



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Items # 9 and 10
MCPB
7/24/03



MEMORANDUM

DATE:
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
Michael Ma, Supervisor
Development Review Division

FROM: Wynn E. Witthans, AICP, RLA *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Final Water Quality Plan and Site Plan Review
APPLYING FOR: 27 one family detached, 84 Townhouses, 181 Attached, 44 MPDU's
including 171 TDR's on 33.18 acres

PROJECT NAME: Gateway Commons
CASE #: 8- 03023
REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan
Section 19-64 for Final Water Quality Plan
ZONE: R-200/TDR-7
LOCATION: South west and east of intersection of Observation Drive and Stringtown
Road
MASTER PLAN: Clarksburg and Vicinity
APPLICANT: U.S.Home Corporation, William James contact
FILING DATE: January 21, 2003
HEARING DATE: July 24, 2003

FINAL WATER QUALITY APPROVAL FOR SPECIAL PROTECTION AREA

STAFF RECOMMENDATION: Approval of Final Water Quality Plan for Site Plan # 8-03023
with the following conditions:

1. Off-site reforestation must occur in the Clarksburg Special Protection Area (SPA). If a reforestation site is unavailable in the Clarksburg SPA, the applicant shall pay the in lieu fee to M-NCPPC prior to any clearing or grading.
2. Conformance to the conditions as stated in the Montgomery County Department of Permitting Services (DPS) letter dated June 25, 2003 approving the elements of the SPA water quality plan under its purview (see Attachment).
3. Off-site reforestation must occur in the Clarksburg Special Protection Area (SPA). M-NCPPC Parks will provide an off site reforestation site for remaining reforestation that would have originally gone in the dedicated parkland. If the Applicant chooses another venue for reforestation other than what Parks would provide in the Clarksburg SPA, the applicant must pay the in-lieu fee to M-NCPPC prior to any clearing or grading.

SITE PLAN # 8-03023

STAFF RECOMMENDATION: Approval of 27 one family detached, 181 Townhouses, 84 Attached units, inclusive of 44 MPDU's and 171 TDR's on 33.18 acres:

1. Site Plan, Lighting and Landscaping Plan
The applicant shall submit the following items for staff review prior to release of signature set:
 - a. Street trees for all public streets and internal streets shall be coordinated with the Public Utility Easements and draft Clarksburg Streetscape design guidelines; street tree species shall include more native species;
 - b. The plans for the open space planting and foundation planting shall reflect more plants with seasonal interest and shall be more conducive to open space development.
 - c. The landscaping adjacent to the fountain on Sheet 5 shall be designed to allow more pedestrian access, visibility and attractiveness.
 - d. Townhouse units at the end of Woodport Road moved to increase common open space in the rear of the units.
 - e. Construction of the necessary retaining wall adjacent to the southern corner of the park to be engineered to avoid wall height(s) of greater than 6' and said wall to match the design and structure of the wall being constructed along Route 355 in front of the M-NCPPC park. The dedicated parcel shall reflect the reduction in acreage from the Preliminary Pan approval.
 - f. The centerline station at MD Route 355 to create a matched intersection with Highlands of Clarksburg subdivision to the north shall be confirmed by exhibit provided to staff by applicant.
 - g. All truncations shall measure 25 feet and all plans shall be adjusted accordingly.

- h. The interior sidewalk system shall be revised to meet a staff sketch that indicates location of crosswalks, all brick/special paver walks and other pedestrian connections.
- i. All trees and shrubs shall be removed from the PUE
- j. Ground cover shall be added in between the driveways for the townhouse units.
- k. Sitting areas shall be integrated into the open spaces throughout the project according to staff sketch.
- l. Plant sizes shall reflect standard plant sizes i.e. evergreens to be 6-8 ft avg.
- m. Dumpsters shall be located on site for staff review.

2. Environmental Planning

- a. Certification from an acoustical engineer that the building shell of impacted buildings along Stringtown Road, Observation Drive and MD Route 355 by-pass shall be reviewed to provide an interior level not to exceed 45 dBA Ldn. All residential units that will be subject to projected future exterior noise levels equal or exceeding 65 dBA Ldn, must be constructed to meet the 45 dBA Ldn interior noise standard. Certification shall be distributed to M-NCPPC technical staff for review prior to release of building permit.

The builder shall construct these units in accord with acoustical design specifications, with any changes that may negatively affect acoustical performance approved by an acoustical engineer and M-NCPPC staff in advance of installation.

Prior to occupancy, the builder must certify, via written notice to M-NCPPC staff, that the residential units are constructed in accordance with the acoustical design specifications as identified.

- b. 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).
- c. Plan to include SWM waiver of open section streets within Special Protection Areas per DPS Approval.
- d. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

3. Division of Permitting Services

- a. Streets and Paving Memo Dated July 15, 2003.

4. Parks and Historic Preservation

- a. Applicant to dedicate "Parcel B" consisting of about 2.84 acres and located at the corner of Route 355 and extended Stringtown Road to M-NCPPC. Said land not to include any retaining walls, except wall at the Route 355/Stringtown Road corner, and to be conveyed free of trash and unnatural debris and the boundaries staked and signed by Applicant to delineate between parkland and private properties.
- b. Applicant to construct on dedicated park property the following amenities:
 - i. A "ghost structure" recreation of the historic Dowden's Ordinary including stone seating walls, flagstone flooring and interpretive panels. The structure to be approximately 16' x 30' and constructed of corten steel if reasonably feasible, or other material acceptable to M-NCPPC staff and Applicant.
 - ii. A simple, stone retaining wall entrance feature and park identification sign at the corner of Route 355 and Stringtown Road extended. Park sign name to be determined by M-NCPPC staff.
 - iii. An 8' wide, hard surface trail from Route 355 near the intersection with Stringtown to the Dowden's Ordinary structure. Trail to be constructed of modified tar and chip such as that used at the Sandy Spring Museum and should meet ADA accessibility standards.
 - iv. An historic replication of the original Dowden's Ordinary sign to be located along side the 8' wide trail entrance.
 - v. A 6' wide, hard surface circuit trail that passes near the Dowden's Ordinary structure and continues around the open play areas and sitting areas. Trail to be constructed of modified tar and chip such as that used on the 8' wide trail with nodes of cobblestone circles or equivalent separating portions of the trail.
 - vi. At least 4, six-foot long sitting benches to be placed at locations along the side of the circuit trail.
 - vii. Appropriate, sculptural recreational pieces in the open play area, acceptable to M-NCPPC staff and Applicant. The pieces may be historic in nature and be compatible with the history surrounding the Dowden's Ordinary. They may include pieces such as an elephant play structure and a cannon or cannon replica.
 - viii. Simple tubular bicycle rack(s) near the park entrance off Route 355 or near the Dowden's Ordinary recreation structure.
 - ix. A natural surface trail leading from the hard surface trail to the historic Dowden's Ordinary marker. Trail to be marked with a sign acceptable to M-NCPPC staff and Applicant.
 - x. Native trees in selected locations throughout the park site. Choice of tree locations and species to be determined in coordination with M-NCPPC staff.

