

## **MEMORANDUM**

**FROM:** Callum Murray  
Community-Based Planning Division

**TO:** Richard Weaver  
Mary Beth O'Quinn  
Development Review Division

**SUBJECT:** Stoneyhurst Quarry  
Project Pan 9-0400  
Preliminary Plan 1-04042

**DATE:** May 11, 2004

## **BACKGROUND**

Stoneyhurst Quarry covers 13.31 acres on the north side of River Road, west of the intersection of River and Seven Locks Roads. Surrounding development is primarily housing, with single-family detached housing to the north, townhouses and the Cabin John Park Fire Station 10 to the east, and the Cabin John Stream Valley Park to the south. Most of the site is excavated to elevations of 150 feet to 175 feet, forming a crater with exposed rock formations. A perimeter zone of approximately 100 feet remains undisturbed at elevations ranging from 175 feet to 225 feet. The reserves for the quarry are approaching exhaustion, and because of its unique configuration and topography, the site is appropriate for multi-family residential development.

## **MASTER PLAN**

The 2002 Approved and Adopted Potomac Subregion Master Plan recommended that the site be rezoned from R-200 to the RMX-TDR-6 zone to create a residential community that would replace the industrial mining activity on the site. The site was rezoned by Sectional Map Amendment in October 2002.

The Master Plan recommended that the maximum density on the site not exceed 97 dwelling units (including MPDUs) under the optional method and recommended a waiver of the requirement for 15 percent detached dwellings. Because the project was somewhat controversial, the County Council included an unusually detailed set of Land Use and Design Guidelines for the property, many of which are at the Site Plan review level:

- Development on the site shall be in accordance with the Master Plan's recommendations and these land use design guidelines.
- Development should incorporate an attractively landscaped wet storm water management pond.

Ordinance.

## **WAIVERS**

The applicant has made three requests as follows:

- (1) Waive the 15 percent detached dwelling requirement. Community-based planning staff recommend approval of this waiver, as it is explicitly recommended by the Master Plan.
- (2) Waive the two-thirds TDR requirement. This is not recommended by the Master Plan and is not actually necessary. 28 TDR units are required and are indicated on the project plan.
- (3) Buyout of the MPDUs. It is understood that purview of this issue is the remit of the Department of Housing and Community Affairs and that very high condominium fees are a significant issue. Nevertheless, community-based planning staff recommend that MPDUs be provided on site, if at all possible.

- Applicant to work with M-NCPPC staff regarding construction of parking area improvements and trail signage and/or needed bridges along the trails in parkland located near the subject development.
- Trail that is constructed by Applicant and existing trail improvements to be adequately identified, signed and constructed to park standards and specifications.

**DEPARTMENT OF PERMITTING SERVICES**

Douglas M. Duncan  
*County Executive*

April 12, 2004

Robert C. Hubbard  
*Director*

Mr. Malcolm Shaneman  
Supervisor, Subdivision Section  
Development Review Division  
Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Subject: Stoneyhurst Quarry, Preliminary Plan # 1-04042  
Giancola, Preliminary Plan # 1-04021

Dear Malcolm:

This is a follow up of our meeting last week regarding the above referenced projects. Department of Permitting Services will monitor all fill removal and replacement activities. These activities are viewed as foundation work and would require a building permit prior to excavation or fill placement. Furthermore, all fill removal and placements as well as any supporting structural element (such as any earth retention system) are subject to Special Inspections/Complex Structures provisions of the building code. These provisions, among others, would require full time monitoring and testing of fill placement activities by licensed design professionals that meet the qualification requirements of the code official.

Also, adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water run-off and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

I recommend that your approval of the preliminary and site plan be conditioned upon:

1. The applicant must first obtain a building permit for excavation and fill placement for any building pad site,
2. the construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code and,



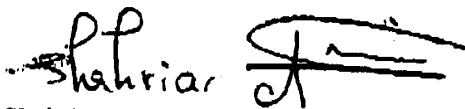
Malcolm Shaneman

Page 2

3. all earth retention systems are also subject to building permit and special inspection, and.
4. the applicant must ensure that the adjoining properties are protected from damage in accordance with the provisions of the Montgomery County Building Code and,
5. appropriate notices have been given to adjoining property owners in accordance with the provisions of the Montgomery County Building Code.

