



Item # 8  
November 20, 2003

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board



## MEMORANDUM

**DATE:** November 14, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief  
Michael Ma, Supervisor *Ma*  
Development Review Division  
**FROM:** Robert A. Kronenberg, RLA *RKA*  
Planning Department Staff  
(301) 495-2187

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 316 multi-family dwelling units, including 173 TDR's and 48 MPDU's, on 17.69 acres  
**PROJECT NAME:** Cider Barrel Property  
**CASE #:** 8-04003  
**REVIEW BASIS:** Sec. 59-D-3, M. C. Zoning Ordinance  
**ZONE:** R-60/TDR-15 and C-5  
**LOCATION:** Southeast intersection of Frederick Road (MD 355) and Germantown Road (Route 118)  
**MASTER PLAN:** Germantown  
**APPLICANT:** Stringtown Investments, L.C.  
**FILING DATE:** August 8, 2003  
**HEARING DATE:** November 20, 2003

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**STAFF RECOMMENDATION FOR SITE PLAN:** Approval of 316 multi-family dwellings including 173 TDR's and 48 MPDU's, on 17.69 acres with the following conditions:

1. Signature Set  
Prior to signature set approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Show all easements, Limits of Disturbance, Right-of-Way's, Forest Conservation Areas and Stormwater Management Parcels, HOA Parcels, development program inspection schedule, numbers and dates of approval on the drawing;
- b. Provide location and details of the proposed 8-foot wide asphalt path parallel to MD Rte 355;
- c. Provide location and details of the proposed 5-foot wide concrete lead-in walk from the 8-foot wide path to the development;
- d. Provide lead-in 5-foot wide sidewalk from Cider Barrel Drive to buildings 19 and 20;
- e. Provide an internal painted pedestrian crosswalk on private street from Oxbridge Drive to pool, clubhouse and multi-age play area;
- f. Provide access to the multi-age play area from the sidewalks;
- g. Lighting Plan to provide the following:
  - 1) All light fixtures shall be full cut-off fixtures;
  - 2) Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties;
  - 3) Illumination levels not to exceed 0.5 footcandles (fc) at any property line abutting county roads;
- h. Landscape Plan to provide the following:
  - 1) Provide evergreen shrubs in the islands adjacent to the garage units;
  - 2) Provide ivy or approved equivalent on east side of masonry walls, if appropriate. Type of plant material to be approved by M-NCPPC staff at signature set of site plans;
  - 3) Multi-age play area to be fenced and landscaped on boundaries adjacent to parking and buildings. Details of the fence and landscaping provided to be reviewed and approved at signature set of site plans;

2. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner 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. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
  2. Coordination of each section of the development and roads;
  3. Phasing of dedications, stormwater management, sediment and erosion control, forest conservation or other features;
  4. Streets tree planting must progress, as street construction is completed, but no later than six months after completion of the buildings adjacent to those streets.
  5. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
- b. No clearing or grading prior to M-NCPPC approval of final forest conservation plans.

