 13) Add air conditioning units to the existing buildings; and
- 14) Add piers at the bridge entrance to match the landscape plans.

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 July 16, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 26, 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. 82005024B; 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 site plan 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 opinion 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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