

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Item #0
MCPB

7/22/04

item#-c7



MEMORANDUM

DATE: July 16, 2004
TO: Montgomery County Planning Board
VIA: Rick Hawthorne , Acting Chief
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans, RLA, AICP
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Site Plan Review
APPLYING FOR: 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 121 MPDUs on 209.27 acres

PROJECT NAME: Greenway Village Phases 3,4 and 5
CASE #: 8-04022
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance
Section 19-64 for Final Water Quality Plan
ZONE: PD-4 zone
LOCATION: Northeast quadrant, of the intersection of Skylark and New Cut Road;
Clarksburg & Vicinity,
MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994
PA-19
APPLICANT: Clarksburg Skylark LLC, Bernard Rafferty contact person
FILING DATE: March 8,2004
HEARING DATE: July 22, 2004

STAFF RECOMMENDATION:

SPECIAL PROTECTION AREA – FINAL WATER QUALITY PLAN

Approval of the final water quality plan subject to the following conditions:

1. Conformance to the conditions as stated in the Department of Permitting Services letter of June 17, 2004 approving the Final Water Quality Plan (Attachment 1).
2. Compliance with the conditions of the final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

SITE PLAN REVIEW

STAFF RECOMMENDATION: Approval of 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 121 MPDUs; on 209.27 acres; with the following conditions:

1. Approval Documentation

- A. 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) 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 open spaces and street shall be completed as construction of surrounding homes is completed.
 - 4) Pedestrian pathways and seating areas associated with each recreation area shall be completed as construction of surrounding homes is completed.
 - 5) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
- B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.

- c. Forest Conservation areas.
- d. Conditions of DPS Stormwater Management Concept approval letter dated June 17, 2004.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. The development program inspection schedule.
- g. Conservation easement boundary.
- h. Streets trees 40 and 50 feet on center along all public streets.
- i. Centralized, screened trash areas for all multifamily units except townhouses.

2. Environmental Planning

- A. Compliance with the conditions of the final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits
- B. Record plat to reflect a Category I conservation easement over all areas of stream buffers and forest conservation.
- C. The priority for reforestation shall be first within the same watershed and inside the Clarksburg SPA, then within the Clarksburg SPA, and finally within the same watershed but outside of the SPA. If a planting site does is not available within the locations mentioned above the applicant may use the fee-in-lieu option to meet the offsite planting requirements.
- D. Reforestation of the stream buffer is to begin in the first planting season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).
- E. No encroachment into stream buffers for stormwater management facilities, or sediment control facilities, is allowed without permission of the Planning Board, except for necessary outfalls and temporary sediment control facilities in non-forested portions of stream buffers. If at later stages of stormwater review and design it is determined that a stormwater management facility is not properly sized and it must be enlarged to accommodate the proposed drainage areas the applicant will have to find additional space outside of the stream buffer. This may mean the reconfiguration of site layout and loss of developable area outside of stream buffers.
- F. Applicant to prepare and submit a complete noise analysis identifying the 60 and 65 dBA Ldn noise contours and method necessary to attenuate exterior noise levels to 60 dBA Ldn for the useable portion of the residential lots.
- G. Certification from an engineering firm experienced in acoustical analyses that the building shell for residential dwelling units, to be constructed within the unmitigated

60 dBA Ldn noise contour, is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification from the acoustical engineering firm must be reviewed and approved by Environmental Planning prior to issuance of building permits. An acoustical engineering firm and Environmental Planning must approve changes suggested after issuance of the building permit and prior to their implementation.

- H. Applicant to conduct an outdoor-to-indoor noise analysis, upon completion of the residential units and prior to occupancy, to ensure the 45-dBA Ldn interior noise level is achieved prior for the residential units within the unmitigated 60-dBA Ldn contour. Copies of the information must be submitted to Environmental Planning.
- I. 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 those homes are impacted by existing and future highway noise. Such notification will be accomplished by inclusion of this information in all sales contracts 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.
- J. The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the Forest Conservation Plan and Sediment Control Plans have been approved.

3. M-NCPPC Parks

- A. Applicant to dedicate to M-NCPPC the areas identified on the Site Plan as Park 6, Park 11 and Park 19. Dedication of Park 6 and Park 11 not to include any stormwater management ponds or facilities. Land to be conveyed by time of record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property to be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.
- B. Applicant to engineer and construct the master planned 8' wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland along the east side of the Little Seneca Tributary, to Skylark Road at the intersection of Skylark Road and Arora Hills Drive. Trail to cross Skylark Road at the intersection and continue along the approximate alignment of the original Skylark Road to connect with the trails in Ovid Hazen Wells Recreation Park. Exact location of trail alignment and construction specifications to be coordinated with, and approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Greenway Trail to connect at the southern end with the Greenway Trail being constructed pursuant to the Clarksburg Village development.

- C. Applicant to engineer and construct an 8' wide, hard surface trail through Park 6 to connect between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive, said trail to include bridge and boardwalk as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. All engineering and trail layout plans to be approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Trails to be constructed to park standards and specifications and to include adequate signage.
- D. Applicant to engineer and construct, to park standards and specifications, on dedicated Park 19 and adjacent parkland currently a part of Ovid Hazen Wells Recreation Park, the following Local Park facilities and amenities:
1. Two (2) adult sized baseball fields with appropriate fencing, backstop, benches, grading, seeding and landscaping as determined by M-NCPPC staff to meet current park field standards and specifications. Exact size of baseball fields to be determined by M-NCPPC staff.
 2. Adult sized basketball court at least 56' x 92' with poles, backboards, hoops, nets, court surfacing and benches as determined by M-NCPPC staff to meet current park standards and specifications.
 3. Two (2)-picnic shelters sized to accommodate at least 4 picnic tables with 4 picnic tables installed per shelter.
 4. A centrally located water line with at least 1 ½ inch diameter and hose/irrigation system connections from said water line to each baseball field. Drinking fountain to also be installed at central location. Location of fountain and hose/irrigation system connections to be coordinated with M-NCPPC staff.
 5. Raised, grass playing and sports viewing berms/knolls at locations to be determined by M-NCPPC staff.
 6. A multi-age play area with play equipment, multi-height pergola, structures and seating to be determined by M-NCPPC staff.
 7. A centrally located linear grass mall/green boulevard area with 10' wide paved walkways on both sides, seating, decorative stamped/colored concrete paving areas, bollards and/or stone piers, and a central feature(s) such as a pavilion, kiosk or other focal structure. Choice and details of structures and features to be determined by M-NCPPC staff in coordination with Special Protection Area guidelines.
 8. Curved parking lot for 116 cars with tree islands interspersed throughout and curbing and wheel stops as acceptable to M-NCPPC staff.