If you have any questions, please call me at (240) 777-6230 or Permitting Services Manager Hadi Mansouri at (240) 777-6233.

Sincerely,



Shahriar Amiri, Chief  
Division of Building Construction Services

cc: Hadi Mansouri, Permitting Services Manager  
George Muste, Permitting Services Manager



## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan  
County Executive

April 13, 2004

Elizabeth B. Davison  
Director

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: The Quarry  
Preliminary Plan No.: 1-04042  
Project Plan No.: 9-04004

Dear Mr. Berlage:

I recently met with the Applicant developing the Stoneyhurst Quarry, W. M. Rickman, Sr. c/o Woodside Ventures. They have proposed a 97 unit, mid-rise, luxury condominium project at this site (the Project), which is located off of River Road just west of the Capital Beltway and Seven Locks Road. The Project is currently zoned RMX-1/TDR-6. As part of the project, 15 percent of the 97 residential units (15 units) are required to be moderately priced dwelling units (MPDUs).

After a careful review and analysis of the condominium budget and projections for the Project, it has been determined that providing the required MPDUs on-site would result in condominium fees and sale prices that would exceed affordability levels for MPDU certificate holders. The per unit condominium fee without adjustment for square footage percentage of ownership is projected to be \$1,428.35 per month or \$17,140.21 annually. The per square foot condominium fee on smaller sized units that would be applicable to MPDU certificate holders is projected to be \$667.30 per month or \$8,007.64 annually. The sales price of a modest sized one or two bedroom MPDU is estimated to be approximately \$110,000.00. The mortgage payment would be \$695.00 per month and taxes and insurance \$175.00 per month. The total payment for the mortgage, taxes, insurance and the condominium fee is estimated to be approximately \$1,540.00 per month which would require an annual income exceeding \$61,500.00. This is well above the MPDU income eligibility guidelines for a family of three which is \$47,000.00. If no buyer in our program could be found, then the unit would be sold at the control price to a household with a higher income. That household would get a windfall, and our housing programs would not be served in anyway.



Office of the Director

Mr. Derick Berlage, Chairman  
April 13, 2004  
Page Two

I also reviewed the possibility of "unbundling" portions of these fees to make them more affordable. I believe there are significant legal and community considerations regarding this issue and I do not think that "unbundling" is an option at this time. Further, even if unbundling were an option, it would still not reduce the fees to such a point where they could be affordable to the certificate holders because only a few of the amenities could be made optional to the MPDU owners. Requiring other residents to subsidize the MPDU's is not a feasible option, and of questionable legality, as it would require other owners to increase their fees by \$250.00 per month.

Therefore, pursuant to Section 25A (e)(1)(c) of the Montgomery County Code, I will approve an alternative agreement that will provide for a payment to be made to the Housing Initiative Fund (HIF) equal to 10 percent of the average sales price of all the market rate units for each MPDU required. This fee is expected to be close to \$100,000.00 per MPDU. To comply with the requirement that substantially more MPDUs will be provided as a result of the payment to the HIF, in accordance with Chapter 25A, a payment equal to two extra units will be required. This agreement will ensure that the same or significantly more MPDUs will be provided in the same or adjoining planning area. As an option, the developer is exploring the possibility of constructing housing that would be more affordable at another location. If this option is able to be realized, then it is likely that I would accept that proposal as an alternative.

We believe this alternative arrangement is fair and reasonable in light of the particular circumstances of this development, and meets all of the criteria outlined in Section 25A-5(e) of the Code. If you have any questions or require any additional information, please do not hesitate to contact me at 240-777-3600.

Sincerely,



Elizabeth B. Davison  
Director

EBD:tl

R:\Housing\MPDU\Forms\thequery.doc



## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

January 26, 2004

Robert C. Hubbard  
Director

Mr. Steven Wilde  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for The Quarry  
SM File #: 210273  
Tract Size/Zone: 13.3 acres / RMX-1/TDR 6  
Total Concept Area: 12  
Parcel(s): 318  
Watershed: Cabin John Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via an underground pipe detention system. On-site water quality control via a Stormfilter. Additionally the proposed sidewalk along River Road will be constructed using a pervious material or is to sheet flow into a grassed swale. Onsite recharge will not be required due to the soil conditions.

The following **item** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The quality volume is to be flow-split to the Stormfilter facility.
5. The FEMA 100-year floodplain map is to be amended and is to be shown to have no impact on the proposed development.