3. TDR's  
Prior to recording of plats, the applicant shall provide verification of the availability of the required 173 transferable development rights (TDR's) for the proposed development.
4. Stormwater Management  
Applicant shall conform to the conditions of the MCDPS stormwater management concept approval dated April 22, 2003 [Appendix A].
5. Forest Conservation
  - a. Compliance with the conditions of approval from M-NCPPC-environmental Planning Division dated November 13, 2003 for the final forest conservation plan [Appendix A]. The applicant must satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit;
  - b. Category I forest conservation easements to be placed over environmental buffers and forest planting areas. Easements to be shown on record plats;
  - c. No stormwater management structures are permitted in the stream valley buffer;
  - d. Applicant to install a split-rail (2-rail) wood fence with appropriate forest conservation signs on the west side of units 18-23 at the forest conservation easement boundary after reforestation plant material is installed.
6. Noise Attenuation  
Prior to issuance of any building permits, the applicant shall comply with the following conditions to attenuate noise from MD 118 and Frederick Road (MD 355):
  - a. Location of noise mitigation techniques to attenuate forecasted noise levels to no more than 60 dBA Ldn for the outdoor back yard area of homes and areas of common outdoor activity to be located as shown in the Traffic Noise Analysis dated October 17, 2003;
  - b. Details of noise mitigation techniques used to attenuate forecasted exterior noise levels to be approved by M-NCPPC staff;
  - c. Certification from an acoustical engineer that the building shell has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The builder commits to construct the units in accordance with the design specifications identified in the October 17, 2003 Traffic Noise Analysis. Any changes that may affect acoustical performance must be approved by the acoustical engineer in advance of installation;
  - d. The builder certifies that interior noise levels, for homes constructed within the 60 dBA Ldn noise contour, after construction is complete and before home occupancy that the interior noise levels do not exceed 45 dBA Ldn.
  - e. For all residential dwelling units to be constructed within the 60 dBA Ldn unmitigated noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that are located within an area that will be impacted by future highway noise. Such notification will be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including the Illustrative Site Plan(s) on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans, and with all Deeds of Conveyance.
  - f. Site Plan will show six separate garage units on the east side of the property adjacent to MD route 355 for noise mitigation. Applicant to provide and construct a

5'-3" masonry wall, or equivalent as approved by M-NCPPC staff, between garage units;

- g. Applicant to conduct an outdoor-to-indoor analysis for impacted units after construction and will present verification of noise levels to staff prior to occupancy.

7. Transportation Planning

- a. Applicant to coordinate with MCDPW&T-Division of Transit Services for the construction of a bus shelter along MD 355 and MD 118. If necessary, applicant shall file for all applicable state highway permits;
- b. Applicant shall comply with the following conditions from MD-SHA memorandum dated September 16, 2003 [Appendix A]:
  - 1. Provide the traffic analysis supporting the proposed length of the MD 118 East Bound right turn lane;
  - 2. Confirm that 12' through lanes and 15' curb lanes will be provided along MD 118 and MD 355;
  - 3. Modify the existing median along MD 118 to preclude left turning vehicles into Cider Barrel Drive.
- b. Applicant to comply with the following conditions from M-NCPPC Transportation Planning memo dated April 24, 2003 [Appendix B]:
  - 1. Total development under this site plan application is limited to the following uses and density: 250 dwelling units
  - 2. As a condition of site access, construct the outside lanes of Little Seneca Parkway (A302) through the property as a two-lane divided arterial road including a five-foot sidewalk on the south side, an eight-foot bike path on the north side, street trees, and grading for a future four-lane roadway, and construct the full four-lane divided cross-section for 500 feet including a left-turn lane approaching the intersection of Frederick Road (MD 355).
  - 3. Provide improvements to Frederick Road (MD 355) at Little Seneca Parkway (A-302) as required by the Maryland State Highway Administration, eg., a deceleration lane and an acceleration lane.

8. Historic Preservation

Applicant to comply with the following conditions from the M-NCPPC-Historic Preservation Section Memorandum dated September 6, 2003 [Appendix A]:

- a. Applicant to install signs at designated parking spaces behind the Cider Barrel (Master Planned Historic Site #19/33) for seasonal patrons of the retail establishment. Details of the signs to be placed on the site Plan and reviewed and approved by M-NCPPC Historic Preservation staff. The location of the parking spaces will be visible through signs placed on MD Route 355. Applicant to coordinate with MD-SHA and MC-DPWT for location of signs;
- b. Applicant to install a (6') six-foot tall chain link fence around the Cider Barrel prior to construction. A note to this effect shall be placed on the Site Plan;
- c. Applicant to remove the existing driveway for the Cider Barrel during construction.

10. Moderately Priced Dwelling Units (MPDU's)

Applicant to provide (48) forty-eight (155 of the total number of proposed units) Moderately Priced Dwelling Units (MPDU's) on the site.