9. Concrete pad for portable toilet(s) in a location and size to be determined by M-NCPPC staff.
 10. Landscaping, benches, seating areas, curbing, bollards, bike racks, trails, walls and fencing throughout the park as determined by M-NCPPC staff to meet the needs of the Local Park users and create an aesthetically pleasing park experience.
- E. Applicant to provide engineering for Local Park site grading, construction, and necessary stormwater management facilities. All engineering and design plans for the grading and construction of the Local Park and facilities therein, including stormwater management, must be approved by M-NCPPC staff. Grading to be kept outside stream buffers and avoid other sensitive resources as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. Grading to be engineered to prevent slopes in excess of 3:1 unless otherwise approved by staff. Applicant to procure the necessary park permits for construction of all park facilities and amenities.
 - F. Local Park construction to be completed prior to construction of homes across from the Park on Arora Hills Drive and Yellowwood Drive. All park facilities and amenities to be of a style, design, quality and location acceptable to M-NCPPC staff
 - G. Future homeowners adjacent to Ovid Hazen Wells Park are to receive notification prior to purchase of home that the site is in the vicinity of an active local park.

4. Site Plan

- A. Applicant to provide bike path segments along each piece of frontage of this property along Ridge Road.
- B. Prior to release of the signature set, the applicant shall indicate on the drawings any property from adjacent homeowners required for right-of-way, green space or other applicant related improvements that will be secured prior to record plat.
- C. The site and landscape plan to reflect the following changes prior to signature set:

Increase the number of front yard trees in areas with long townhouse rows over 3 units; maintain 40 - 50' O.C. street tree spacing on all public streets per agreement with MCDPS; label all fences per detail sheets; provide rear yard screening adjacent to parks and paths where spacing is tight; indicate the height of all retaining walls with none to be above 6 feet; connect walk of adjacent townhomes to the future shopping center; update site plans with park designs as those designs become final; heavy up buffer at property boundaries towards existing homes; noise attenuation fence to be reviewed by site plan and environmental planning

staff so to create functional and attractive fences along Ridge Road and all outdoor steps to be measure 6" riser and 15" tread for optimal outdoor use.

D. Unit Layout

- a. Unit orientation to major streets to remain as shown, in conformance to the grid pattern consistent with the neo-traditional design of the neighborhood. Any significant proposed changes to site plan shall be presented to staff for further staff level review and approval.
- b. The garage for the front loaded units shall not protrude beyond the front elevation of the front most portion of the building, i.e. the front porch.

5. Transportation

- A. The development under this site plan is limited to 842 dwelling units so that the residential total development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.
- B. In accordance with the Local Area Transportation Review (LATR) Guidelines and the revised phasing of roadway improvements for the Clarksburg Village/Greenway Village at Clarksburg developments described in Transportation Planning Staff's letter of August 22, 2002 to Mr. David Flanagan and Mr. Bernard Rafferty (copy attached), the off-site improvement to widen MD 27 to six through travel lanes from MD 355 to Brink Road including additional turn/approach lanes on MD 27 and Brink Road at the intersection of MD 27/Brink Road must be bonded, under construction, or under contract for construction prior to issuance of building permits for the new development.
- C. The applicant shall construct relocated Skylark Road from the Greenway to MD 27, including an eight-foot sidewalk on the south side.
- D. The applicant shall construct five-foot sidewalks along the length of Ridge Road.

6. Infrastructure Plan

The infrastructure Plan shall be amended pending the outcome of Development Plan Amendment that proposed to relocate the 2,000 square foot community open space from the retail center to the pool house.

7. Waivers

Staff recommends the Planning Board review and approve the following waivers for the following sections of the Montgomery County Code, Chapter 50 from the Maryland National Capital Park and Planning Commission:

- A. Section 50-26 (h) (3) that requires a sidewalk on both sides of a tertiary street. Because Sweet Flag Circle is a one-way road serving only 4 lots, and we are in a special protection area, we are requesting a waiver of a sidewalk on both sides of the roadway.
- B. Section 50-26 (e) (3) requires a 25' truncation at intersections. In this subdivision due to its neo-traditional design we are utilizing a radius truncation that allows the homes to move closer to the right of way.
- C. Section 50-29 (a) (2) which requires for single family detached lots to have frontage on public street. There are several areas throughout the development in which we have single-family detached homes fronting on to Homeowner Association open spaces. The homes have pedestrian access from the HOA and have vehicular access via the alleys at the rear of the homes. Again, we are trying to employ some of the neo-traditional neighborhood design principals.
- D. Section 50-26 (e) (1) that states that streets shall be laid out so as to intersect as nearly as possible at right angles. One of the design elements of neo-traditional developments is a grid roadway. Due to environmental factors, such as stream valley buffers, the grid is modified with curvilinear roadways causing intersections to be less than 90 degrees. Arora Hills Drive, north of Skylark Road has intersections with Inkberry, Serviceberry, Mistletoe, and Yellow Wood Drives and Meadow Sweet Road that are less than 90E.
- E. A waiver of the open section road standard, as typically required in a special protection area.

ISSUES OF THE SITE PLAN REVIEW PROCESS

1. Special Protection Area Review

The Greenway Village at Clarksburg includes 361 acres and is entirely located within the Clarksburg Special Protection Area (SPA). The property runs the entire length of Skylark Drive. Clarksburg Village subdivision is adjacent to the subject property and Ovid Hazen Wells Recreational Park to the north. This site plan covers 194 acres of the 361-acre site and includes 844 residential units. The drainage area within the subject property drains to Little Seneca Creek, a Use Class IV water.

