




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPPB
06.27.02
Item # 5

MEMORANDUM

DATE: June 20, 2002
TO: Montgomery County Planning Board
VIA: Larry R. Ponsford, Supervisor
Joseph R. Davis, Division Chief JRD
Development Review Division
FROM: Mary Beth O'Quinn mbaoq
Planning Department Staff
(301) 495-1322



REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 42 Townhouses and 1 Single Family Detached
PROJECT NAME: Grandview Townhomes
CASE #: 8-02034
REVIEW BASIS: Site Plan Review is required in the TS-R Zone
Section 59-C-8.45 of the Montgomery County Zoning Ordinance

ZONE: CBD-1 and R-60
LOCATION: Grandview Avenue between Kensington Road and Blueridge Drive
MASTER PLAN: Wheaton Sector Plan (CBD and Vicinity) Amendment, 1990
APPLICANT: Union Investment Properties, LLC → PULTE HOMES as of 6/21/02.
FILING DATE: April 25, 2002
HEARING DATE: June 27, 2002

STAFF RECOMMENDATION: Approval of 42 townhouses and 1 single family home with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of MCDPS stormwater management concept approval dated April 11, 2000.

3. Prior to signature set approval provide the following information subject to staff review and approval:

Site Plan

- a. Site Plan Signature Set shall show all easement lines, LODs, PUEs, ROWs, pavement markings, traffic signals, curbs, setbacks, slopes of sidewalks, riser numbers, on-street parking, and all grading;
- b. Provide details of furnishings and fixtures, railings, gates, pavers, walls and garage doors at Signature Set.
- c. Provide solid brick facing wall(at least 10 in width) for the rear of units 28 and 29 (as used for units 8 and 9) to create attractive façade for the two unit rears visible to pedestrians from Grandview Avenue.
- d. Provide colored concrete parking pads at garage and driveway entrances.