- c. Grading of the park site to result in slopes of no greater than 3:1 and to avoid grading on or near any locations that M-NCPPC staff determines may contain archeological artifacts.
- d. Reforestation required to be done by Applicant in this dedicated park to be located only along the southwest side of the park. Appropriate fencing and signage at the reforestation site to be included. If additional reforestation is required, Applicant may satisfy said additional planting requirement within other parkland in the watershed to be designated by M-NCPPC staff.
- e. Final design of the park site, including facilities and plantings therein, to be coordinated with M-NCPPC staff and to be acceptable to staff and Applicant.
- f. All park amenities to be constructed to park standards and specifications if available. Specifications for benches, stone walls, ghost structure, trails, recreational pieces, bicycle racks, historic signage and all other features built within the park to be submitted to M-NCPPC staff for approval prior to building permit release from the Parks Department.

5. Transportation

- a. Transportation Planning Memo dated July 18, 2003

6. Signature Set Documentation

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:
 - 1) Streets 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 each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility 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, stormwater management, recreation, forestation, community paths or other features.
 - 8) Noise attenuation to be completed and accepted by M-NCPPC technical staff prior to release of building permits.
- b. Site Plan Enforcement Agreement to reference dedication of park at time of record plat and completion of park amenities before the release of the 200th building permit.
 - c. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - 1. Undisturbed stream buffers as shown on plan.
 - 2. Limits of disturbance.
 - 3. Methods and locations of tree protection.
 - 4. Forest Conservation areas.
 - 5. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - 6. The development program inspection schedule and Site Plan Opinion.
 - 7. Streets trees along all public streets.
 - 8. Centralized, screened trash areas for all multi-family and one-family attached units except townhouses
 - d. No clearing or grading prior to M-NCPPC approval of signature set of plans.

7. Waivers

The Applicant requires the following waivers with this project:

- a. 2/3 Provision of TDR's due to environmental constraints and parkland dedication.
- b. Percentage of single family detached from 15 % to 9.2% as approved with the Preliminary Plan.

FINAL WATER QUALITY PLAN SPECIAL PROTECTION AREA

DISCUSSION

The 45-acre property is located west of MD 355 and east of the Gateway 270 Business Center. To the north are the Clarksburg Elementary School and the Clarksburg Historic District. The site is a mix of hay fields and woodlands. There are no structures on the property however, Dowden's Ordinary, a historic site is located on the property adjacent to MD 355. The property is zoned R-200/TDR 7 and will consist of single-family detached units, townhouses, multi-family units, and associated infrastructure.

The site is located within the Little Seneca Creek and Ten Mile Creek watersheds, which are both designated as Use IV-P waterways. The majority of the site drains to the Little Seneca Creek watershed. The natural resource inventory delineated the onsite environmental buffers. The entire site is within the Clarksburg Special Protection area.

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

SITE PERFORMANCE GOALS

As part of the final water quality plan, several site performance goals were established for the project:

1. Maintain stream base flows
2. Minimize storm flow runoff increases.
3. Minimize increases in ambient water temperatures.
4. Minimize sediment loading.
5. Minimize nutrient loading.
6. Control insecticides, pesticides, and toxic substances.

STORMWATER MANAGEMENT

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control will be provided via two existing off-site wet ponds and one new on-site extended detention dry pond. Quality control will be provided via a treatment train that consists of sand filters, biofiltration structures, and infiltration/recharge structures. Since open section roadways are not possible, additional water quality structures are

incorporated into the water quality plan to compensate for the lost benefits that open section roadways provide.

SITE IMPERVIOUSNESS

There are no impervious limitations with the Clarksburg SPA. The impervious amount proposed for the entire 46-acre site is approximately 36 percent. Environmental Planning does not have impervious data from other sites zoned R200/TDR 7 to compare the data with. Environmental Planning looks for opportunities to reduce impervious surfaces on all plans reviewed. However, based on the density proposed for this site few opportunities exist.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the 46-acre tract identified the environmental buffers. As part of the forest conservation plan for the Gateway Commons, the applicant will place forest conservation easements on the environmental buffers and forests retained and planted onsite.

FOREST CONSERVATION

The applicant is proposing an optional method of development for this site. Under Section 22A-12(f) of the Montgomery County code, developments using an optional method of development must meet the appropriate forest conservation threshold on-site. Environmental Planning compared the forest conservation threshold with the amount of forest retained on-site and determined that the amount of forest retained is greater than the amount necessary to meet the minimum threshold. Therefore, the final forest conservation plan submitted for this site meets the requirements for Section 22A-12(f) of the Montgomery County code.

The undeveloped site includes 20.2 acres of forest and the applicant is proposing to remove 12 acres of forest. The total planting requirement for the forest conservation plan is 11.4 acres. The forest conservation requirements shall be met by onsite forest retention, onsite forest plantings and landscaping credit, and planting off-site. Off-site reforestation must occur in the Clarksburg SPA. If an off-site location is not available within the Clarksburg SPA, the applicant may use the fee-in-lieu option to meet the off-site planting requirements. A five-year maintenance period is required for all forest planting per the environmental guidelines.

SITE PLAN REVIEW ISSUES

I. ISSUE - summary

Site Plan issues were extensive in this project. The bulk of the issues were generated from attempting to achieve the Master Planned densities on a site that has several significant constraints: special protection area storm water management treatment that increased the SWM facility size; new forest conservation legislation that increased the tree preservation areas on site; the presence of two major roads and one minor road intersecting in the midst of the site; the park dedication and developing an appropriate entry into Clarksburg given the topographical constraints.