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/forest stand delineation for the entire 370-acre Greenway Village developed identified the environmental buffers. As part of the forest conservation plan for the Greenway Village, the applicant will place forest conservation easements on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

The approved preliminary plan and preliminary water quality plan for Greenway Village did not indicate any impervious surfaces or stormwater management facilities within the stream valley buffer, except for a hard surface bicycle path and necessary stormwater management discharges. Since the approval of the preliminary water quality, DPS reduced the allowable drainage area to sand filters. This requires more stormwater management facilities and in this plan necessitates the permanent encroachment into the stream buffer for additional structures. In order to eliminate the permanent encroachments into the stream buffers for the additional stormwater management facilities the applicant would have to relocate the facilities outside of the buffers by reconfiguring the site and potentially losing density. Other encroachments such as necessary stormwater management discharges and utilities, the Greenway hard surface trail occurs as previously shown.

2. Adjacent Homeowners

The site is developed around and next to a number of existing homes. Staff has received comments from several of these homeowners regarding the boundary of their property and the proposed project. They have requested increased screening and clear definition of what was on their property and what wasn't. The applicant has amended the submittal to include three rail fences along boundaries to Mr. Leban and landscaping adjacent to Mr. Johnson. The Applicant will communicate with the neighbor on Ridge Road to the south prior to the hearing.

3. Middle School Site

MCPS has requested that the applicant show a schematic layout of the school site to determine adequacy of the parcel. The site is adequate, but staff recommended that the school be oriented in such a way that it tied into the grid pattern of the surrounding neighborhood and provided for increase pedestrian circulation access points to the school. In review of a revised layout, MCPS agreed with the layout that oriented the front door of the school to Ridge Road and maintained a parallel grid to the adjacent neighborhood. This layout also conformed to the MCPS goal of meeting the LEED standards for energy efficiency.

4. Sidewalk connections along Ridge Road

Ridge Road improvements were put in without a continuous sidewalk along this site's frontage. Staff recommends that this site plan and the Clarksburg Village Site Plan Amendment (pending)

Put in sidewalk connections with the hope that one day they may be continuous as future opportunities become available. This applicant has put in a partial path but staff recommends that all segments of this property receive sidewalk improvements.

5. Infrastructure plan

The Infrastructure Plan established in the first approval is amended with this application is amended in the following ways:

- Additional community open space/ recreation areas within the high-density residential areas within block J, K, L, and M;
- Redistribution of multifamily units to be closer to the commercial area;
- Redesign of multifamily areas to continue the neo-traditional theme of the design and to relate to the adjacent retail;
- Review the location and function of recreation area # 14 to be further from major roadways and more integrated in the residential community;
- Relocate the bike path for Phases 1 and 2 to be on the south side of Skylark Road;
- Per the Development Plan, future phases must provide 2,000 square feet of civic space (that is privately owned and maintained) for public use in the commercial center.

The retail area will be submitted with the adjacent Clarksburg Village site plan, that developer has acquired the retail portion of both projects. The remaining item to work out is the location of the Community Center. See discussion in Conformance to Master Plan ahead.

PROJECT DESCRIPTION: Surrounding Vicinity

The surrounding area, for the project as a whole, encompasses the Newcut Road neighborhood and portions of Ridge Road and Brink Road Transition Areas of the Clarksburg Master Plan. The site is bounded by Piedmont Road and M-NCPPC Ovid Hazen Wells Park to the north, Ridge Road to the east, Frederick Road and Little Seneca Creek to the south and Stringtown Road to the west, beyond the site.

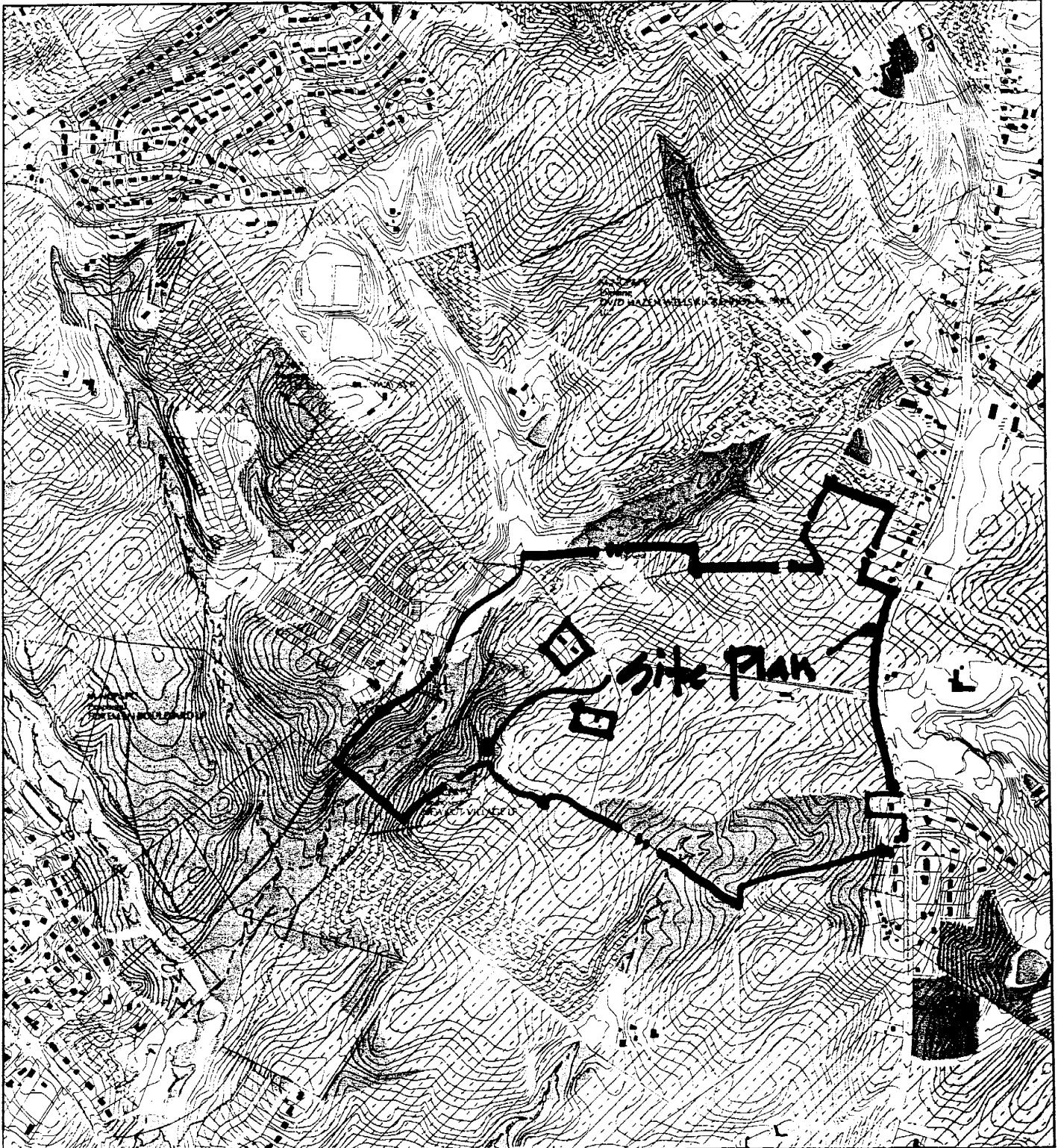
The area contains a mix of zones and uses with farmland being the primary land use to the north and east. Adjoining the site to the south and southwest is the proposed Clarksburg Village site plan (Preliminary Plan previously approved). The entire tract encompasses three freestanding homes that have been integrated into the design. The present site plan for Phases 3,4, and 5 adjoins several existing homes to the east that face Ridge Road.