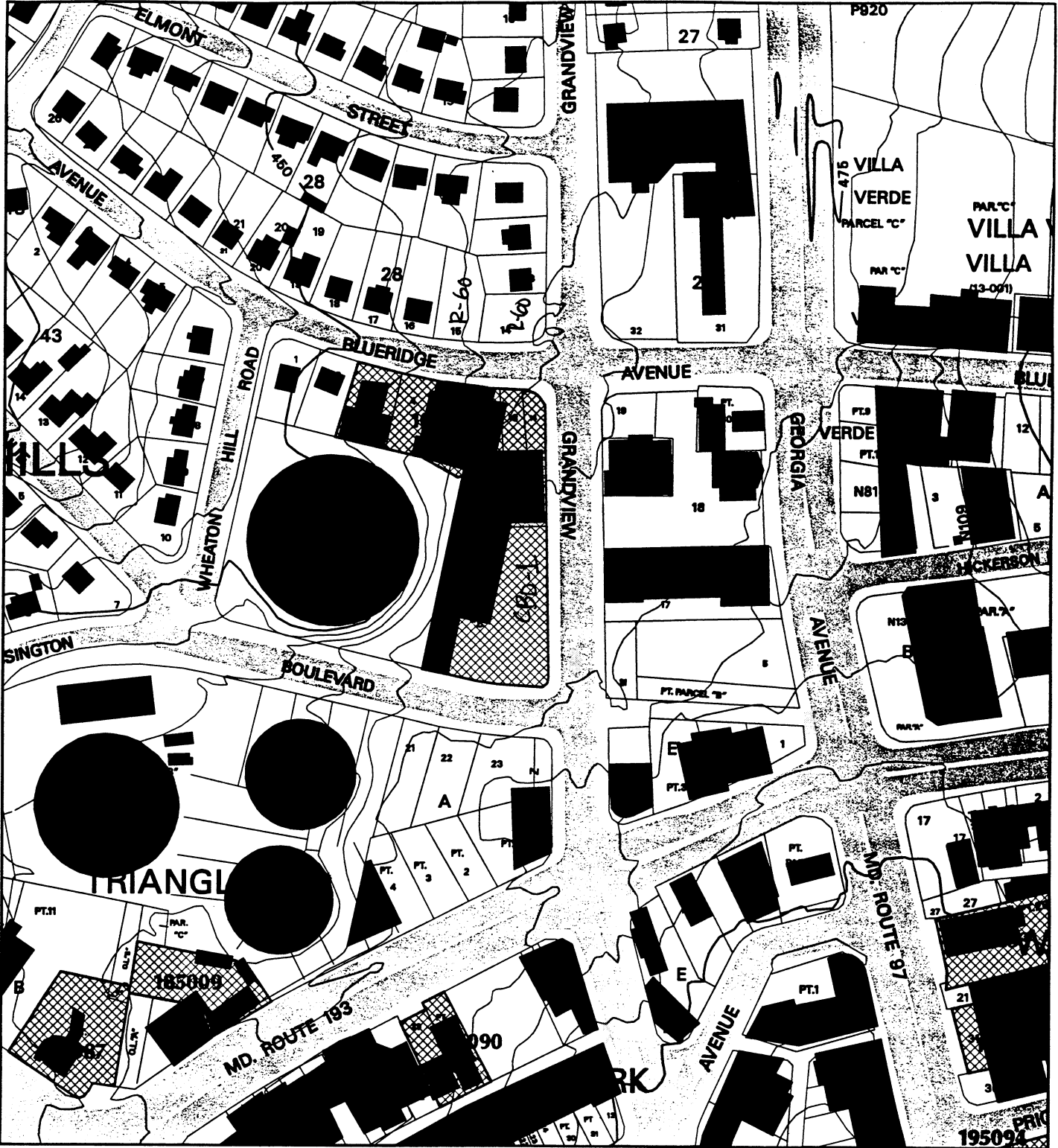
Landscape Plan

- e. Applicant shall provide area streetscape drawing showing subject site and extended area of Grandview Avenue; drawing shall demonstrate compliance with the Wheaton CBD Streetscape Guidelines Area. Final streetscape drawings, including tree spacing, lighting, paving, etc. are subject to subject to staff, DHCA, DPS and DPWT review and approval.
- f. Provide with the landscape plan a detail for the tree box soil panel: the detail shall demonstrate that no less than six feet of soil depth shall be provided where trees are proposed and that ensuring that the planting areas will be adequately drained.
- g. Provide drawings of the entrance court and open play area (park) at 1" = 10'.
- h. Provide details for the freestanding walls; provide new fence for the north side of the park and incorporate freestanding brick wall with the fence.
- i. Provide additional shrub plantings at wall that close the internal driveways.
- j. Shift placement of ornamental trees at garage islands to the west island of units 9, 11 and 13; provide additional ornamental tree for south side of unit 34.

Lighting Plans

- k. Provide lighting details and specifications, including lamp type, wattage, house shields, and mounted height; include as part of landscape drawing.
- l. Provide standard type light distribution plan showing lighting levels in accordance with the Illuminating Engineering Society of North America, *IESNA Recommended Practice* for public recreation space and sidewalks.

VICINITY MAP FOR
GRANDVIEW TOWNHOMES (8-02034)



Map compiled on May 01, 2002 at 10:45 AM | Site located on base sheet no - Z14NW02

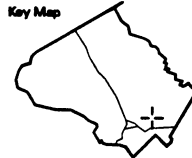
NOTICE

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Key Map



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Research & Technology Center



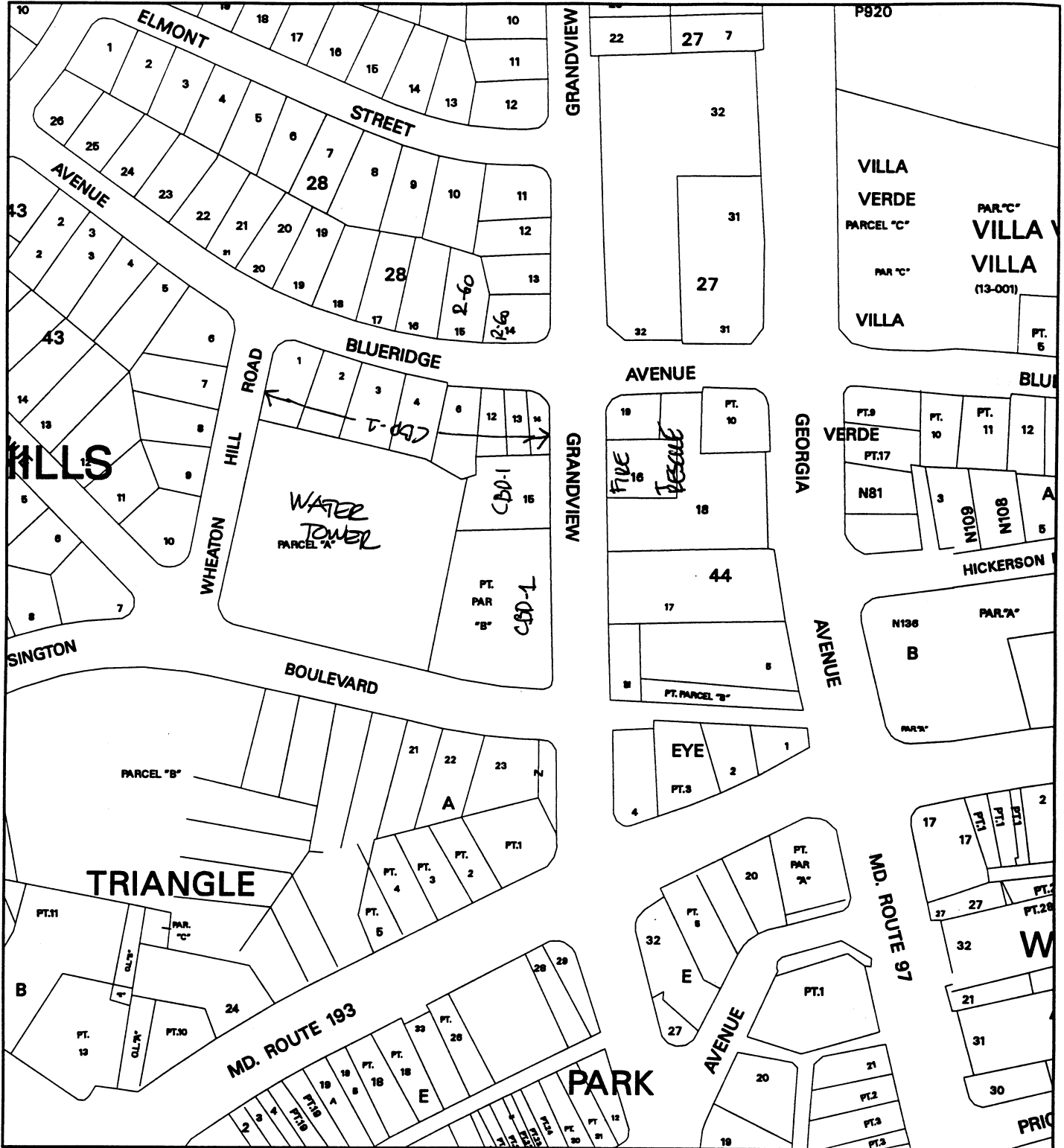
1 : 2400

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

6787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR

GRANDVIEW TOWNHOMES (8-02034)



Map compiled on May 01, 2002 at 11:48 AM | Site located on base sheet no - 214NW02