## **Summary of Issues:**

During the course of Site Plan review and discussion, staff and the applicant reviewed the building location, access to and from the site, internal and perimeter screening, lighting distribution, noise mitigation along MD 118 and 355 as well as preservation of environmentally sensitive areas. The plan was revised to accommodate additional planting adjacent to the proposed public utility easement parallel to the major roadways. Noise mitigation and attenuation was also reviewed in detail to mitigate noise levels above 60 dBA Ldn for outdoor and common open space levels and interior building levels of 45 dBA Ldn. The plan depicts the detached garages on the perimeter of the parking lots adjacent to MD 118 and 355 and connecting masonry walls to provide the required attenuation.

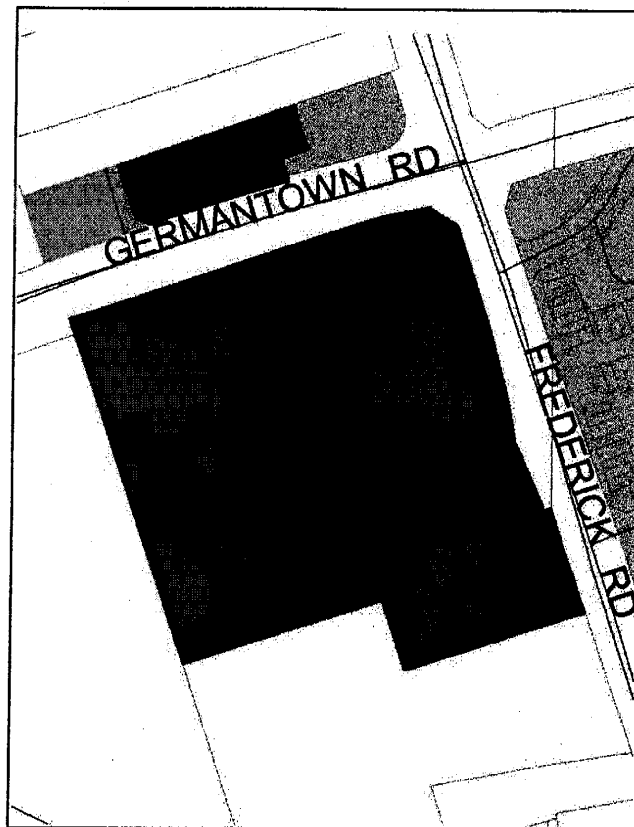
Pedestrian access was reviewed for internal circulation associated with the development as well as access to the existing public roads. An 8-foot asphalt bike path is proposed along the frontage of the property within the right-of-way for MD 355. The bike path will meander near the entrance at Oxbridge Drive so as not to impact the existing Cider Barrel. A lead-in 5-foot sidewalk is also proposed from the bike path to the site near the clubhouse and existing Cider Barrel to provide more efficient pedestrian circulation to the units and the seasonal use of the retail use. Internally, 5-foot wide sidewalks are proposed adjacent to the parking areas with lead-in sidewalks to all of the units. In addition, an internal pedestrian system is proposed to incorporate pedestrian activity between the units and link the clusters of buildings in a neighborhood pattern. The pathway is connected by pedestrian plazas integrating landscaping and lighting throughout. Each plaza area contains seating to promote pedestrian circulation and interaction.

Landscape and lighting was reviewed for conformance to the zoning requirements and buffer requirements for residential units to common open spaces and recreational areas. Street trees have been incorporated on the public streets in conformance with county standards and shade trees have been proposed throughout the internal driveways. Buffer planting has also been proposed around the perimeter of the site as well as screening of site elements from the public roads.

**PROJECT DESCRIPTION:** Surrounding Vicinity

The property is located in the southwest quadrant of MD Route 355 and MD Route 118. Present access into the property is a gravel road from MD Route 355, approximately 800 feet from the intersection of MD Route 118. The existing intersection of the two major roads is signalized. The site proposes two access points: one from MD Route 118 directly in line with the median break; and another entrance on MD Route 355 directly lined up with Oxbridge Drive on the east side of Route 355. The property directly to the south is in the planning stages for townhomes as a transition to the multi-family development.