PROJECT DESCRIPTION: Site Description

The site consists of rolling hills previously used as farmland. The site is within the Clarksburg Special Area Protection Area and is divided by Little Seneca Creek with tributaries running north south through the property. Stream valley buffers and one hundred year flood plains define the development limits adjacent the streams and tributaries. There are significant trees stands throughout the property and the stream valleys are wooded.

The proposed site for this site plan is the portion of the site west of Little Seneca Creek and south of Ovid Hazen Wells Park.

GREENWAY VILLAGE AT CLARKSBURG PHASE 3,4 & 5 (8-04022)



Map compiled on February 25, 2004 at 12:59 PM | Site located on base sheet no - 232NW12

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Key Map



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Research & Technology Center

0 1200

1 inch = 1200 feet
1 : 14400

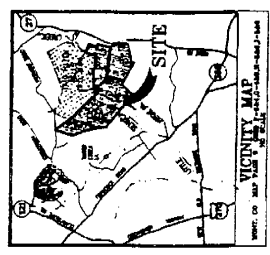
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

12

Entire Subdivision

CPI
Charles P. Johnson & Associates, Inc.
Associates



SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
GREENWAY VILLAGE AT CLARKSBURG

DATE	10/10
SCALE	1" = 200'
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	

NO.	DESCRIPTION	DATE
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Site Plan # 0-04022

Clarksburg Village Site Plan

13 A

Professional seals and stamps of the designers and engineers, including names like 'James M. ...' and 'John R. ...'.

Vertical text along the right edge: '10/10/00', '1" = 200'', 'CPI', 'MONTGOMERY COUNTY, MARYLAND'.

NO.	REV.	DATE	DESCRIPTION
1	1		ISSUED FOR PERMIT

CLIENT	CLARKSBURG (2nd) ELECTION DISTRICT
PROJECT	GREENWAY VILLAGE
DATE	
DRAWN BY	J. W. JOHNSON
CHECKED BY	J. W. JOHNSON
SCALE	1" = 400'

DATE	
SCALE	1" = 400'

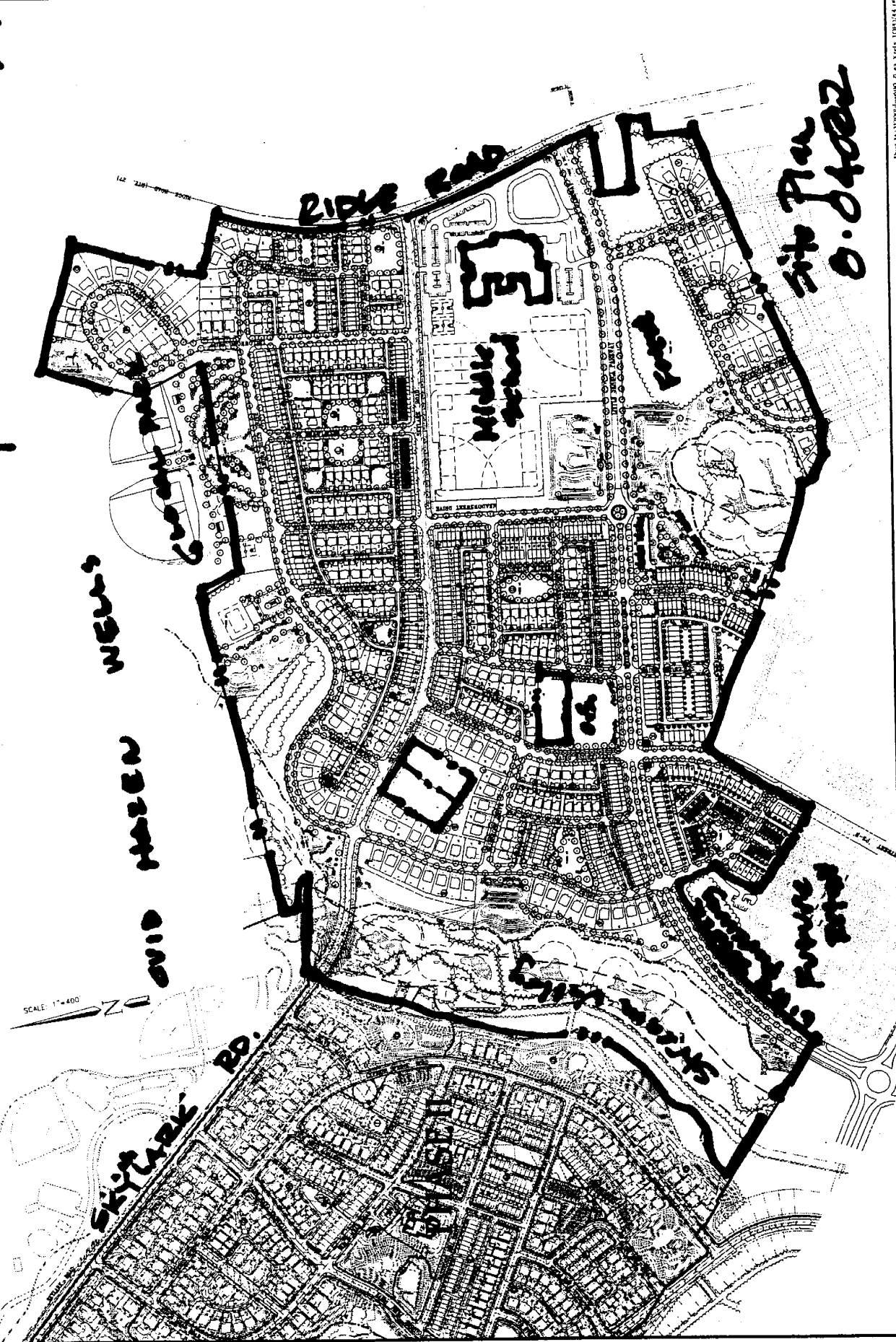
CLARKSBURG (2nd) ELECTION DISTRICT
GREENWAY VILLAGE
SITE PLAN - PHASE 3, 4, AND 5
MONTGOMERY COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
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FARMERSVILLE, VA
FREDERICK, MD
PERSIMMON