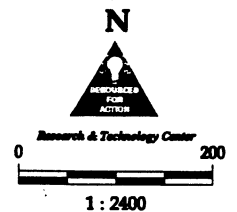
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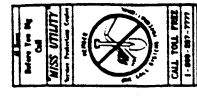
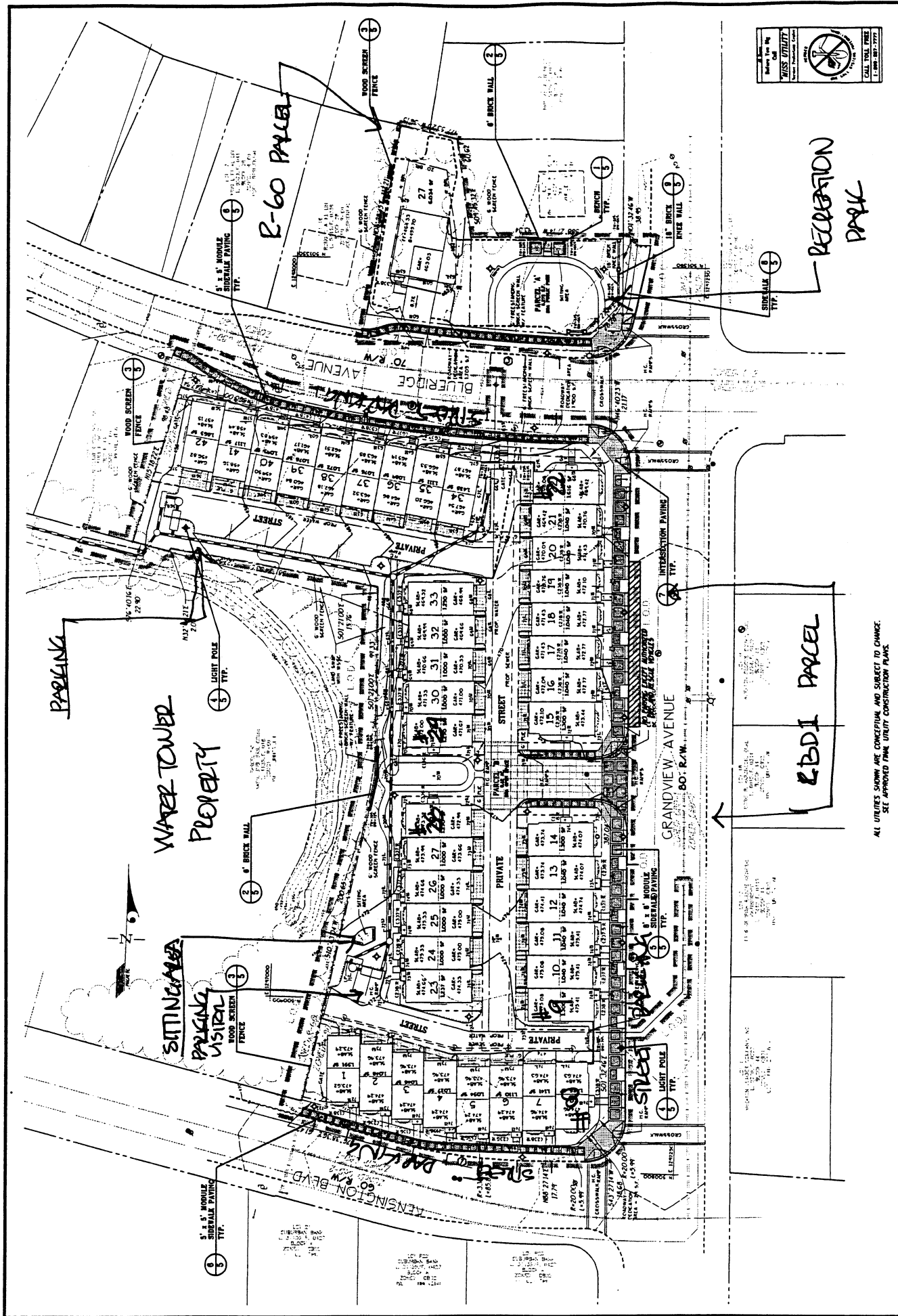
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Key Map





DATE	1-20	BY	JK
SCALE	1/8" = 1'-0"	DATE	JAN. 2007
PROJECT	GRANDVIEW TOWNHOMES	NO. OF SHEETS	6
SHEET NO.	0157	TOTAL SHEETS	6

SITE PLAN
GRANDVIEW TOWNHOMES
 LOTS 21 & 22 REFEED #14
 AND LOT 27 & PARCELS A, BLOCK 24

DESIGNED BY:
 10000 AMERICAN CO. DRIVE, SUITE 370
 1100 W. CHICAGO AVE.
 CHICAGO, IL 60642
 TEL: 773-387-7443

ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 SEE APPROVED FINAL UTILITY CONSTRUCTION PLANS.
 NO WARRANTIES ARE MADE BY THE ARCHITECT AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

NO.	DATE	BY	CHK BY

GLW GOURNICE LITTLE & WEBER P.A.
 ONE DOWNTOWN CENTER
 100 W. WASHINGTON ST. SUITE 1000
 CHICAGO, IL 60601
 TEL: 312-467-1000
 FAX: 312-467-1001
 WWW.GLW.COM