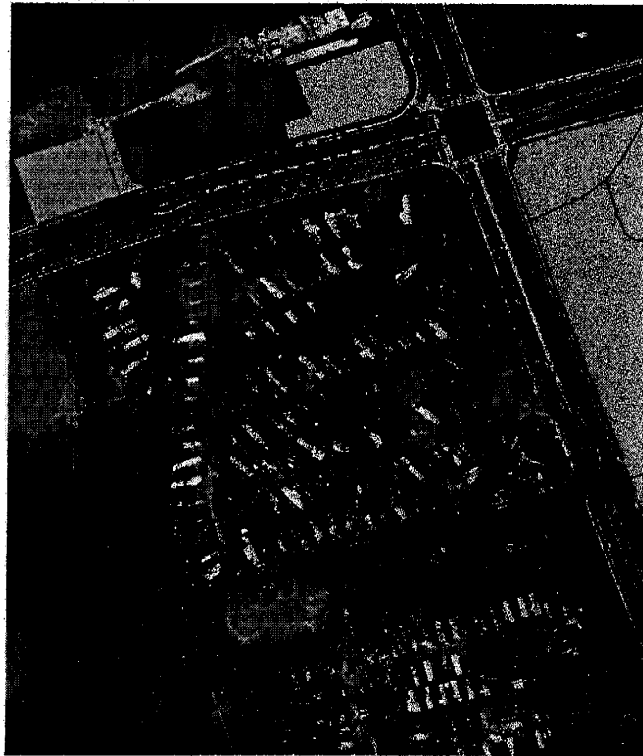
The property to the west is owned by Montgomery College-Germantown Campus [Plat book 521, Page 29], and zoned R-60. The property to the north, directly across Route 355 is the Mary Boland subdivision [Site Plans #8-97006 and #8-99012] containing a retail establishment, car wash and gas station. The property is zoned R-200/TDR. The property directly to the east of the site across MD Route 355 is the Brandermill subdivision containing numerous townhomes. Zoning for this site is RT-12.5.



**PROJECT DESCRIPTION:**      Site Description

The site consists of an existing mobile home park at the southwest intersection of Germantown Road (MD Route 118) and Frederick Road (MD Route 355). The western edge of the property contains an intermittent stream with the subsequent and associated stream valley buffer. The site is not forested, although it contains numerous specimen trees situated throughout the existing park. The original Cider Barrel is a master plan individually designated historic site (# 99/33) and located at the southeastern boundary adjacent to MD Route 355. In the past, the Cider Barrel was an active market for local fruit and vegetables. A gravel area for parking currently accommodates patrons during seasonal periods.

The site has a prominent knoll at the southeast boundary of the property, with the predominant slope falling east to west. The elevation change drops from 30-40 feet, with the most dramatic elevation changes near the stream valley buffer. The development will take advantage of the consistent elevation changes for two levels of buildings.



**PROJECT DESCRIPTION: Proposal**

The applicant, Stringtown Investments, L.C., Inc. proposes to construct 316 multi-family apartment dwelling units, of which 48 will be MPDU's and 173 will be TDR's. The site contains 17.69 acres and is zoned R-60/TDR-15 and C-5. The MPDU units will be dispersed throughout the property to create a greater mix of unit styles and widths. The C-5 zoning contains the existing Cider Barrel, a historic structure (Atlas Site #19/33) to be preserved for seasonal retail use. The entire development is situated north and east of an intermittent stream and associated stream valley buffer.

There are two primary access points to the site: one from MD 118 and one from MD 355. Both access points will be full turning movements into and out of the site, with the exception of left turning vehicles into the site from west bound traffic on MD 118. The applicant is required to provide road and lane improvements along the south side of MD 118 and west side of MD Route 355, adjacent to the property boundary. Part of the road improvements will include modifying the existing median on MD Route 118 to preclude left turning vehicles into Cider Barrel Drive.