Layout Detail Phase 3, 4, 5

Site Plan
0:2402



Greenway Village Local Park

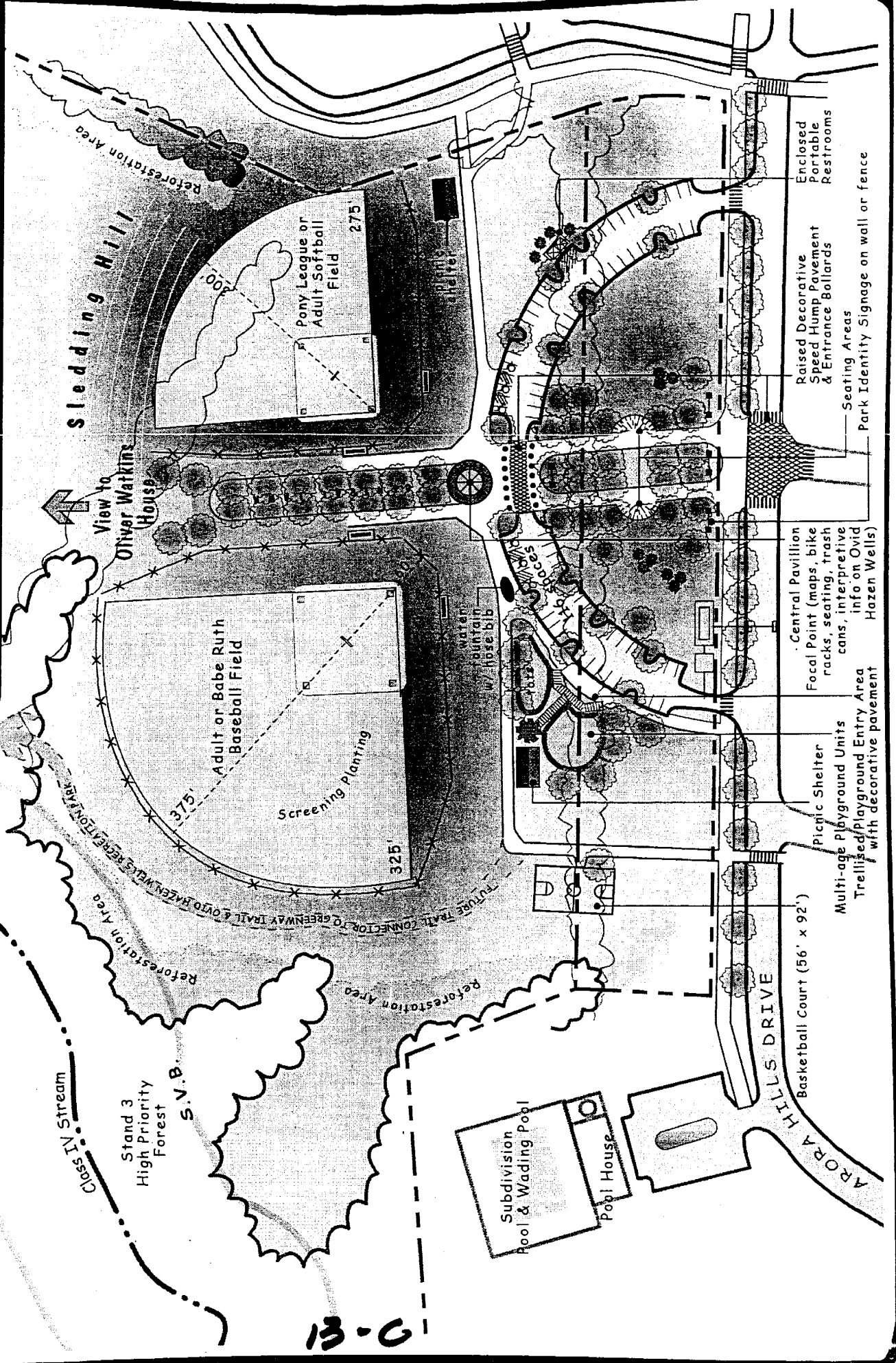
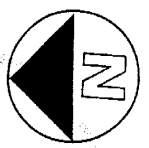
(within Ovid Hazen Wells Recreation Park)

CONCEPT DEVELOPMENT PLAN

180'
approx. scale

DATE: 07/04

M-NCPPC
THE MARYLAND NATIONAL
CAPITAL PARK & PLANNING
COMMISSION



Enclosed Portable Restrooms
Raised Decorative Speed Hump Pavement & Entrance Ballards
Seating Areas
Park Identity Signage on wall or fence

Central Pavillion
Focal Point (maps, bike racks, seating, trash cans, interpretive info on Ovid Hazen Wells)

Picnic Shelter
Multi-age Playground Units
Trellised Playground Entry Area with decorative pavement

Basketball Court (56' x 92')

13-C

PROJECT DESCRIPTION: Proposal

The entire Greenway Village site encompasses the area from Piedmont Road to Ridge Road, with the first two phases of the project west of Little Seneca Creek developing first (as previously approved by the Planning Board) and the present proposal developing second.