Please note that the fill placement and foundation systems for the proposed buildings will be required to follow the Department of Permitting Services (DPS) complex structure approval due to the nature and complexity of the project. As such, the fill placement and foundation systems must be constructed under the supervision of a DPS approved geotechnical engineer licensed in the State of Maryland. This engineer must certify and submit reports on the compaction and soil bearing capacity of the fills and certify that the fill is adequate for the proposed foundation systems. If you have any questions please call George Muste, 240-777-6232.





This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Ellen Rader at 240-777-6336.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN210273.TheQuarry.EBR

cc: M. Shaneman  
S. Federline  
SM File # 210273

QN - on-site; Acres: 12  
QL - on-site; Acres: 12  
Recharge is not provided



# MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230  
410-537-3000 • 1-800-633-6101

Robert L. Ehrlich, Jr.  
Governor

Kendl P. Philbrick  
Acting Secretary

Michael S. Steele  
Lt. Governor

February 18, 2004

Thomas A. Brault  
Woodside Ventures  
6912 Woodside Place  
Chevy Chase, MD 20815

Re: Stoneyhurst Quarry

Subject: Reclamation Plan

Dear Tom:

Thank you for arranging the meeting on February 4, 2004 at the Stoneyhurst Quarry. It was a pleasure to meet you and Mr. Michael Sawyers of ECS limited.

We appreciate the involvement of the Maryland Department of the Environment this early in the future planning for Stoneyhurst Quarry. It is our understanding that the quarry is nearing exhaustion and that the property was recently rezoned along with the entire Sector Map Amendment for the Potomac Subregion. The rezoning approved up to 5-story multi-family housing at the site as shown on the preliminary concept plans designed by Dewberry you shared with us.

It is also our understanding that you have now commenced the subdivision process with Montgomery County and the Maryland National Capital Park and Planning Commission (MNCPPC). The initial preliminary plan and project plan hearing with the Planning Board has been set for March 25, 2004. After such approval, site plan and record plat processes will follow.

There are many similarities with the current plan in terms of final grades and stabilization techniques (such as rock nailing) in comparison to the currently approved reclamation plan. We recognize that it does not make sense to "reclaim" the property

Mr. Thomas Brault  
February 18, 2004  
Page Two

twice and to therefore coordinate planning efforts with our office concurrent with MNCPPC.

Therefore, you on behalf of the property owner, Mr. William M. Rickman, Sr., will submit to us a revised reclamation plan for our approval. We in fact have received the Preliminary Plan, sheet one of one dated November 14, 2003 as well as the NRI / FSD plan also dated August 2003 both designed by MHG. We understand that these are the most current plans being process for subdivision approval.

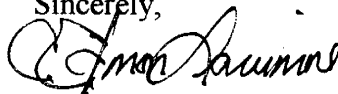
Our primary goal in the review and approval of reclamation plans is public safety. We understand that you have engaged a soils and structural engineering firms to assist in the planning of the wall stabilization as well as overall development of the site. We realize there is significant design work to commence in reviewing the wall to finalize the best location for the various stabilization techniques. Also, any unstable trees that could potentially fall into the Quarry at the top of the rim will have to be removed.

We do not need detailed analysis similar to what Mr. Sawyers discussed to issue reclamation approval, but we will condition any new approval with the same or similar language to the existing permit related to wall stabilization. The language we referenced in the meeting was to have rock nailing or other technique certified by a licensed engineering firm.

The Mining Permit will remain active during the preliminary phases of site development for grading, highwall reduction and stabilization and for any other site earthwork. The Mining Permit will not authorize any further site development such as roads, sewer lines or buildings. Applicable local permits must be obtained for these features.

Once again, thank you for the introduction into the future land use of the Stoneyhurst Quarry and we look forward to working with you on the project.

Sincerely,



C. Edmon Larrimore, Manager  
Mining Program

cc:

Mary Beth Oquinn - MNCPPC  
William M. Rickman, Sr. - Rickman Construction Company  
William M. Rickman, Jr. - Rickman Construction Company  
Vic Bryant - Marcris, Hendricks & Gasscock, P.A.  
Doug Seivers - Marcris, Hendricks & Gasscock, P.A.  
Scott Rosen - Marcris, Hendricks & Gasscock, P.A.