Vehicular access on the property will consist of construction of two segments of public roads; Cider Barrel Drive and Oxbridge Drive. Cider Barrel Drive is a master planned 70-foot right-of-way, primary road running north and south on the property. The alignment is consistent with the 1989 Germantown Master Plan, which will connect with MD Route 355 through the adjacent properties and subdivisions to the south. Oxbridge Drive is also a primary residential 70-foot right-of-way connecting MD Route 355 to Cider Barrel Drive. The section of road where Oxbridge Drive and Cider Barrel Drive will connect is not owned by the present applicant, and will be constructed by the applicant for the property to the south presently being subdivided for townhouses. The internal private drive on the east side of Cider Barrel Drive is a loop road providing access and parking for the apartment units from Cider Barrel Drive and Oxbridge Drive. Surface parking and garage units are interspersed throughout the property. The majority of the garage units are located on the perimeter of the site adjacent to MD 118 and 355 to provide attenuation for noise. The access on the west side of Cider Barrel Drive is a single entrance and exit paralleling the public road and providing access and parking for buildings 18-23. The private drives are 20 feet wide throughout the site.

Pedestrian access consists of 5-foot wide sidewalks along both sides of Cider Barrel Drive and Oxbridge Drive. The sidewalks will be separated by a planted ten-foot green strip from the curb line. The applicant is also proposing to reconstruct the sidewalk on MD 118 and 355 in conjunction with the road and lanes improvements requested by the county and state. An 8-foot asphalt bike path is proposed along the frontage of the property within the right-of-way for MD Route 355. The bike path will meander near the entrance at Oxbridge Drive so as not to impact the existing Cider Barrel. A lead-in 5-foot sidewalk is also proposed from the bike path to the site near the clubhouse and existing Cider Barrel to provide more efficient pedestrian circulation to the units and the seasonal use of the retail use. Internally, 5-foot wide sidewalks are proposed adjacent to the parking areas with lead-in sidewalks to all of the units. In addition, an internal pedestrian system is proposed to incorporate pedestrian activity between the units and link the clusters of units in a neighborhood pattern. The pathway is connected by pedestrian plazas



integrating landscaping and lighting throughout. Each plaza area contains seating to promote pedestrian circulation and interaction.

Landscape and lighting for the site consists of street trees on the public roads spaced at 50-feet in accordance with county standards. The interior parking islands will contain shade trees and the parking areas adjacent to the garage units will contain evergreen shrubs. Landscaping, including trees and shrubs are being proposed to lessen the visual buffer and impact of the retaining wall along the west side of Cider Barrel Drive. The internal pedestrian system and plaza areas will include a mix of shade trees, ornamental and evergreen trees along with a variety of shrub masses to demarcate the seating areas. A fence and additional screening from the pool area and adjacent sidewalks adjacent to the parking will separate the multi-age play area. The play area is located at the western edge of the pool and clubhouse providing a central area for all the recreational facilities at the entrance to the site. The play area consists of a combined multi-aged play structure, play pods, swings, rockers and seating for users of the area. The surface material for the play area will consist of wood chips, preferably micro-engineered to accommodate accessible users.

The applicant is proposing to locate the garage units to attenuate noise along MD 118 and 355 and construct 5-foot masonry walls as a buffer to help mitigate noise. The apartment units will also provide noise mitigation to buildings and common open space interior to the site. The noise analysis indicates that good design and quality materials will reduce the interior noise level to 45 dBA Ldn.

Forest Conservation requirements are being satisfied through on-site retention of the forested area and reforestation adjacent to the existing forest on the western boundary. A total of five specimen trees are being protected within the forest save area. A split-rail fence will also be installed by the applicant behind units 18-23 to protect the reforestation material from maintenance and abuse from machinery.

Open space and green area requirements are being met on the site with 50 percent of site dedicated to green area. The proposed green areas consist of forest conservation areas, stormwater management, landscaped islands and open green areas within the site. A stormwater management concept was approved by the Montgomery County Department of Permitting Services on April 23, 2003.