LEGEND

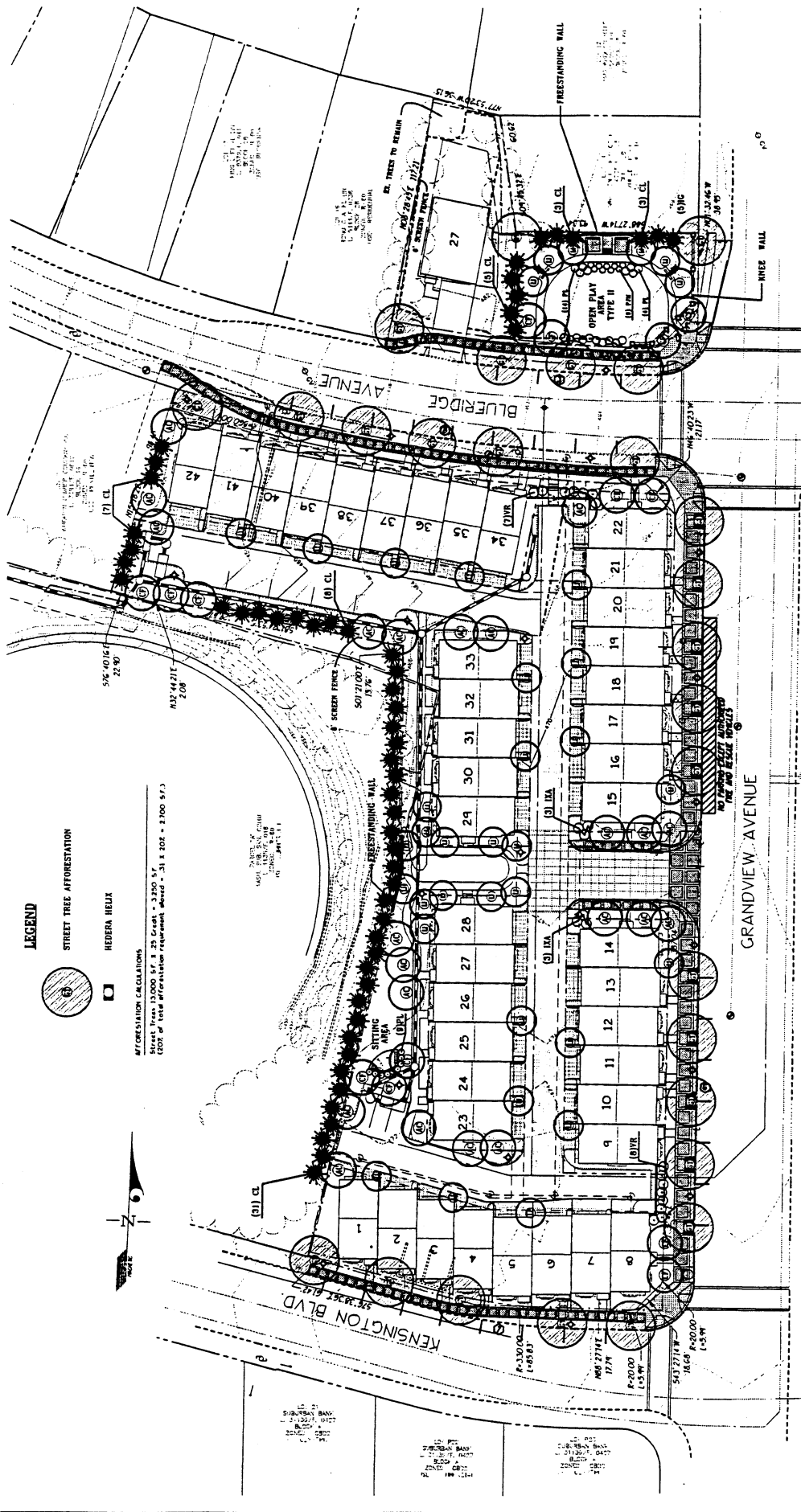


STREET TREE AFForestation

HEDERA HELIX

AFForestation CALCULATIONS

Street Trees 13000 S.F. @ 25' Crown = 3,250 S.F.
 100% of total afforestation requirement, Minored = 31 x 102 = 2,100 S.F.