Applicant Position

The applicant has been receptive to staff comments and worked with us to solve many issues. The issues have been resolved on the plan or via condition of approval. The applicant has contacted adjacent citizens, see letter attached, to work out off site grading and landscaping per the homeowners request.

Community Position

Staff has not heard from the community or any adjacent homeowners on this project at the time of this project. Staff has received a letter that addresses all the projects in Clarksburg project they have sent a general letter from civic association that reflects an interest in native plant material.

Staff Recommendation

Staff concurs with the results developed in the review process.

II. ISSUE

Dowden's Ordinary Park Dedication

Units were originally proposed in the Dowdens Ordinary Parcel but after meeting with staff and learning of the significance of the historic site, the applicant decided to dedicate the site and to M-NCPPC and build a park. The Applicant and staff have gone through a series of designs and have reached consensus what to do if not the final plan. The elements of consensus and future discussions have been detailed in the conditions of approval. With the Planning Board's concurrence, staff will continue to resolve the park issues as outlined above prior to final approval.

Applicant Position

The Applicant would like to review the decision made to have as little play equipment as possible in the park and the construction materials for the "ghost house."

Community Position

There have been no comments from citizens at this time.

Staff Recommendation

Staff has re-written the conditions of approval to reflect the Applicants concerns and still pursue Staff goal of historic and park development.

PROJECT DESCRIPTION: Site Description

Gateway Commons is created from a series of lots that span the intersection of new Observation Drive and the proposed MD Route 355 bypass. The land is partially under agricultural use and partially forested stream valleys.

Southwest of the site is the Gateway Industrial Parkway and the industrial office park.

Northeast of the site are existing homes and lots in the R-200 zone. The lots are over 180 feet deep and have over 125 foot rear yards. Along MD Route 355, along the northeast boundary, a portion of the site extends to MD Route 355. Woodport Road will extend from within this site to St. Clair Street in the Highlands of Clarksburg site plan and will create a full intersection.

The northeast corner of the site is the site for Dowden's Ordinary, a pre-revolutionary war historic tavern site. The site will be donated to M-NCPPC for use a specialty park. Preliminary archeological digs have yielded many artifacts.

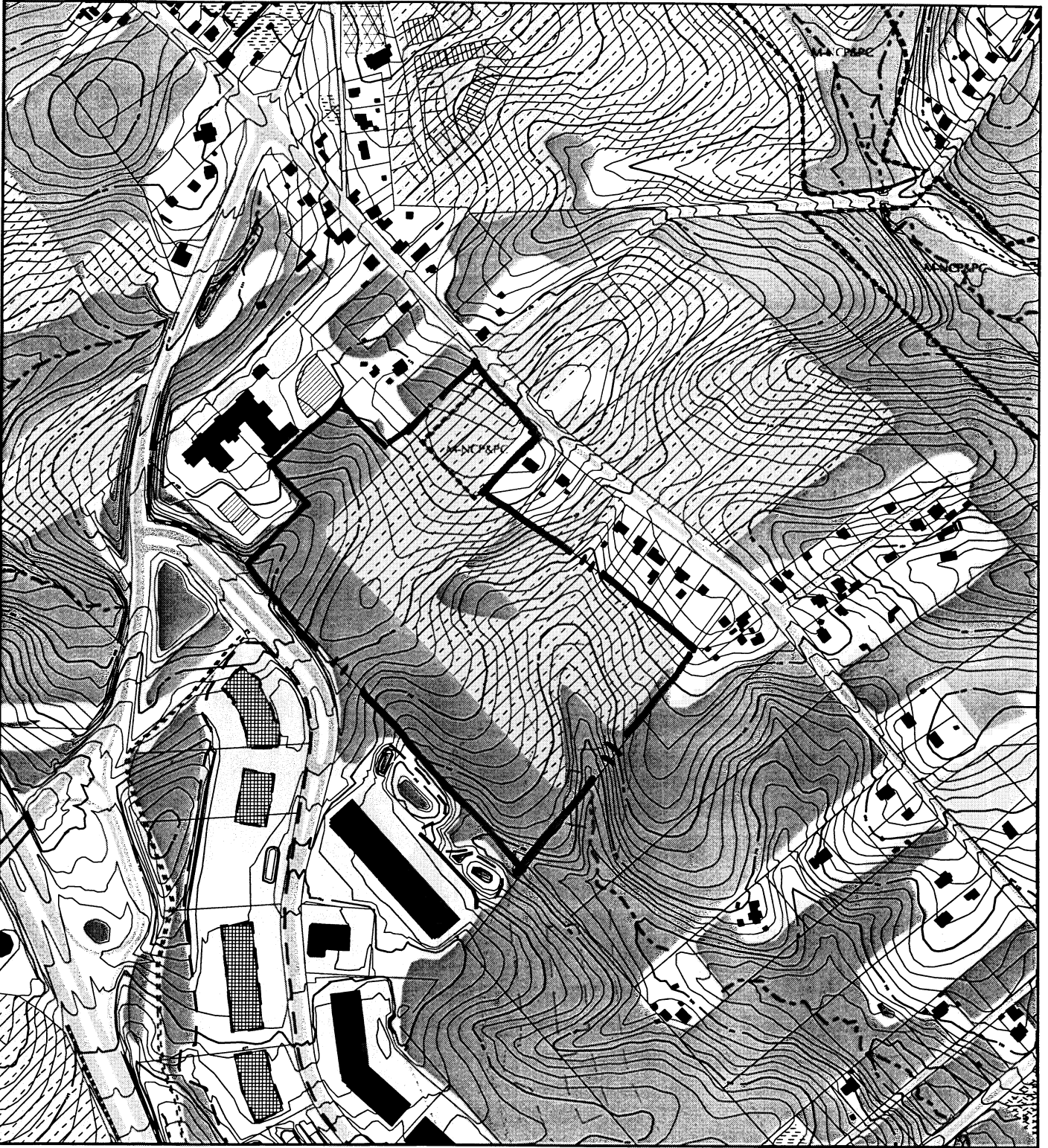
North of the site, generally, is the Clarksburg Historic District and immediately north of the site is the Clarksburg Elementary School.

The Observation Drive right-of-way divides the site in a north south direction. The 150-foot right of way will contain transit in the future. A stop will be adjacent to the school to the north. The MD Route 355 bypass intersects with the Observation Drive mid site and contains a 120-foot right-of-way.