The proposed project encompasses Skylark Road with the front doors of single-family detached and town homes facing the street. An 8-foot bike path is on the south side of Skylark Road.

In Phases 3, 4 and 5, the housing pattern is a grid of single-family detached homes and town houses with green spaces interwoven within each larger block in classic neo-traditional design patterns. The blocks are a mix of front loaded garage units and alley loaded freestanding garage units. Units with front loaded garages include porches and the garage will not protrude beyond the porch in order to maintain a pedestrian scale to the neighborhood. In the rear, garages are generally sited a minimum of 20 feet away from the house or townhouse. Sidewalks and street trees frame each street. Single loaded streets (houses on only one side) adjacent to Ovid Hazen Wells Park provide for open views to adjacent open spaces. Storm water management facilities are placed within the open spaces and landscaped to create attractive views over them.

East of the developed area is the Little Seneca creek that links Ovid Hazen Wells Park to the Clarksburg Green way Trail to the south. The Clarksburg Master Plan provides for both a Local Park and a park Greenway and Greenway Trail on this project site. The Clarksburg Greenway and Greenway Trail is one of the centerpieces of the Master Plan. This Greenway and Trail connects the various communities and parks throughout the Clarksburg Area including Black Hill Regional Park, Little Bennett Regional Park and Ovid Hazen Recreation Park, as well as many Local Parks. The Applicant will help facilitate this project by dedicating the land on both sides of the Little Seneca Tributary for the park Greenway and will construct the Greenway Trail through the subject property. The Applicant will also facilitate the creation of the Master Plan directed Local Park by dedicating a portion of the land necessary for an adequately sized Local Park and will engineer and construct the park's facilities for use by the area's new residents.

A swim center with pool and pool house and parking is located adjacent to Ovid Hazen Wells Park. The pool area will connect to the proposed local park adjacent to the pool and within Ovid Hazen Wells Park.

MPDUs are located adjacent to open space and open space parks and the future shopping center. They are placed within the block pattern of the neighborhood, similar to the market rate units.

Landscaping for the project includes street trees along each street. Because of the higher density of units within the blocks (with only six and eight feet between units), the street trees are recommended to be 40 feet on center within the blocks and 50 feet on center for Skylark Road (as approved in Phase 1 and 2) and for streets adjacent to the open spaces. Landscaping has been provided within open spaces to better define public areas and to enhance recreational experiences. The storm water management facilities have been landscaped with trees to make them more attractive. The open spaces are defined by shrub masses that help distinguish between

public and private open spaces. Additional landscaping is needed adjacent to existing homes to the ease.

Recreation areas are provided with multiage play areas, open spaces, sitting areas and bike paths. These areas are integrated into the community 's mews, open space areas and alleys and are evenly distributed. The open spaces within this site plan do not include any of the open space trails that connect to the Greenway Trail system. Lighting plans have been provided for the open spaces within the community.

A bike path system is provided for within the neighborhood. They system connects open space areas to parks and creates a system that connects to Ovid Hazen Wells Park and the future shopping center tot eh east of the proposed site plan. Sidewalks are provided on each side of each street, providing continuous circulation throughout the neighborhood, to recreation facilities and beyond.

A middle school site is located in the eastern portion of the site, between Skylark Road and Little Seneca Parkway, adjacent to Ridge Road. The site has been schematically designed with the prototypical school and parking lot. The school was sited to tie in architecturally and functionally to the adjoining neo-traditional grid of the neighborhood design. The layout allows pedestrian connections from all adjacent streets to the school as well.

PROJECT DESCRIPTION: Prior Approvals

Zoning Case G- 735

Zoning Case G-735 changed the zoning of the site from R-200 to PD-4, making it consistent with the master plan recommendations.

The Development Plan for the case includes the following binding elements: 86 acres of dedicated park area, 543 parking spaces for multifamily and commercial/office development, a unit mix table that allows for a total of 1330 units, and 44% minimum single family detached lots and 89,000 - 90, 000 s.f. of commercial development. Phasing for the commercial area is to follow Clarksburg Town Center. Road improvements have also been identified. Eleven park sites have been identified and a community wide facilities for a bike system, a pedestrian system, and indoor community space at the village center. A one hundred foot setback for rear and side units along Skylark Road is required. Park dedication is shown between Phase II and IV.

The plan proposes the full 1330 units allowed with 45.34% sfd units. The park sites have been shown on the plan's infrastructure plan and they exceed the development plan. *Units now face Skylark Road, thus negating the requirement for the 100-foot setback. Park dedication will be dedicated with Phases 3, 4 and 5.*

The proposed Site Plan conforms to the Development Plan for zoning case G-735.