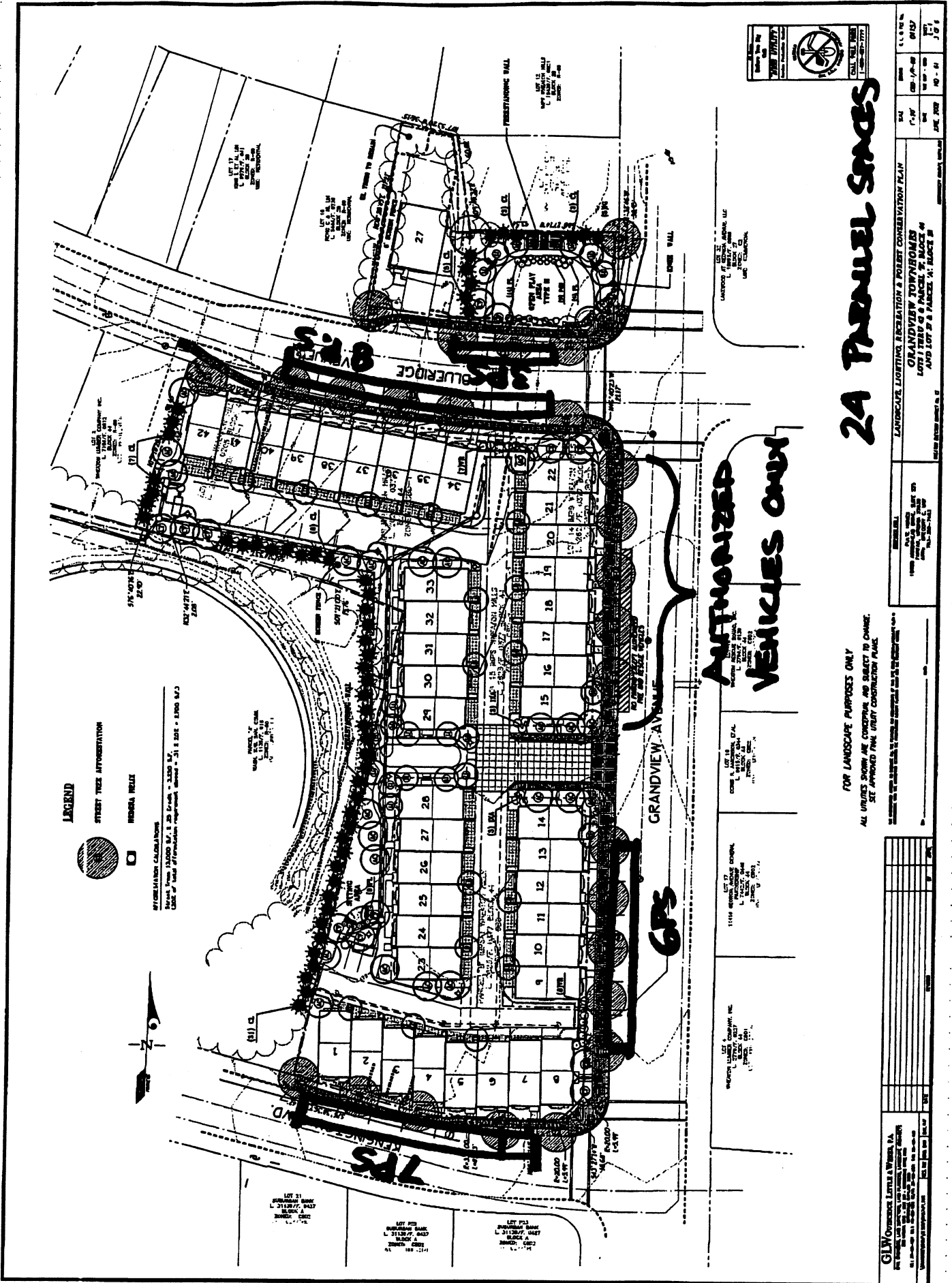
DATE	1-20-07	BY	WJE
SCALE	AS SHOWN	PROJECT NO.	0187
PROJECT	LANDSCAPE LIGHTING, RECREATION & TREEST CONSERVATION PLAN	CLIENT	GRANDVIEW TOWNHOMES
LOCATION	LOT 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42	ADDRESS	AND LOT 21 & PARCEL A, BLOCK 21

FOR LANDSCAPE PURPOSES ONLY
 ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 SEE APPROVED FINAL UTILITY CONSTRUCTION PLANS.

PREPARED BY: WISS, JANNEY & ELSTNER ENGINEERS, INC.
 10000 AVENUE D, SUITE 175
 FORT WORTH, TEXAS 76134
 TEL: 817-331-1111

NO.	REVISION	DATE

GLW GUTENRICH LITTLE & WEBER, P.A.
 ARCHITECTS
 ONE WOODLAND PARKWAY, SUITE 100
 FORT WORTH, TEXAS 76104
 TEL: 817-331-1111
 WWW.GLWGUTENRICH.COM



LEGEND

- STREET TREE REPRESENTATION
- PERGOLA

ORIENTATION CALCULATIONS
 FROM PHOTO BY J. B. GARDNER - 3/2001
 DATE OF PHOTO: 3/2001
 DATE OF CALCULATION: 6/17/02

AUTHORIZED VEHICLES ONLY

FOR LANDSCAPE PURPOSES ONLY
 ALL UNITS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 SET APPROVED WITH OTHER CONSTRUCTION PLANS.

24 PARALLEL SPACES

PARKING SPACES



LANDSCAPE ARCHITECT
 L. B. GARDNER, INC.
 1114 GARDNER DRIVE
 WASHINGTON, DC 20004

<p>GLW OVERLOOK LETTERS & MARKS, PA 1114 GARDNER DRIVE WASHINGTON, DC 20004 (202) 462-1114</p>		<p>LANDSCAPE LIGHTING, RECREATION & POLENT CONSTRUCTION PLAN GRANDVIEW TOWNHOMES LOTS 1 THRU 34 & PARCELS 2, 3, 4, 5 AND LOTS 21 & PARCELS 1 & 2, BLOCK 2B</p>		<p>DATE: 6/17/02 SCALE: 1" = 10'-0" SHEET NO.: 002 TOTAL SHEETS: 002</p>
<p>LOT 31 1114 GARDNER DRIVE WASHINGTON, DC 20004</p>	<p>LOT 32 1114 GARDNER DRIVE WASHINGTON, DC 20004</p>	<p>LOT 33 1114 GARDNER DRIVE WASHINGTON, DC 20004</p>	<p>LOT 34 1114 GARDNER DRIVE WASHINGTON, DC 20004</p>	<p>DATE: 6/17/02 SCALE: 1" = 10'-0" SHEET NO.: 002 TOTAL SHEETS: 002</p>

Date Mailed: May 7, 2002

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Robinson with a vote of 5-0;

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

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02035

NAME OF PLAN: GRANDVIEW TOWNHOMES

On 10/11/01, UNION INVESTMENT PROPERTIES, LLC submitted an application for the approval of a preliminary plan of subdivision of property in the CBD-1/R-60 zones. The application proposed to create 43 lots (42 single-family attached units and 1 single-family detached unit) on 2.08 acres of land. The application was designated Preliminary Plan 1-02035. On 03/14/02, Preliminary Plan 1-02035 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 1-02035 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02035.