Observation Drive Intersects with this new section of Stringtown Road, the new entrance to Clarksburg Town Center from I-270 located west of the entire site. Stringtown Road forms the northwestern boundary of the site.

VICINITY MAP FOR

GATEWAY COMMONS (8-02022A)



Map compiled on June 30, 2003 at 4:41 PM | Site located on base sheet no - 232NW13

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.

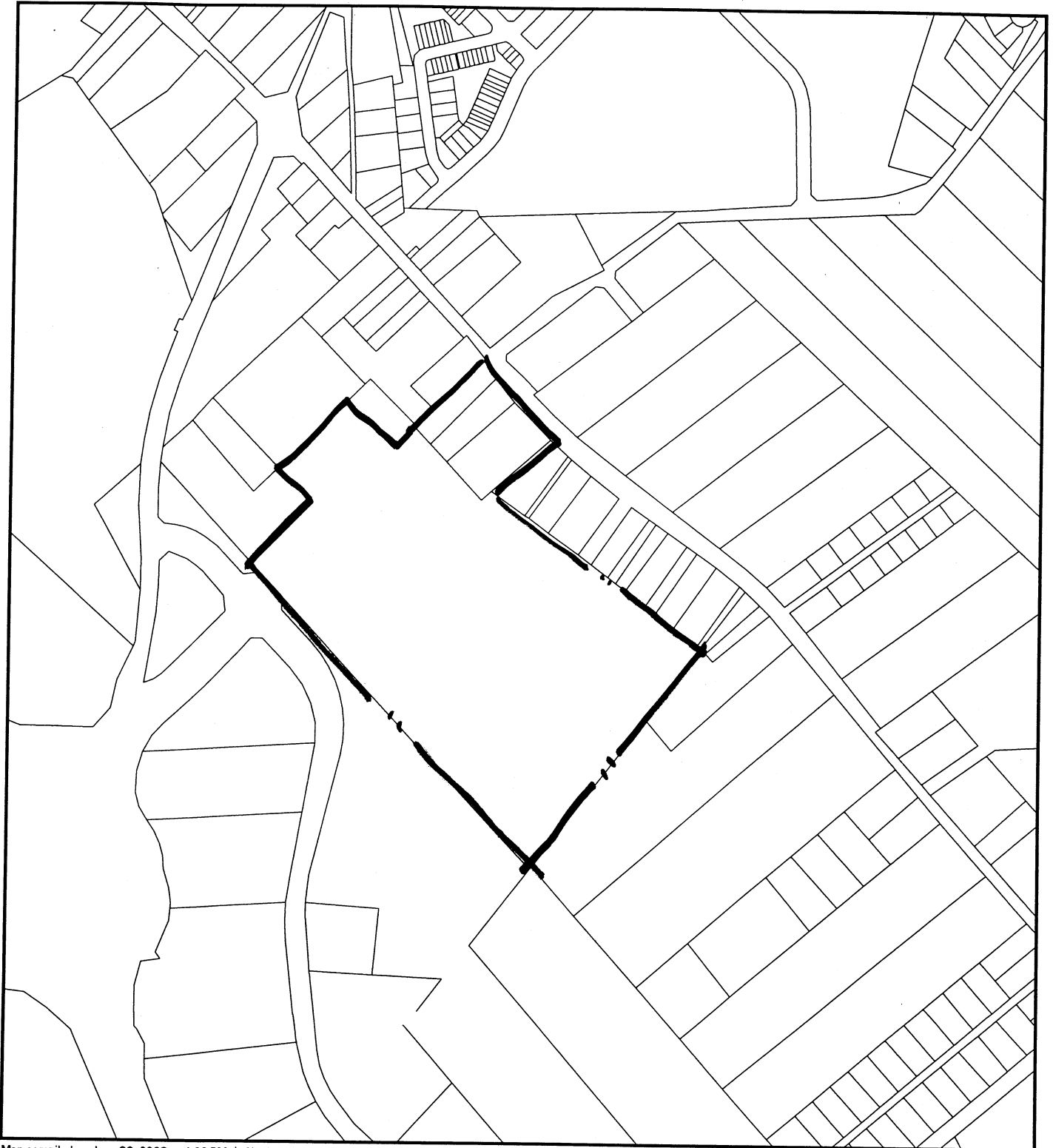
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



1 : 7200

VICINITY MAP FOR
GATEWAY COMMONS (8-02022A)



Map compiled on June 30, 2003 at 4:28 PM | Site located on base sheet no - 232NW13

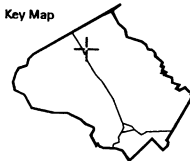
NOTICE

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



Research & Technology Center
0 600



1 : 7200

PROJECT DESCRIPTION: Proposal

The proposed project conforms to the Master Planned densities proscribed for this entrance to Clarksburg and this future transit station stop. The plan also conforms to the special protection area requirements by the numerous SWM treatment facilities and the tree preservation and afforestation areas.

The project provides a variety of unit types – single-family detached units, townhouses, and attached units (a two floor unit over a two floor unit). The units are arranged with front door orientation to the public streets and private interior parking courts/driveways. Internal private walks connect to external public sidewalks present on the intersecting public streets. One lead walk with Special paving or brick paver will be developed for major pedestrian travel routes inside the blocks. Cross walks and accepting sidewalk connectors are needed for the main walk within the private parking courts and around the roundabout. A bike path is provided on the far north side of Stringtown Road. Parking is provided in a tandem arrangement with one parking space under the one over one unit or in surface parking areas.

The units are arranged in blocks and ordered into a grid, creating a neo-traditional type layout typical within Clarksburg. The northeastern boundary with MD Route 355 includes an intersection with the proposed project across the street.

Landscaping for the residential project includes street tree planting, buffer planting for adjacent neighbors and SWM facilities, entry accent planting and open space planting. Foundation plantings are designed for each unit type and units have been sited so these plantings occur outside the Public Utility Easements or PUE. Where units are close together – back_door-to-back_door – trees are placed to create a visual buffer between the two. Evergreen buffers are placed next to adjacent housing and to the adjacent school. A mixed planted screen is adjacent the storm water management facilities to screen them from view. The streetscape follows the patterns and species proposed in the draft Clarksburg streetscape guidelines. Some adjustments are still needed to bring the trees into the best alignment for the adjacent conditions.