Preliminary Plan # 1-02033

The Planning Board approved the Preliminary Plan for the site on February 7, 2002, Opinion attached. The Site Plan addresses the conditions in the following way:

1. Transportation Planning Memo of Jan 31, 2002	1. See updated LATR phasing letter attached
2. Infrastructure Plan required	2. See above
3. No clearing or grading beyond infrastructure plan	3. Conforms
4. Comply with Prelim Water quality plan	4. Conforms
5. Comply with Prelim FCP prior to record plat	5. To Conform
6. Access improvements per MCDPWT1/31/02 memo	6. Conforms
7. Access improvements per MDSHA 11/06/01 memo	7. Conforms
8. Full width improvements dedicated per Master Plan	8. To Conform
9. Full width improvements constructed per Master Plan	9. To Conform
10. Abandon Skylark Road subsequent to	10. Conforms, see memo from applicant,

construction and release of relocated road to county	attached.
11. Record plat to show FCP Type 1 areas	11. To Conform
12. Dedicate road network per earlier conditions	12. To Conform
13. Plat to show ingress/egress	13. To Conform
14. Plat to indicate school or park use only	14. To Conform
15. Recreational Facilities to conform to Feb 6, 2002 memo	15. Phases 3,4 and 5 Conforms
16. Construct play facilities	16. Conforms with this site plan
17. Dedicate Middle school 22 ac not including SWM and FCP easements	17. Conforms with this site plan
18. School Site to be graded per MCPS stds	18. Conforms with this site plan
19. School dedication phasing to coincide with Site Plan approval	19. Conforms with this site plan
20. Greenway bike trail	19. Conforms with this site plan
21. Final units at site plan with adjustments to multifamily locations, redesign of neighborhood center, reduce MF to 20% max of total unit count	21. Conform with this site plan
22. Final trail design, park windows, trail access points to be determined with site plan,	22. Conform with this site plan
23. Landscape and Lighting Plan	23. Conform with this site plan
24. MPDU's at Site Plan	24. Conforms, 12.5 % provided
25. Waiver of overlength cul de sac's and sidewalk waivers to be determined at Site Plan	25. Per earlier site plans in Phase 1 and 2.
26. PP Validity schedule	26. Conformance to be determined
27. Other easements	27. As needed

The proposed Site Plan conforms to the Preliminary Plan approval for Phases 3, 4, and 5.

ANALYSIS: Conformance to Master Plan

Relationship to the Clarksburg Master Plan

Greenway Village is located in the Newcut Road Neighborhood District of the 1994 Clarksburg Master Plan. Proposed road A-302 (Little Seneca Parkway) is referenced in the Master Plan as Newcut Road Extended. Skylark Road will be improved to MD 27 (Ridge Road). The future middle school is shown on a 25-acre property between Skylark Road, Little Seneca Parkway, and Ridge Road.

The site plan contains over 90 acres in park and play areas, with approximately 80 acres in publicly-dedicated parks and 12.5 acres of private recreation space.

The previous site plan for Phases I and II of the project were considered in September 2002. Site Plan #8-02036 contained 328 single-family detached, 109 single-family attached, and 49 MPDUs as townhouse units for a total of 486 units. Community-Based Planning staff comments submitted on that portion of the project focused on Master Plan objectives of creating a mixed-use neighborhood with transit-oriented land use patterns (p. 58). The proportion of unit types should conform to the Master Plan guidelines for the mix of housing as follows:

Unit Type	Master Plan Guidelines	Unit Count This Plan	Phases I & II Unit Count	Cumulative Proportion of All Units	Conforms with Master Plan
Single-family detached	45-55%	277	328	45.4%	Yes
Single-family attached*	35-45%	371	158	39.7%	Yes
Multi-family	10-20%	196	0	14.7%	Yes

*Includes 170 MPDU units specified as attached units which are 12.7% of total units.

Community-Based Planning staff has consistently recommended that no more than 20 percent of the units be multi-family. Site Plan #8-04022 demonstrates that these Master Plan objectives are attainable.

The amended Development Plan for Local Map Amendment G-735 adopted by the Montgomery County District Council on April 10, 2001, depicts 2,000 square feet of indoor community space to be located near the Greenway within the commercial center. The community center was intended to provide meeting room space for Clarksburg as a whole as well as space for other activities not restricted to residents of this subdivision. This space should be privately maintained by the owner of the commercial center, but made available to the general public as "public use" space.

The applicant has submitted a Development Plan Amendment (DPA-04-03) to clarify the Development Plan by showing 2,000 square feet of community open space within the commercial area and an additional 2,000 square feet of indoor community space in the upper

level above the proposed pool house. The Clarksburg Civic Association Executive Committee resolved, at a May 31, 2004 meeting, that the community center planned for Greenway Village should be in a separate building, not a part of a swim center, and closer to retail with enough parking.

The Hearing Examiner Public Hearing on DPA-04-03 has not been scheduled. Staff will continue to work with the applicant on this issue.

Conformance to Master Plan Park Recommendations

The Clarksburg Master Plan provides for both a Local Park and a park Greenway and Greenway Trail on this project site. The Clarksburg Greenway and Greenway Trail is one of the centerpieces of the Master Plan. This Greenway and Trail connects the various communities and parks throughout the Clarksburg Area including Black Hill Regional Park, Little Bennett Regional Park and Ovid Hazen Recreation Park, as well as many Local Parks. The Applicant will help facilitate this project by dedicating the land on both sides of the Little Seneca Tributary for the park Greenway and will construct the Greenway Trail through the subject property. The Applicant will also facilitate the creation of the Master Plan directed Local Park by dedicating a portion of the land necessary for an adequately sized Local Park and will engineer and construct the park's facilities for use by the area's new residents.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

GREENWAY VILLAGE GENERAL NOTES		
Zoning:		PD-4
	Phases 3,4, and 5:	All Phases:
Total No. of Units Prop.:	844	1330
Single Family Detached:	277	605
Standard Townhomes:	250	359
MPDU Townhomes:	121	170
Multifamily:	196	196
Areas:	Phases 3, 4, and 5:	All Phases:
Gross Tract Area for Total Site:	209.27 Ac.	362.87 Ac.
Req. Street Dedication:	10.24 Ac.	18.61 Ac.
Net Tract Area	199.84 Ac.	355.47 Ac.
Green Area phases 3, 4, and 5 (min. 40% of gross tract):	120 (57%)	213.0 (58%)
Water/Sewer Categories:		W-3/S-3
Proposed Water/Sewer Service:		W-3/S-3
On Site Quantity: Storm Water Management Ponds		
On Site Quality: Bioretention Facilities/Water Quality Ponds		
Minimum Standards:		
Single Family Detached		
Lot Size		Varies
Front Yard		15'
Rear Yard		As shown on Site Plan
Side Yard		4' (lots with front load gar.) 3' (lots with rear load gar.)