Approval, subject to the following conditions:

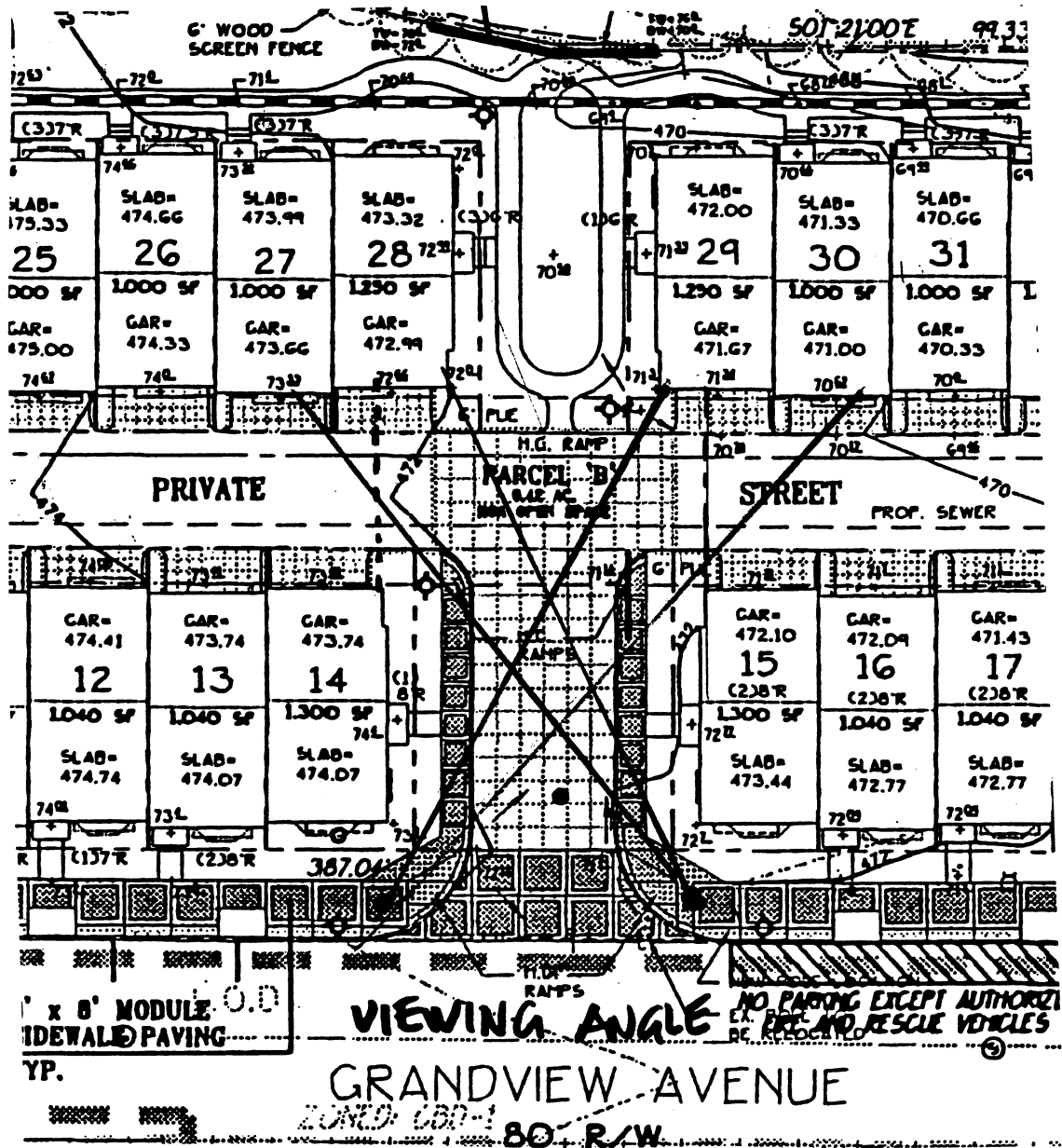
- (1) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Kensington/Wheaton Master Plan unless otherwise designated on the preliminary plan
- (2) Record plat to provide for dedication of 70 feet of right-of-way for Blueridge Road
- (3) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s). Provide truncations at all intersections
- (4) Record plat to reflect common ingress/egress easements over all shared driveways
- (5) Compliance with the conditions of MCDPS stormwater management approval dated January 2, 2002
- (6) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- (7) Planning Board approval of waiver resolution under Section 50-26 (e)(3) of the Montgomery County Subdivision Regulation
- (8) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and recreation will be determined at site plan
- (9) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff

- (10) Prior to recording of plat the disposition of the property exchange between the neighboring Washington Suburban Sanitary Commission property and the applicant, Union Investment Properties, must be finalized
- (11) 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
- (12) 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
- (13) Other necessary easements

SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:

In the course of site plan review, staff and the applicant reviewed the public use space and recreation requirements. Particular attention was paid to achieving adequate recreational amenities within this urban area. Streetscape design for the Wheaton CBD and vehicular and pedestrian circulation were also addressed.