Entry features are designed along the Stringtown Road frontage intersections. They include brick walls, an arch to walk under and decorative planting areas. A sitting area and tot lot/multiage play area and pergola/fountain is centrally located within the western side of the project. This area provides a major open space for the units in that section of the project. The pergola/fountain area needs a revision to the planting scheme to allow for more attractive seasonal planting and access to the open space and water feature.

Recreation facilities include sitting areas, tot lot multiage play facilities and within the historic, site – open space play areas. Additional sitting areas are needed within the areas of the housing site not adjacent to the play areas for a more dispersed recreation opportunities.

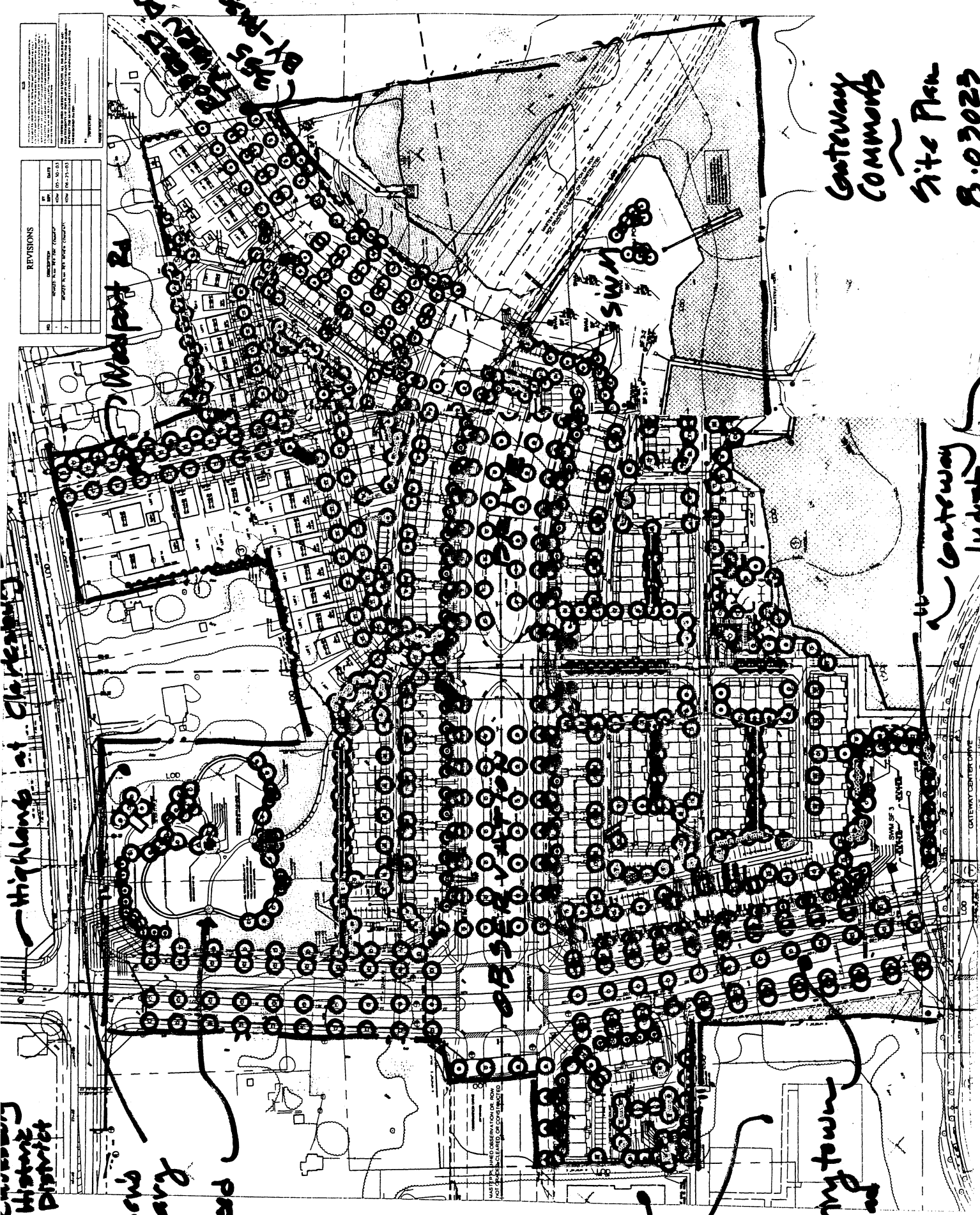
The applicant is dedicating the northeastern-most portion of the site to M-NCPPC because it contains the Dowden's Ordinary site – a tavern in operation during revolutionary era. The site is perched on a hill that keeps it removed from the rest of the development but a long staircase creates a connection. A portion of the forestation requirements and two open space play areas

will be located on the Dowden's Ordinary site. The development of the park is undergoing review by the M-NCPPC Parks staff and Historic Preservation Staff to create a blend of historic and park opportunities. The proposed park will only be directly accessible by foot or bicycle. One concern is the lack visibility of the park from the units in the project – a 20-foot slope separates the two. The Parks Department has requested that the retaining walls supporting the stairs between the units level and the park be placed in HOA land to preclude future maintenance requirements on the

The stormwater management facilities are located along the western boundary of the site – the downhill portion of the project. Although engineering constraints prevent some landscaping, the ponds are landscaped where feasible.