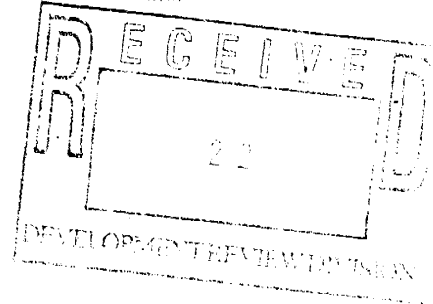
Robert L. Ehrlich, Jr. *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

December 18, 2003

Re: Montgomery County  
MD 190  
The Quarry  
File No. 1-04042



Mr. Malcolm Shaneman  
Supervisor Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Mr. Shaneman:

This office reviewed the submitted plan and offer the following:

- Right-of-way dedication needs to be in accordance with the Master Plan of Highways.
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by this office for property frontage improvements.
- Deceleration length shall be 535', acceleration length shall be 250'. Entrance radii shall be 25'.
- Provide 8' bike path. Limits shall be determined by MNCPPC.
- Please confirm that the through lane tapers meet a design speed of 45 MPH.
- At this time the SHA does not support a traffic signal at the proposed private street. Please remove the notes indicating a signal from the plan.
- Please remove the proposed berm from SHA ROW.
- The term "denied access" is to be placed on the final record plat along the property that abuts MD 190, except at the approved entrance.
- Four (4) copies of the traffic study need to be submitted so the appropriate divisions within the State Highway Administration (SHA) can make the necessary review.
- Storm water drainage plans and computations are to be submitted for review.



# Federal Emergency Management Agency

Washington, D.C. 20472

February 26, 2004

MR. DOUGLAS M. DUNCAN  
MONTGOMERY COUNTY EXECUTIVE,  
MONTGOMERY COUNTY  
EXECUTIVE OFFICE BUILDING  
101 MONROE STREET  
ROCKVILLE, MD 20850

CASE NO.: 04-03-0754C  
COMMUNITY: MONTGOMERY COUNTY, MARYLAND  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 240049

DEAR MR. DUNCAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Bellomo", written over a horizontal line.

Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section, Mitigation Division  
Emergency Preparedness and Response Directorate

LIST OF ENCLOSURES:  
CLOMR-F COMMENT DOCUMENT

cc: Mr. Doug Sievers  
Mr. William M. Rickman



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MONTGOMERY COUNTY, MARYLAND (Unincorporated Areas)	A parcel of land, known as Parcel 318, as described in the Deed, recorded in Liber 7136, Folios 806 through 812, filed on May 29, 1986, in the Land Records of Montgomery County, Maryland
	COMMUNITY NO.: 240049	
AFFECTED MAP PANEL	NUMBER: 2400490175C	
	NAME: MONTGOMERY COUNTY, MARYLAND (UNINCORPORATED AREAS)	
DATE: 08/01/1984		
FLOODING SOURCE: CABIN JOHN CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.866, -77.166 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 8.0 DATUM: NAD 83

**COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)**

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	8701 River Road	Property	C	—	—	—


**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

**CONDITIONAL LOMR-F DETERMINATION**

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/fima/techbul.shtm>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
 Doug Bellomo, P.E., CFM, Acting Chief  
 Hazard Identification Section, Mitigation Division  
 Emergency Preparedness and Response Directorate

Version 1.3.4

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# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT


ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section, Mitigation Division  
Emergency Preparedness and Response Directorate

Version 1.3.4

62175103 0300869816Y0E00003008698



**LETTER OF TRANSMITTAL**

**To:** Maryland National Capital Park & Planning Commission  
Development Review Section  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Attn:** Mary Beth O'Quinn

**From:** Doug Sievers  
**Email:** [jdsievers@mhgpa.com](mailto:jdsievers@mhgpa.com)

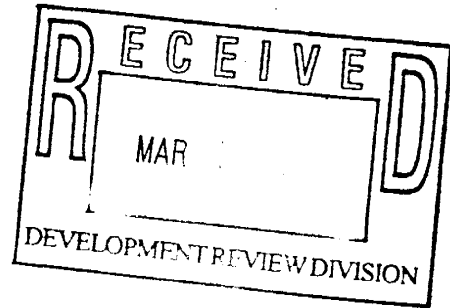
**Project:** Stoneyhurst Quarry  
MHG Project No. 01-205