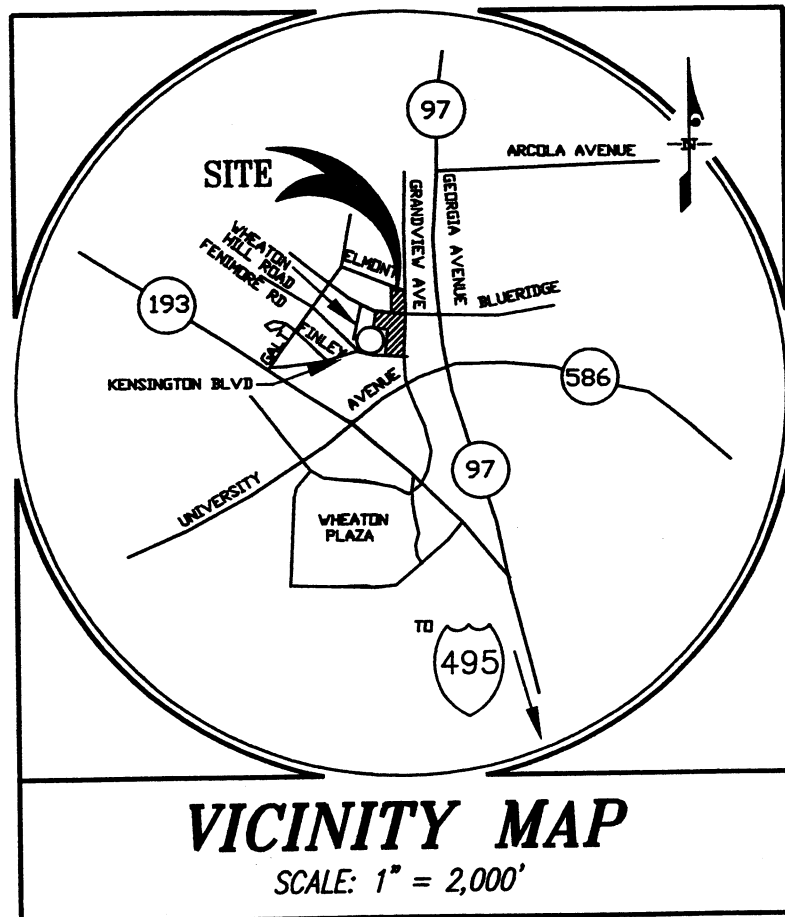
The remaining outstanding issue concerns reducing the visibility of the rears (garage, utilities, and trash receptacles) of two townhouse units from the view of pedestrians on the public sidewalk. Staff recommends that the end unit type proposed for units 8, 9, and 22 be used for units 28 and 29. The use of the one-car garage type will allow the portion of the unit rear visible to the street to be an attractive brick surface that frames the center courtyard.



PROJECT DESCRIPTION: Surrounding Vicinity

The subject property, two parcels zoned CBD-1 and R-60, is located in the Wheaton Central Business District, within the Retail Preservation Overlay Zone. The location lies one block west of Georgia Avenue and two blocks north of University Boulevard. The major parcel site (CBD-1) comprises the east half of the block that supports the Water Tower, with street frontage on Grandview Avenue, Blueridge Avenue, and Kensington Boulevard. Zoning to the south and east is primarily commercial, while zoning to the north and west is residential (R-60).

Vicinity landmarks include the Fire and Rescue Station located across Grandview Avenue to the south and the WTOP Tower across Georgia Avenue to the east. Westfield Shoppingtown's main entrance is located approximately 1/2 mile to the south on Viers Mill Road, along with the Wheaton Metro on Georgia Avenue at its intersection with Reddie Drive. Wheaton Forest Park is located approximately one mile to the southeast along University Boulevard.



PROJECT DESCRIPTION: Site Description

The proposed development site is comprised of two major parcels: the L-shape parcel zoned CBD-1 that wraps the water tower property (known as the Wheaton Lumber Yard site) and the two corner lots zoned R-60 at the northwest quadrant of the intersection of Grandview Avenue and Blueridge Avenue. The CBD property is currently developed as 11 contiguous lots that support buildings for lumber yard and its surface parking. The R-60 lots across Blueridge Avenue are also used for parking. The two sites are almost entirely paved for the existing Wheaton Lumber Yard use. The CBD-1 site features a significant change in grade, dropping about 14 feet down from the intersection at Grandview Avenue and Blueridge Avenue to the west property line edge of the CBD-1 parcel.

PROJECT DESCRIPTION: Proposal

The proposal consists of 42 townhouses arranged on the L-shaped parcel to wrap three street frontages on Grandview Avenue, Blueridge Avenue, and Kensington Boulevard. Pedestrian and vehicular entry will be provided at the mid-point of the block facing Grandview Avenue. This formal “gateway” into the complex the townhouse streetscape will feature special brick-color paving and an interior courtyard leading to the house fronts that face the water tower property at the rear. The facades are enhanced by a small strip of open space that supports the landscaped buffer. The housing groups are tightly spaced, as are the internal rear access driveways that line the alleys.

The applicant proposes a public park and open play area to be maintained by the Homeowners Association for the corner lot and a single family house for the adjacent lot facing Blueridge Avenue.

PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 1-02035 was approved by the Planning Board on October 11, 2001. See attached opinion.

Grandview Site Plan: Sector Plan Conformance

The proposed plan conforms to the sector plan for the Wheaton area. The memo from Community Based Planning will be forthcoming, prior to the Planning Board hearing.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (sq. ft.): (59-C-8.41)	18,000 sf min	19,630 sf
Density (59-C-8.42)	150 du/acre max 67 du	27 du/acre 12 du
Floor Area Ratio (FAR): (59-C-8.42)	2.5 49,075 sf	1.9 36,700 sf
Open Space:		
Public Use Space	10% min 1,240 sf	10.3% 1,2474 sf
Active & Passive Recreation	20% 2,480 sf	30.8% 3,758 sf
Total Open Space	30%	40.3%
Building Height (ft.):	35'/45' ***	32'/43'
Parking		
12 du (2BR) @ 1.5 space/du	18 spaces	
Credit for CBD	-1.8 spaces	
Credit for Metro Station locale	-0.9 spaces	
Total Parking required	16 spaces	24 spaces

*** See the preceding discussion of building height in the Conformance with Master Plan Section of this report.

RECREATION CALCULATIONS

<u>DEMAND POINTS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>TOTALS</u>	
<i>per 100 units</i>	D1	D2	D3	D4	D5		
Housetype: TH		17	22	18	129	7	193
Housetype: SFH III		14	19	23	127	13	196
<i>TH # units = 98</i>	0.42	7.14	9.24	7.56	54.18	2.94	81.06
<i>SFH # units = 9</i>	0.01	0.14	0.19	0.23	1.27	0.13	1.96
PROJECT DEMAND		7.28	9.43	7.79	55.45	3.07	83.02