Highlands at Clarendon

Highlands at Clarendon



REVISIONS	
NO.	DATE
1	10/10/13
2	10/10/13
3	10/10/13
4	10/10/13
5	10/10/13
6	10/10/13
7	10/10/13
8	10/10/13
9	10/10/13
10	10/10/13

Dowdow Ordinary

Proposed Park Site

Elem. School

Stringtown Road

Gateway Judson Park

Gateway Comments Site Plan 8.03.2023

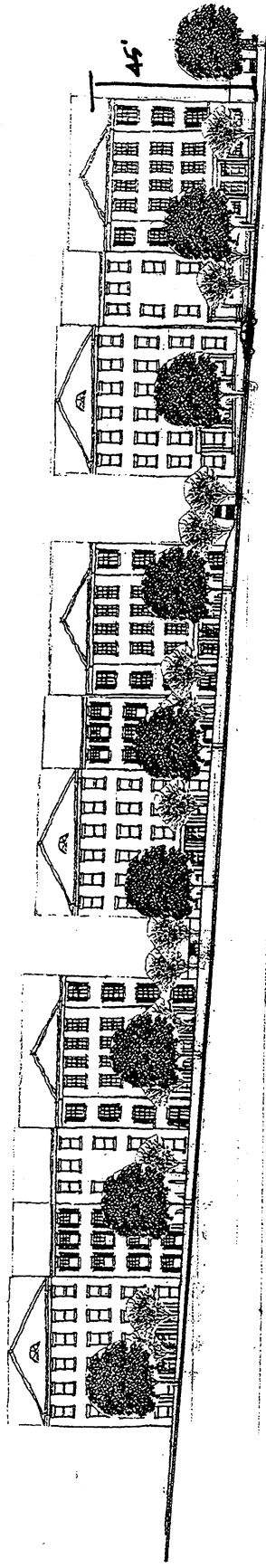
GATEWAY COMMONS

ILLUSTRATIVE ELEVATION

2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

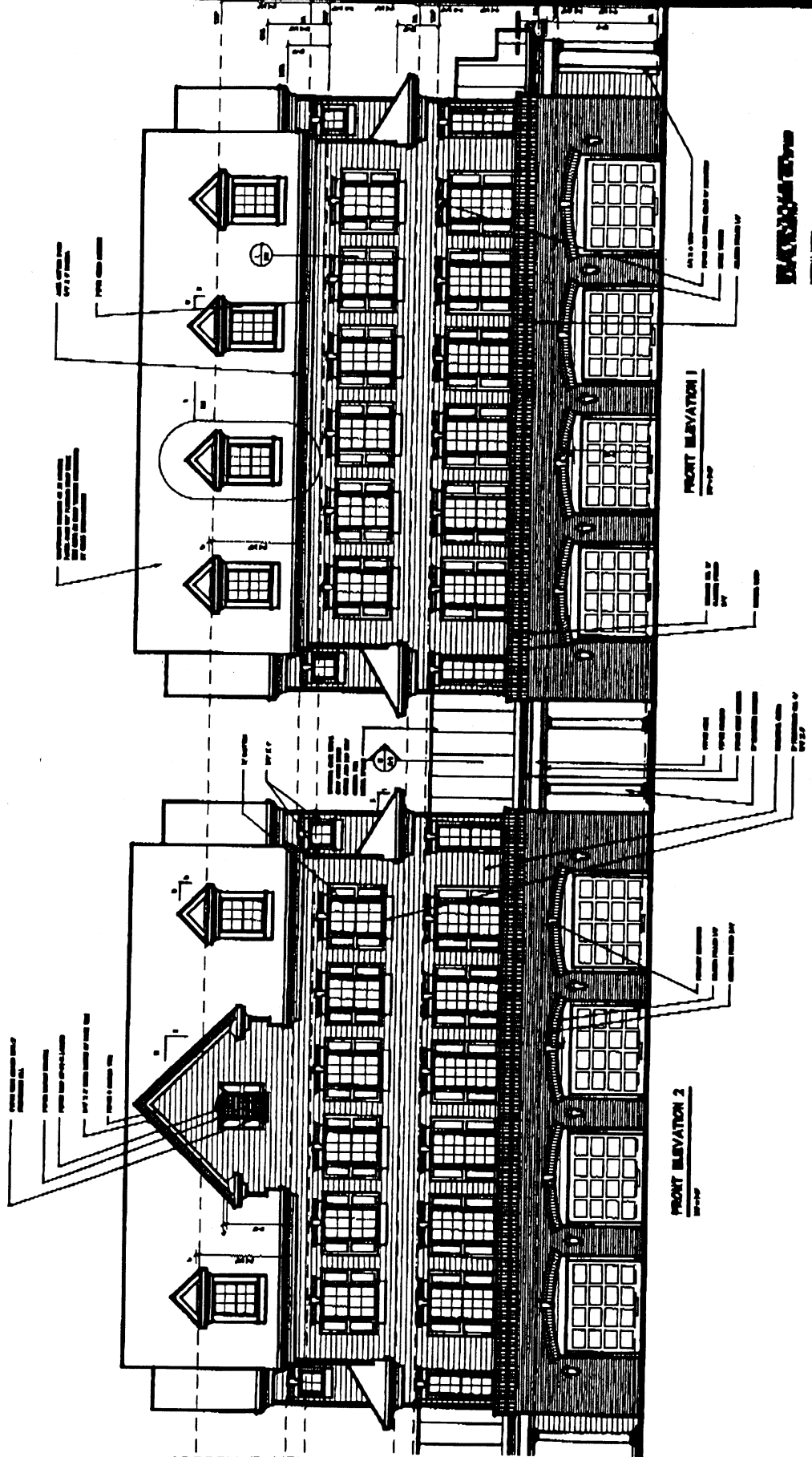
SCALE AS SHOWN DATE 4/9/03
REVISIONS
7-10-03 Adjusted to reflect street changes

THE LAND
PLANNING
& DESIGN
GROUP
INC.
3900 WENTWICH DRIVE
SUITE 101
FREDERICK, MD 21701
TEL (301) 895-4172
FAX (301) 895-4219



ELEVATION - SPRINGTOWN ROAD, STREETSCAPE

SCALE: 1" = 15'-0"



Townhouse

ANALYSIS: Prior approvals

Preliminary Plan # 1- 02048 for the site was approved on July 25, 2002, Opinion Attached. The site plan addresses the conditions of approval as follows:

1. 292 unit limit	1. 292 unit limit
2. APF test	2. Satisfied at time of Building Permit
3. Construct outside lanes of Stringtown Road, bike path, street trees and grading from Gateway Drive to Observation Drive.	3. Construct prior to site access
4. Construct outside lanes of Observation Drive, bike path, street trees and grading from Stringtown Road to MD Route 355 by-pass.	4. Construct prior to site access
5. Build outside lanes of MD Route 355 by-pass through the property	5. With access for first 200 Building Permits
6. Acquire right-of-way for MD Route 355 by-pass off site	6. Prior to 201 st Building Permit
7. Construct Woodport Road	7. Prior to building Permit
8. At site plan, address transition and compatibility of units at Stringtown Road and Observation Drive	8. So addressed – grades lowered, unit setbacks achieved
9. Dedicate Parcel “H” to M-NCPPC for 2.84 park	9. To be completed with Record Plat – SEPA to specify “free of trash” and other conditions
10. Applicant to use site for off site reforestation and recreation uses	12. Achieved with site plan
11. Reforestation and recreation uses to be compatible with preservation of historic resources	11. Negotiated with site plan
12. Access improvements with record plat	12. To be done with record plat
13. No Driveway access to MD Route 355	13. Achieved with site plan
14. Compliance with FWQP and SPA approval	14. Approval obtained
15. No clearing or grading prior to SPEA approval	15. Include in SPEA
16. Final approval of du’s, parking, site circulation, sidewalks, bike paths with site plan	16. Achieved with site plan
17. Record plat detail	17. To be done with record plat
18. Min 44 MPDU’s and 127 TDR’s	18. Achieved with site plan
19. Landscape and Lighting Plan	19. Achieved with site plan
20. Verify TDR’s at record plat	20. To be done with record plat
21. Validity date for 37 months from mailing date (8/13/02)	21. To be done with record plat
22. APF valid for 61 months from mailing date (8/13/02)	22. To be done with record plat
23. Other necessary easement	23. Achieved with site plan and record plat

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

R-200/TDR 7 - utilizing Section 59-C-1.394/5 and as determined at Preliminary Plan approval.

Development standard	Required	Provided
Development type allowed for TDR-7 – 292 units	15% min SFD /44 du required	27 (9.2%)- waiver approved with Preliminary Plan #1-02048
	One Family Attached and Townhouses - Permitted	181 townhouses (62%) 84 attached (28.8%)
Green Space	40% or 788,371 sf	58.4 % or 1,150,761 sf.
Parking	SFD – 2 per du	27 SFD's du/54 pkg sp
	TH's – 2/du	181 TH's du's/362 sp
	84 attached -1.5 pkg sp per 2BR du and 2 pkg sp per 3BR	150 pkg spaces
	Guest Spaces – not required	(60 spaces)
	Accessible spaces -12.7	13
	Bicycle	20 spaces

MPDU CALCULATIONS:

MPDUs required (15% of 292 units)= 44

MPDUs provided=44

TDR CALCULATIONS

Goal: Maximum density with Maximum MPDU Density Bonus

Utilizing Example B

292 DU's proposed

Net density 34.4263 ac

Base Density (2du/ac R-200 dev std) = 68 du's

MPDU's 292 (du's proposed) x .15%= 44 du's

Non-Density bonus units 292 x 1.22 = 239 du's

TDR's (non density bonus – base density) 239-68 = **171 TDR's required**

Bonus Market Rate du's @ .22 of 68= 14

This differs from the applicant proposal of 127 TDR's. 171 is 58.5 % of the 292 units proposed on site thus a waiver of the 2/3 TDR requirement is needed. Staff recommends the Planning Board support such a waiver in light of the park dedication and environmental constraints on site.

RECREATION CALCULATIONS:

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 28 sfd units	3.92	5.32	6.44	35.56	3.64
For 264 TH's	44.88	58.08	47.52	340.56	18.48
TOTAL DEMAND	48.80	63.40	53.96	376.12	22.12
Supply Points					
<u>On-Site Facilities:</u>					
Tot Lot (2)	18	4	0	8	2
Multi-age area (1)	9	11	3	4	1
Pedestrian System (1)	4.88	12.68	10.79	169.25	9.95
Natural Area (1)	0	3.17	5.4	37.61	1.11
Nature Trail (1)	2.44	6.34	8.09	56.42	3.32
Play Lot (1)	0	9	3	4	1
Sitting Areas	6	6	9	30	12
Open Play Area I (2)	12	18	24	60	4
On-Site Total	52.32	70.19	63.28	372.28	34.38
<u>Off-Site Facilities @ 35% Credit:</u>					
@Elementary School	17.08	22.19	18.87	131.64	7.74
TOTAL SUPPLY	69.04	92.38	82.15	503.92	42.12

The site plan meets the recreation requirements as specified in the Recreation Guidelines.

ANALYSIS: Conformance to Master Plan

Relationship to the Clarksburg Master Plan – July 14, 2003 memo attached.

Gateway Commons is located in the northern edge of the Transit Corridor District of the 1994 Clarksburg Master Plan Area. It directly adjoins the Clarksburg Historic District and is zoned R-200/TDR (7 units per acre) in accord with the Master Plan recommendation. The Master Plan recommends that the Corridor Cities Transitway bisect the subject property.

The Transit Corridor District includes properties fronting MD 355 that have developed over many decades in accord with traditional patterns found elsewhere in the “Up-County,” single-family detached lots fronting the road. The most significant planning challenge here is to maintain and continue this residential character while addressing the need for increased traffic capacity along MD 355.

The Transit Corridor also includes properties traversed by the proposed transitway. The planning challenge here is to introduce housing into a predominantly employment area. The scale and intensity of residential uses must be compatible with neighboring subdivisions along MD 355, yet densities must be supportive of transit.

A mixed-use neighborhood is proposed at the northernmost transit stop (Shawnee Lane) where there is a 45-acre vacant site. Gateway 270, an office park approved for one million square feet, will be the major employment center. A mix of residential and local retail uses is proposed at the transit stop itself. The Land Use Plan for the Transit Corridor District is attached.

The proposed site plan for 292 units complies with the Master Plan objectives as follows:

Continue the present residential character along MD 355.

The proposed site plan achieves this objective by locating single-family detached units on small lots adjacent to larger lot, single-family residences. Due to the significant change in lot sizes, extensive landscaping should be provided in the rear of the smaller lots in order to provide compatibility with the existing residences.

Balance the need for increased carrying capacity along portions of MD 355 with the desire to retain a residential character along MD 355.

The Master Plan recognizes that MD 355 through this part of Clarksburg cannot remain a two-lane roadway in the long term given its regional significance in the northern part of the County. At the same time, widening of MD 355 to six lanes would be in direct conflict with the Plan objective to retain the road’s present residential character.

The Master Plan makes the following recommendations to achieve a balance between the need for increased carrying capacity and the desire to retain a pleasant residential character:

1. MD 355 should be reclassified from a major through fare to an arterial street (maximum four lanes with a planted median).
2. An alternative north-south thoroughfare (Observation Drive) is recommended to help accommodate anticipated traffic.
3. MD 355 (Frederick Road) should be renamed Old Frederick Road.