**PROJECT DESCRIPTION:** Prior Approvals

The Preliminary Plan (#1-03057) was approved on June 5, 2003 and was approved for 316 dwelling units, including 173 TDR's and 48 MPDU's. The Preliminary Plan is being revised concurrently with this site plan to include a land swap with the adjacent property owner. The acreage from the original plan remains the same. The revision is for a more improved access from Route 355. The conditions are attached as Appendix C.

**ANALYSIS:** Conformance to the Master Plan

The property falls within the Middlebrook village analysis area (MI-6), which is bordered by Montgomery College to the west, realigned MD 118 to the north and MD 355 to the east and adjoining property to the south. The property also contains the historic Cider Barrel (Atlas Site #19/33).

The Plan recommends single-family attached and multi-family residential uses for the entirety of analysis area MI-6. The Cider Barrel property (approximately 17 acres) is recommended for the R-60/TDR Zone at a density of 15 dwelling units per acre.

The Plan strongly opposes strip retail development along MD 355, with two exceptions; the Cider Barrel seasonal retail and parking for the retail in the commercial zone.

The Master Plan states that "the current pattern of development has created several access points of the western side of MD 355". The Master Plan recommends that a service drive be developed generally parallel to MD 355 in order to consolidate the traffic into two access points with MD 355. The service drive on the site plan extends to MD 118 where it aligns with the access point established for the Burger King restaurant and a nearby car wash. The sole access point to MD 355 is set opposite Oxbridge Drive.

The property operated as the Cider Mobile Home Park until the start of this project. As part of the commencement of this project the applicant was required to submit a plan for alternative arrangements for each resident that was dislocated as a result of the change.

The Cider Barrel was the first of several projects in the pipeline to implement the relocation requirement of the Maryland Annotated Code. The project is using the optional method of development to achieve a density bonus and maximum number of MPDU's on site. The project achieves the TDR receiving area overlay density as well.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Zoning	R-60/TDR-15 and C-5
C-5	0.40 ac.
R-60/TDR-15	17.29 ac.
Total Site Area (ac.):	17.69 ac.
Floodplain (ac.):	0.13 ac.
Proposed Use:	Multi-family apartments/Retail (Optional Method using TDR's & MPDU's with Density Bonus)

<u>Development Standards</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Maximum Density Allowed (17.29 x 15 d.u./ac. X 1.22 density bonus)	316	316
Density Shown:	316	316
Base Density: (17.29 ac. X 5 d.u./ac.)		88
TDR Density: (17.29 ac. X 10 d.u./ac.)		173
Moderately-priced DU's included @ 15%		48
Bonus Market Rate:		9
TDR's: (173 d.u./2, multi-family)		87
Building Coverage (%):	25	23
Building Height (ft.):	4stories	4 stories
Parking (ft):		
Apartments (1.5 sp./d.u.)	474	526**
Pool (1 sp./7 occupants)	32	32
Clubhouse (3,500 sf) (2.5 sp./1000 sf)	9	9
Leasing Office (750 sf) (5 sp./1000 sf)	4	4
Retail (1,290 sf) (5 sp./1000 sf)	7	7
Green Area (%):	50	50

\*Overall density on site is 316 dwelling units using TDR option  
(Base density=88 d.u.'s, TDR density=10 d.u./ac (173 d.u.'s), MPDU's=48 d.u.'s [15%])

\*\*Parking for the apartment units consists of 48 garage spaces and 508 surface parking spaces.