**Date:** February 28, 2004

**Subject:** FEMA CLOMR-F (Case No. 04-03-0754C)

We are sending you the attached items via:

- Mail     FEDX     MHG Courier     Orient Express Courier     Your Pickup



Copies	Dwg/Doc Date	Description
1	2/26/04	FEMA CLOMR-F

THESE ITEMS ARE TRANSMITTED as checked below:

- For Approval     Approved As Submitted     For Your Records     For Your Information  
 For Your Use     For Review and Comment     As Requested     Returning To You

Copies have been provided to Dominic Quattrocchi (M-NCPPC) and Richard Brush (MCDEP).  
Please call if you have any questions or need additional information.

Signed,

Doug Sievers

Tom Brault fax  
240 465 0061



Page 50: Amend the bulleted language under the heading "Land Use and Design Guidelines" as follows:

Third Bullet:

- Create a public "Main Street" through the site that connects to existing office development on Montrose Road and with commercial development at Fortune Terrace. This axial street should [be lined] contain buildings with ground floor retail uses where appropriate, including restaurants and sidewalk cafes that animate the street.

Sixth Bullet:

- Locate offices on the site's the east side, between the "Main Street" and I-270, with buildings defining the street and structured parking to the rear. Buildings should [not exceed] be limited to eight stories unless the Planning Board finds during development review that additional height would be compatible with surrounding development. Buildings [and] should include ground floor retail where appropriate.

Page 54: Amend the bulleted language under "Giancola Quarry" as follows:

Second bullet:

- Retain the adjoining parcel 616, owned by the Quarry, as a forest conservation area as part of future development. This Plan also recommends that River Road remain the primary access point. Access may be problematic and the number of units may be reduced if these problems cannot be addressed at subdivision.

Page 54: Amend the last two sentences in the first paragraph and the bulleted text as follows:

Because of its unique configuration and topography, the site is appropriate for multifamily residential development, including housing for the elderly. This should not be considered precedent for multifamily development in the surrounding areas because they do not have the topographic features unique to this site.

- The zone of the site RMX-1/TDR-6 to create a residential community. Housing for the elderly is a suitable special exception use for the site. [Public and institutional] Development for transportation, communication and utilities, commercial, services, cultural, entertainment and recreational, and other non-residential uses [are also] would not be appropriate [for the site given at its road accessibility. Commercial development is] and are not recommended.
- The maximum density on this site must not exceed 80 single family-units (including MPDUs) under the standard method. A waiver of the requirement for 15 percent

detached dwelling is recommended. Under the optional method, up to 97 [multi-family] units (including MPDUs) are permitted.

Page 56: Insert the two concepts for the Stoneyhurst Quarry approved by the Council for inclusion in the Master Plan to illustrate potential optional method of development projects.

Page 57: Amend the text under "Land Use and Design Guidelines" as follows

- Development on the site shall [meet] be in accordance with this Plan's [general] recommendations and these land use design [principles] guidelines.
- Development should incorporate an attractively landscaped wet storm water management pond.
- To enhance compatibility, new development should maintain vistas to rock formations, maintain wide wooded buffers along the sites edges and provide green frontage with extensive planting and streetscaping. Building roof elevations must not exceed elevation +225ft.
- Provide direct pedestrian links to adjacent subdivisions and a connection to park trails in the Cabin John Park.
- Dedicate a park along the western edge of the site that draws on the site's rock formations and incorporates attractive water features.
- The site should provide 50 percent green area with extensive planting.
- Attractive lighting internal to site with no glare or impact on surrounding area.
- Ample planting of evergreens, other trees, shrubbery and indigenous wildflowers and use of berms.
- Planting of indigenous trees, shrubs and flowers around entire perimeter of structure.
- Provide connection of the development to the existing sewer line in River Road in order to avoid direct connection to the main in the Cabin John Stream Valley Park. If adequate capacity is not available in the existing River Road sewer line, there must be a public review of sewer options.
- Comply with the most stringent applicable stormwater management regulations in effect at the time of application to minimize and manage stormwater runoff to Cabin John Creek. Efforts should be made to ensure stability of the banks of Cabin John Creek. Encourage the use of the innovative techniques in accordance with state and local law to further reduce the impact of stormwater to Cabin John Creek.
- Special consideration should be given to management of vehicular traffic relating to development of this site, including possible use of a traffic management plan, service roads and signalization.