The proposed site plan achieves this by providing the Bypass through the subject property.

Provide housing at designated areas along the transitway near significant employment uses.

The proposed site plan cannot provide the Master Plan recommended density (up to 7 units per acre) due to environmental requirements to satisfy the Forest Conservation Law and to meet the Special Protection Areas guidelines. This plan represents an example of competing requirements that result in less than desirable density at a transit location.

Establish strong pedestrian and bicycle linkages to the greenway.

The proposed site plan incorporates the Master Plan's recommended bikeways into the cross sections of Stringtown Road and Observation Drive. Both roadways provide connections to the Greenway Park system and to transit stations.

Improve east-west roadway connections.

One of the transportation challenges in this area is how to improve east-west access. While MD 355, Observation Drive, and Midcounty Arterial (A-305) will facilitate north/south movements through the area, east-west access is more difficult to provide because of environmental constraints (tributaries of Little Seneca Creek in particular) and existing development patterns.

The proposed plan improves east-west connections by dedicating the right-of-way for Stringtown Road.

Encourage an interconnected street system as typically found in older towns.

It is essential that the character of the roadway network is supportive of the Master Plan's vision for the Town Center. The guideline below will help assure that streets and highways are built in a manner that is compatible with land use and urban design objectives for the Town Center.

Because the arterials of Stringtown Road and Clarksburg Road serve as entrance to the Town Center, extensive landscaping, including medians, bikeways, and bus transit access facilities, must be provided.

Staff also recommends a 25-foot setback along Stringtown Road and 20 feet along Observation Drive to achieve this Master Plan objective. This recommendation is based on the King Farm example and would achieve an appropriate “gateway” transition from I-270 into Clarksburg’s Town Center.

Diversity of Housing Types

The Master Plan endorses a mix of unit types at the neighborhood level. It avoids large concentrations of any single type of housing within each neighborhood. The proposed site plan conforms to the recommended range of units.

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 location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

a. Buildings

The buildings' tight knit layout in blocks creates a neo-traditional form that is characteristic of Clarksburg. The blocks create a legible neighborhood with regularly spaced open space areas and an interconnecting pedestrian system. The orientation of the front doors of units onto the streets creates a more inviting view from the streets and more accommodating pedestrian environment. The tighter placement of units is a result of the constraints of the site – environmental requirements, road dedications, grades and the historic park dedication - and is compensated by the additional plantings provided within the open spaces, special pavement, foundation plantings and streets. Of particular importance is the frontage along Stringtown road - the site grading has been adjusted to bring the units close to street grade, thus improving the relationship of the units to the adjacent sidewalk and entry drive to Clarksburg.

b. Open Spaces

The open space on site is limited due to the high intensity of development on site as a result of the environmental areas and park dedication. This heightens the importance of landscaping thus requiring more open space planting to counterbalance the effects of paving and architecture.

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control will be provided via two existing off-site wet ponds and one new on-site extended detention dry pond. Quality control will be provided via a treatment system that consists of sand filters, biofiltration structures, and infiltration/recharge structures. Since open section roadways are not possible, additional water quality structures are incorporated into the water quality plan to compensate for the lost benefits that open section roadways provide.

c. Landscaping and Lighting

The landscaping will provide structure for the streets, shade for pedestrians and park users, buffers to adjacent homes and attractive entryways. The plant material selections need to be improved with a greater variety of materials that have seasonal interest and more native tree species. The open space plantings need to be enhanced with more variety of plantings that enhance the spaces and provided the needed buffer between the four level buildings and the pavement. Additionally the water feature needs to be enhanced to create a more attractive setting that is conducive to pedestrian interaction.

The proposed lighting plan will include footcandle averages of .72 and .64 for the different parking areas and .01 along all property lines. The light fixture – the Hadco fixture approved by DPWT for public street use in Clarksburg - includes a semi cutoff features with an opaque top and a symmetrical light distribution. The pole height is 12 feet tall and they are located on the site with approximately 60-foot separation.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The recreation will provide for a variety of outdoor exercise and play opportunities by providing for paths within the project and adjacent natural areas, by providing structured and unstructured play areas, and by providing a variety of outdoor sitting areas. Additional sitting areas are needed within the project to provide for more areas for outdoor enjoyment.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary Plan, and the layout provides an interconnecting system of sidewalks and bike paths. The Transportation Planning Department Memo of July 17, 2003, attached, reconfirms the Preliminary Plan approval and updates the status of the off site road improvements.

The pedestrian paths complement the public street walks and bike paths to create a well integrated pedestrian system. The staircase and various connections provided to the future M-NCPPC Park and the path connection to the school to the north will further connect the future residents with nearby recreation opportunities

4. Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.

The proposed residential development is compatible with adjacent residential development because of the provision of setbacks and landscaped buffers and gradation in density.

The evergreen and mixed landscape buffers provided adjacent to housing and the public school will provide for a buffering of views of the new development and the maintenance of the views within the project.

The units may be exposed to noise from the adjacent roads and the closest tier of units will be attenuated to meet interior noise criteria.

The activity associated with the proposed residential will not cause any negative effect on the adjacent industrial park and residential uses.

5. The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The applicant is proposing an optional method of development for this site. Under Section 22A-12(f) of the Montgomery County code, developments using an optional method of development must meet the appropriate forest conservation threshold on-site. Environmental Planning compared the forest conservation threshold with the amount of forest retained on-site and determined that the amount of forest retained is greater than the amount necessary to meet the minimum threshold. Therefore, the final forest conservation plan submitted for this site meets the requirements for Section 22A-12(f) of the Montgomery County code.

The undeveloped site includes 20.2 acres of forest and the applicant is proposing to remove 12 acres of forest. The total planting requirement for the forest conservation plan is 11.4 acres. Onsite forest retention, onsite forest plantings and landscaping credit, and planting off-site shall meet the forest conservation requirements. Off-site reforestation must occur in the Clarksburg SPA. If an off-site location is not available within the Clarksburg SPA, the applicant may use the fee-in-lieu option to meet the off-site planting requirements. A five-year maintenance period is required for all forest planting per the environmental guidelines.

APPENDIX

Memos as stated in report.