### MPDU CALCULATIONS

MPDU's Required (15%)	48 dwelling units
(316 d.u.'s x 15%)	
MPDU's provided	48 dwelling units

### TDR CALCULATIONS

Base density (17.29 ac. x 5du/ac)	86 dwelling units
TDR density (17.29ac. x 10 d.u./ac.)	173 dwelling units
TDR's required (173 d.u./2, multi-family)	87 TDR's
TDR's provided	87 TDR's

### RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
<i>Demand Points (Required per 100 d.u.'s)</i>					
Garden Apts (316)	<u>11</u>	<u>14</u>	<u>12</u>	<u>118</u>	<u>16</u>
Total Demands Pts.	34.76	44.24	37.92	372.88	50.56

#### *Supply Points*

##### On-Site Facilities:

Pedestrian system	3.47	8.84	7.58	167.79	22.75
Multi-age Playground	9.00	11.00	3.00	7.00	1.00
Swimming Pool	1.73	8.84	7.58	93.22	7.58
Indoor Fitness Fac.	0.00	4.24	3.79	74.57	7.58
Sitting areas (2)	6.00	6.00	9.00	30.00	12.00

##### Off-Site Facilities:

Off-Site Total*	<u>12.16</u>	<u>15.48</u>	<u>13.27</u>	<u>130.50</u>	<u>17.69</u>
Total Points	32.36	54.40	44.22	502.86	68.60
Percent of Requirements	93%	123%	116%	134%	135%

\*The credit for each off-site facility must not exceed 35% of its supply value for each population category. These numbers reflect that limitation. Credit includes Neelsville Middle School, Clear Spring Park, Montgomery College, James Daly Elementary School, Germantown East Park.

## **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. Not Applicable.*
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.*

### **Location of Buildings and Structures**

- a. The layout of the units is adequate and efficient. The arrangement of the proposed units in the center of the site has been clustered in a horseshoe arrangement to provide neighborhood identity while protecting the sensitive environmental features. The apartment units have been sited in the center of the site with the parking on the perimeter to take advantage of noise attenuation requirements and central green areas for the buildings.

Elements of the design focus on a buildings fronting on private roads and oriented toward central green spaces. Individual garages, accommodating up to six vehicles have been placed around the perimeter of the parking area adjacent to the major roads.

The existing Cider Barrel will remain in the same location and retain its historic status. Parking spaces will be designated around the structure for seasonal retail use.

- b. **Open Spaces**

The open spaces are generously laid out and provide attractive, efficient and accessible green space for the entire community.

Approximately 8.64 acres of the 17.69-acre site will be retained as open space, including the existed forested area and reforestation area to be protected by a forest conservation easement. The 50 percent green area/open space requirement is being met on-site to comply with the R-60/TDR-15 zone. The majority of the existing forested area to be preserved is within an environmentally sensitive area such as stream valley buffers, wetlands and floodplain. The remaining areas of open space include active and passive recreation areas and stormwater management facilities to compensate for runoff that might be detrimental to the stream valley buffer. The open space parcels that are designated for forest conservation and recreation will be conveyed and maintained by the condo association.

The stormwater management concept is conditionally approved as part of the Special Protection Area Final Water Quality Plan for the proposed development as indicated by the Montgomery County Department of Permitting Services (DPS) letter dated March 19, 2003.

c. **Landscaping and Lighting**

The landscaping and lighting provides safety and efficiency for residents and visitors in the neighborhood setting.

Landscaping and screening consists of a formal streetscape treatment of tree-lined streets for the public roads serving the community. Cider Barrel Drive and Oxbridge Drive will include a tree-lined streetscape of shade trees as well as the improvements along MD Routes 118 and 355. The eight-foot hike-bike trail will consist of a double row of shade trees along the eastern property line adjacent to MD Route 355. The stormwater management facilities have been screened from view of the public and private road network and consists of specimen trees and forested area to add to the buffer. The screening associated with the recreational amenities on site contains a mix of shade trees, ornamental trees and shrubs for visual enhancement of the users. Fencing will also be provided around the pool area and the play area.

Proposed street lighting for public roads conforms to the Montgomery County guidelines for public roads for type of fixture, spacing, size and height. Proposed lighting for the private roads and alleys conform to the standards as set forth in the INESA guidelines for residential development.