<u>SUPPLY POINTS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	
<i>per 45 units</i>	D1	D2	D3	D4	D5	
On Site						
Picnic/Sitting (3)	3.00	3.00	4.50	6.00	3.00	19.50
Open Play Area II	3.00	4.00	4.00	10.00	1.00	22.00
Pedestrian System CBD	0.71	1.85	1.51	24.38	1.32	29.78
Pedestrian System R-60	0.01	0.04	0.05	0.57	0.06	0.73
On Site Total	6.73	8.89	10.06	40.95	5.38	72.01
Off Site						
Picnic & Sitting	1.00	1.00	15.00	5.00	2.00	24.00
Baseball field	2.00	15.00	15.00	30.00	2.00	64.00
Multiage Playground	9.00	11.00	3.00	7.00	1.00	31.00
Open Play Area II (2)	6.00	8.00	8.00	21.00	2.00	45.00
Off Site Total	18.00	35.00	41.00	63.00	7.00	164.00

<u>SUPPLY/DEMAND RATIOS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	
	D1	D2	D3	D4	D5	
On Site Ratio	0.92	0.94	1.29	0.74	1.75	0.87
Off Site Ratio	2.47	3.71	5.26	1.14	2.28	1.98

FINDINGS for Site Plan Review:

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 requirements of the zone in which it is located. See Project Data Table above.*
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.*

a. **Location of Buildings**

The location of the building, and the disposition of open spaces and pedestrian ways are adequate, safe, and efficient. The tightly spaced rowhouses and rear alleys are compatible for such an urban site, and work well for this Wheaton CBD site. The urban park across the street responds well in its proximity to the massing, building lines and streetscaping proposed for Grandview Avenue and Blueridge Avenue.

b. **Open Space**

The open space is adequate and attractive for this compact, urban townhouse community.

Open space provided consists of the centralized mini-courtyard that forms the entry elements to the complex, the small linear buffer between the interior row of townhouse facades and the west property line touching the water tower parcel. This small strip of space allows some attractive plantings for the small sitting area and the sidewalk connecting the house fronts.

The primary open space provided is the pocket park created at the intersection of Grandview Avenue and Blueridge Avenue. Adjoining the space is the existing house to the north; the one single family home proposed will occupy the adjacent lot to the west. The pocket park will provide an open play area with seating and a complementary brick wall architectural feature as its focal point

c. **Landscaping and Lighting**

Formal landscaping and lighting provide consist of the Wheaton CBD Streetscape along Grandview Avenue, Kensington Boulevard, and Blueridge. The functional open spaces that include the small sitting area adjacent to the water tower forms the terminus of a linear buffer that shields the house fronts from the tower and provides a link to the mini-courtyard entrance. The public park is landscaped with naturalist

planting, including evergreens for screening with ornamental trees and hedges for visual interest. The planting are placed to invite use of the park by the residents and the public and provide screening and protection for the adjacent homes. Washington Globe light fixtures will be provided for the two open space areas as well as for the street lighting on all three streets.

d. Recreation

The proposal provides adequate recreational amenities.

The development is served by the small sitting area at the rear of the townhouses and by the public park-open play area created at the intersection of Grandview Avenue and Blueridge Avenue.

e. Vehicular and Pedestrian Circulation

The vehicular and pedestrian circulation is adequate, safe and efficient.

Visitors and residents of townhouse complex will able to access the development through the formal paved entry located at the midpoint of the Grandview Avenue block. Vehicular circulation to the units is provided by the way of rear loaded alleys that follow the U-shape form of the parcel.

Pedestrian circulation follows the vehicular path through the main entrance and is facilitated by the central mini-court that connects to the sidewalks along the house facades that face the water tower. Perimeter pedestrian circulation will be enhanced by installation of the Wheaton CBD Streetscape Standard. The streetscaping, lighting and street trees will be provided for the recreational park provided across Blueridge Avenue as part of the development.

The parking provided exceeds the requirements. There are eight additional visitor spaces within the development and 24 on-street parking spaces at the property perimeter.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed development represents a desirable housing component within the Wheaton CBD. While higher density housing is more compatible with the CBD character, the dense compaction of these townhouses improves the unit count to provide an improved and compatible streetscape that strives for urban character within this retail overlay zone.

Of particular importance is achieving and maintaining a consistent, high-quality urban streetscape in this portion of the CBD. One emergent issue involves and visibility of two

unit rear facades from the public sidewalk on Grandview Avenue. The tightness of the site and the maximum unit count in these strings of houses create two houses that expose the rear façade, normally private zone of the house (garage doors, heat pump, AC, and trash) to the street. Staff recommends that a one-car garage type be used for these two units (proposed by the applicant for units #8, #9 because of tight garage entry): the use of this unit type will allow the construction of an attractive brick wall in place of one garage space--to wrap the building corners that adjoin the central courtyard and to mask the garage doors, utility connections, and trash receptacles visible from Grandview Avenue—providing a permanent, sustainable architectural feature that will enhance the project's interior and comply with the goals and desired character of the Wheaton CBD streetscape plan.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The proposed development is exempt from Forest Conservation requirements because that it occurs on a tract less than one acre in size where there is no existing forest and afforestation where activity will not result in the clearing of more than 30,000 square feet of existing forest and reforestation requirements would be less than 10,000 square feet.

APPENDIX

- A. Standard conditions dated October 10, 1995

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with the building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with the building shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 6) Coordination of each section of the development and roads;
 - 7) Phasing of dedications, sediment/erosion control, recreation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition of approval.
2. Signature set of site, landscape/lighting, and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. The development program inspection schedule.
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.