If the site is to be developed for multi-family use, the following additional guidelines apply:

- A minimum of 60 percent of the site should be green areas, and as much as 75 percent if feasible.
- No parking spaces between the front of the building and River Road.

- Higher structures should be sited to the rear of the property with shortest structures nearest to River Road.
- Maximum height for any portion of building to be five stories.
- Building coverage of not more than 18 percent, and as little as 14 percent if feasible.
- The facade of the building would be developed in a manner to reduce the appearance of a monolithic or institutional like structure.
- No telecommunications towers were other high utility structures on the roof other than a satellite dish serving the occupants of the building.
- Residential parking to be provided in a garage structure beneath the building, although there would be some surface parking on the side of the building for visitors and guests.

Figures 4 and 5 are illustrative concepts, which depict two of many possible development scenarios under the optional method. Any future development must meet the Master Plan's guidelines and all findings for approval under sections 59-D-2 and 59-D-3 of the Zoning Ordinance.

Page 57: Amend the last bullet on the page as follows:

Draft a minor zoning text amendment to legitimize the present non-conforming quarry and building supply operation, and to permit additional or expanded related ancillary uses through [a Minor Quarry Overlay Zone] the special exception process.

Page 58: Insert language in the second paragraph as follows:

The Potomac Village Center is zoned C-1 (See Map 11.) for the most part and because the commercial zoning exceeds 15 acres, new development requires site plan approval. Some of the Center's parking is provided by a special exception on land zoned R-200. The Plan supports the continued use of special exceptions on the property currently used for parking in lieu of expanding the C-1 zoning and development potential on land adjacent to residential properties.

Page 67: Amend the second bullet under "Hanson Farms, Recommendations" as follows:

- Limit the allowable density to a maximum of 170 dwelling units, including MPDUs. The Council is considering a text amendment to provide a TDR option in the PD zone. If this change is approved, TDR density incentives may be used to increase the maximum number of dwelling units by 10 percent, to 187.

Page 67: Amend the text under the fourth bullet as follows:

Dedicate land for the North Potomac Community Recreation Center [I] if the County Council does not select the preferred site for the [North Potomac community recreation] center on Travilah Road. (See community facilities Plan.)

Page 70: Amend the bulleted language under “Hanson Farms, Land Use and Design Guidelines” by combining third and fourth bullets as follows and amending the following paragraph:

Third bullet and fourth bullet combined:

- Dedicate a 12-to 13-acre site for a community recreation center along Quince Orchard Road to ultimately include the existing farm. The site should accommodate a 24,000 net square foot recreation center, playing fields, and adequate parking.

If the County Council [does] select the preferred community recreation center site on Travilah Road, (Community Facilities Plan), then the following guidelines apply for alternative recreational facilities at Hanson Farms:

Page 72: Amend the bulleted language under “Rickman Property, Recommendations” as follows:

Second bullet:

- Dedicate sufficient land for a regulation size soccer field [and associated parking (parking may be shared).] on this site or elsewhere in the Subregion or, in the alternative, [dedicate equivalent parkland elsewhere in North Potomac] provide funding in lieu of land.

Third bullet:

- Orient the site to Shady Grove Road by providing for access via the property to the north during the subdivision process, possibly by the use of easements or joint access to Shady Grove Road extended. Such access shall only be allowed if it can be accomplished without impacting endangered species in the area. Provide a pedestrian and bike link from Travilah Road to the southeast edge of the property facing Shady Grove Road.

Page 75: Amend the section entitled “Miller and Smith Property” as follows:

This 258-acre site is located west of Piney Meetinghouse Road and is zoned RE-2. (See Map 16.) It is bisected by the Pepco [PEPCO] right-of-way (250 feet wide, 4,135 feet long and approximately 23.7 acres) and shares the same unique geological formation as the Rockville Crushed Stone Quarry to the north and the Palatine subdivision to the south. To the east is Piney Meetinghouse Road and the Piney Glen Farms and Glen Knolls subdivision, both zoned RE-2.

This property, also known as the Travilah Serpentine Area, is a rare natural community located on a large outcrop covered by thin nutrient-poor and chemically unusual soil. Considered the State’s rarest natural community type, the Miller and Smith property is one of four serpentinite-influenced sites remaining in Maryland. It is the second largest