The garage structures and masonry walls on the perimeter of the site serve as noise attenuation. The walls will compliment the façade of the buildings within the site.

d. **Recreation.**

Recreational amenities are accessible to the public and users of the apartment complex. Recreational facilities have been located in one central area situated around the pool and clubhouse at the entrance to the site from MD Route 355 off of Oxbridge Drive. The multi-age play area will be separated by a fence and additional screening from the pool area and adjacent sidewalks adjacent to the parking. The play area is located at the western edge of the pool and clubhouse providing a central area for all the recreational facilities at the entrance to the site. The play area consists of a combined multi-aged play structure, play pods, swings, rockers and seating for users of the area. The surface material for the play area will consist of wood chips, preferably micro-engineered to accommodate accessible users. The central open space behind the rear of the units provides a visual, spatial and functional use for the users of the site. The internal path system links the amenities and provides for efficient pedestrian circulation within

the site and to the major roadways. The Greenway Trail will be extended along MD Route 355 in association with the road improvements. Off-site credit has been taken for existing facilities in the nearby schools and park properties, permitted by the recreational guidelines.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular access on the property will consist of construction of two segments of public roads; Cider Barrel Drive and Oxbridge Drive. Cider Barrel Drive is a master planned 70 foot right-of-way, primary road running north and south on the property. The alignment is consistent with the 1989 Germantown Master Plan, which will connect with MD Route 355 through the adjacent properties and subdivisions to the south. Oxbridge Drive is also a primary residential 70-foot right-of-way connecting MD Route 355 to Cider Barrel Drive. The section of road where Oxbridge Road and Cider Barrel Drive will connect is not owned by the present applicant, and will be constructed by the applicant for the property to the south presently being subdivided for townhouses. The internal private drive on the east side of Cider Barrel Drive is a loop road providing access and parking for the apartment units from Cider Barrel Drive and Oxbridge Road. Surface parking and garage units are interspersed throughout the property. The majority of the garage units are located on the perimeter of the site adjacent to MD Routes 118 and 355 to provide attenuation for noise. The access on the west side of Cider Barrel Drive is a single entrance and exit paralleling the public road and providing access and parking for buildings 18-23. The private drives are 20 feet wide throughout the site.

Pedestrian access consists of 5-foot wide sidewalks along both sides of Cider Barrel Drive and Oxbridge Road. The sidewalks will be separated by a planted ten-foot green strip from the curb line. The applicant is also proposing to reconstruct the sidewalk on MD Route 118 in conjunction with the road and lanes improvements requested by the county and state. An 8-foot asphalt bike path is proposed along the frontage of the property within the right-of-way for MD Route 355. The bike path will meander near the entrance at Oxbridge Drive so as not to impact the existing Cider Barrel. A lead-in 5-foot sidewalk is also proposed from the bike path to the site near the club house and existing Cider Barrel to provide more efficient pedestrian circulation to the units and the seasonal use of the retail use. Internally, 5-foot wide sidewalks are proposed adjacent to the parking areas with lead-in sidewalks to all of the units. In addition, an internal pedestrian system is proposed to incorporate pedestrian activity between the units and link the clusters of units in a neighborhood pattern. The pathway is connected by plazas integrating landscaping and lighting throughout. Each plaza area contains seating to promote pedestrian circulation and interaction.

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

The proposed houses are clustered to take advantage of the existing site conditions, taking advantage of the grades on the site to accommodate three and four story split buildings. The units at the eastern boundary are clustered around a green area leading to the adjacent clusters of buildings. The units at the western property line will back up to the forested area and stream valley buffer. Each structure and use is compatible with other uses and with existing and proposed adjacent development to the south of the property.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential or institutional uses.

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

Forest Conservation requirements have been met by the preservation of approximately 0.78 acres of existing forest. Reforestation is provided next to the existing forest to enhance the stream buffer.

A Category I Conservation easement will be placed over the forest conservation and environmental buffer areas, as shown on the final Forest Conservation Plan.



## **APPENDIX**

- A. Memorandums from other Divisions/Agencies**
- B. Opinion from Preliminary Plan 1-03057**