FINDINGS: For Site Plan Review

1. The Site Plan is consistent with an approved development plan for the PD-4 zone. Case G- 735 was approved by the District Council April 10, 2001, see discussion above.
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 single family and townhouse units are predominately arranged in a grid to create the pedestrian oriented neo-traditional neighborhood. This subdivision design allows for areas of higher density of development and greater areas of open space preservation. The plan layout differs slightly from the Development Plan, the units are arranged primarily in grids with unit front doors facing the major streets and thus allowing for more consolidated open space areas.

The creation of open space parks throughout the subdivision creates a community focus for recreation and interaction. The design of the open spaces – with central greens, sitting areas and shade trees and decorative planting - creates a major amenity feature for the community as a whole. The tighter unit spacing creates a more pedestrian friendly environment along the public sidewalks and for more significant open space areas – stream valley buffers in particular. The orientations of the front door to the streets or to open space mews are an important part of this neighborhood design - they establish a high quality pedestrian environment. The location of buildings are efficient.

b. Open Spaces

Noise

The applicant has prepared a traffic noise impact analysis for the residential units along Ridge Road (MD 27). The noise analysis does not adequately identify the number of units that will be impacted from vehicle traffic noise or the noise mitigation that is necessary to meet the interior and exterior noise criteria. The applicant will have to conduct a complete noise analysis and submit the information for review prior to signature set.

Storm Water Management

The water quantity control for this site will be provided via four extended detention dry ponds. Water quality control for the site will be provided by the via a treatment train that consists of vegetated conveyance swales, dry swales (vegetated swales underlain with infiltration structures), bio-retention structures (for small drainage areas), surface sand filters, underground filtering structures, water quality inlets and recharge structures. I areas where open section roads were not feasible, additional water quality measures were provided to off set the lost benefits.

c. Landscaping and Lighting

Landscaping for the project is characterized by street tree planting, preservation of forested areas, enhancement of buffer planting at the project's perimeter, shrub masses at the perimeters of neighborhood open space areas and decorative planting areas for accent areas. The storm water management ponds have been landscaped and the landscaping and curvilinear grading provides a visual relief to the functional form the ponds usually take. The landscaping provides attractive streetscapes, attractive views to adjacent open spaces and screening where rear yards are visible from public streets, park land and bike path areas. Landscaping is adequate as conditioned.

The lighting plans are provided for the open space areas. They will be finally reviewed with signature set and they will provide light levels that are adequate for pedestrian safety without creating a nuisance.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The play areas have been located throughout the open spaces within the housing area and parkland adjacent to the homes.

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 grid of streets, providing for uniform access throughout the neighborhood for both pedestrians and vehicles. The combined system of streets and sidewalks allow for complete access for all inhabitants of the community. Private and public alleys provide access to the back yards of the homes with rear loaded garages, thus providing more uniform vehicular parking and pedestrian access next to the street within the front of the lot.

Internal block paths link play areas and open spaces to sidewalks. Beyond the unit blocks, paths and bike paths link open spaces with street oriented bike paths and off site bike paths within Ovid Hazen Wells Park and greenway trail system.

The existing Skylark Road with improvements and construction of Relocated Newcut Road (A-302) between MD 27 and the A-305 intersection by the applicant in connection with the subject site plan provide safe and adequate access for vehicles and pedestrians. The internal vehicular circulation as shown on the site plan is adequate and safe.

The provision of sidewalks along the length of Ridge Road, albeit in segments, prepares for opportunities for a continuous pedestrian connection from this site to the school, and parks and shopping to the south. The provision of these segments provides the basis for a future complete pedestrian system.

Local Area Transportation Review and Policy Area Transportation Review

The Adequate Public Facilities issues on the subject development as related to both the LATR and Policy Area Transportation Review were addressed at the time of the preliminary plan application. Revisions to the phasing of off-site and on-site roadway improvements are addressed in staff's August 22, 2002 letter.

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

The buildings are arranged in a grid pattern of lots and blocks with centralized pockets of open space. This standardized treatment allows for a mix of unit types to be located near each other with seamless transitions between single-family-detached housing and town homes. The layout of the townhomes adjacent to the future retail include a buffer that will be of use in the

Additional landscaping will enhance the buffer to adjacent homes along the eastern boundary of the project. The location and size of rear yards of the units near the boundary is sympathetic to the size of the existing yards. Both treatments increase the compatibility of the new project.

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

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

Forest Conservation

A final forest conservation plan has been prepared for Phases 3, 4, and 5. This forest conservation plan amends the final forest conservation plan for the Phases 1 and 2. This site plans includes 55 acres of existing forest. The applicant is proposing to clear 29 acres of existing forest and plant 14 acres of forest plantings. Table 1 below compares the amount of existing forest, forest cleared, forest created, and offsite forest planting necessary for the two Greenway Village site plans. It is important to note that the development of Greenway Village will result in the clearing of 57 percent of the existing forest within the 361-acre site.

Table 1. Greenway Village: Existing Forest, Forest Cleared, Forest Planting Credits, Forest to be Planted Off-site (acres)

	Phase 1 and 2 (Site plan 8-02036)	Phase 3, 4, and 5 (Site plan 8-04022)	Total Greenway Village
Site Plan Area	167	194	361
Existing Forest	61	55	116
Forest Cleared	37	29	66
Forest Planted	14	14	28
Landscaping Credit	5	6	11
Offsite Planting Needed	8	12	20

The applicant will need to find 12 acres of offsite planting to meet the forest conservation requirements for this site plan. The total offsite planting for the Greenway Village plans is 20 acres. The priority for reforestation shall be first within the within the same watershed and within the Clarksburg SPA, within the Clarksburg SPA, and finally within the same watershed but outside of the SPA. If planting sites are not available within the locations mentioned above Environmental Planning requests an option allowing the applicant to use the fee-in-lieu option to meet their offsite requirements.

Attachments:

1. Environmental Planning Memo July 16, 2004 – FWQP with attachments including June 17, 2004 approval memo from DPS
2. Environmental Planning Memo July 16, 2004
3. Community Base Planning July 12, 2004
4. Transportation Planning July 13, 2004
5. Park Planning and Resources July 14, 2004
6. Waiver Request – CPJ January 27, 2004