Attachment C

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

September 1, 2004

MEMORANDUM

TO: Catherine Conlon, Acting Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-04019
Woodcrest
Clarksburg

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the preliminary plan for the Woodcrest development, which is located north of Clarksburg and east of Frederick Road (MD 355) in the Clarksburg Policy Area. The proposed development under this preliminary plan includes 86 residential dwelling units.

RECOMMENDATION

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan:

1. Total development under this preliminary plan is limited to 86 dwelling units (59 single-family dwelling units and 27 townhouses.)

2. The applicant shall construct the section of A-305 from MD 355 to Clarksburg Road to satisfy the policy area transportation review requirements as described in the text below.

DISCUSSION

Summary of Local Area Transportation Review

The intersection of MD 355 and MD 121 was defined as a critical intersection to be affected by the development of the subject site and was examined in the traffic study to determine whether this intersection met the applicable congestion standard of 1,500 Critical Lane Volume (CLV) for the Clarksburg Policy Area. The CLV impact of the proposed development on the critical intersection was analyzed and is summarized below.

Critical Lane Volume Analysis of MD 355/MD 121 Intersection

	AM	PM
Existing Traffic Conditions	1,417	1,424
Background Traffic Conditions	1,913	1,755
Total Traffic Conditions	1,940	1,773
Total Improved Traffic Conditions	1,795	1,514

As shown in the above, the MD 355/MD 121 intersection is currently operating at acceptable CLVs (CLV standard is 1,500) during both the AM and PM weekday peak-hour conditions. Under the background (development approved but not built) and the total development (background plus the site development) conditions, the intersection is projected to operate at unacceptable CLVs. The applicant proposed construction of A-305 from MD 355 to Clarksburg Road to mitigate the site-generated trips at this intersection. The MD 355/MD 121 intersection will operate at a better level than the background condition with the roadway improvements conditioned upon approval of this preliminary plan.

Policy Area Transportation Review

Based on the FY 2004 Annual Growth Policy staging ceiling capacity, there is insufficient capacity available for the housing development (-5,033 dwelling units as of July 31, 2003, the date this preliminary plan was filed) in the Clarksburg Policy Area. The applicant proposed to construct A-305 from MD 355 to Clarksburg Road to address this staging ceiling issue. Staff finds that the proposed roadway improvements will provide sufficient staging ceiling capacity to accommodate the proposed development.

Site Access and Circulation

The access points to the site via the proposed A-305 provide safe and adequate access for vehicles and pedestrians. The internal vehicular circulation and sidewalk system shown on the preliminary plan are also safe and adequate.

CONCLUSION

Staff concludes that the subject preliminary plan satisfies the APF requirements since (1) the nearby intersection is anticipated to operate at a better level than the background development condition with the proposed construction of A-305 from MD 355 to Clarksburg Road; and (2) the insufficient staging ceiling capacity issue is adequately addressed by constructing A-305 as proposed by the applicant.

KHK/gw

mmo to conlon re woodcrest 1-04019

Attachment D

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Park & Planning, Montgomery County, Maryland
8787Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Acting Supervisor, Development Review
Rich Weaver, Planning Coordinator, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning MP

DATE: August 18, 2004

SUBJECT: Preliminary Plan 1-04019
Woodcrest
Preliminary Water Quality Plan

RECOMMENDATION

Staff recommends approval of the preliminary water quality plan subject to the following conditions:

- Compliance with the conditions of the preliminary 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.

- Conformance to the conditions as stated in the DPS letter July 8, 2004 approving the elements of the SPA water quality plan under its purview.

DISCUSSION

This memorandum contains Environmental Planning staff's review and recommendations on the preliminary water quality plan for the Woodcrest preliminary plan of subdivision in Clarksburg. The sections below discuss existing conditions, forest conservation, compliance with environmental guidelines, imperviousness, and stormwater management.

Background

The 47-acre property is located east of MD 355 north of the Clarksburg historic district and south of the Little Bennett MNCPPC maintenance facility. Approximately 18 acres of the site is within the Clarksburg Special Protection Area (SPA). The remainder of the property is outside of the SPA and within the Little Bennett watershed, a Use III watershed. The current land uses include abandoned agricultural land, mature forest, and a landscape contracting operation. High

voltage overhead electric lines bisect the property. The natural resources for the subject property is characterized in Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) plan 4-03252. Staff approved the NRI/FSD in September 2003.

The subject site contains 16 acres of forest, 1.4 acres of wetlands, and 15 acres of environmental buffers. There are steep slopes (> 25%) on the property and highly erodible soils. The steep slopes and highly erodible slopes are hydraulically connected to Waters of the United States and are included in the environmental buffers.

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

Forest Conservation

The applicant has submitted a preliminary forest conservation plan for staff review. The applicant is proposing to remove 4.36 acres of forest and retain the remaining forest. The property is proposed for development using an optional method of development. Section 22A-12(f) of the forest conservation law requires properties developed under an optional method of development to meet certain forest retention requirements on site. The forest conservation plan indicates that the applicant will meet the conservation threshold on onsite and meet all forest conservation requirements through the retention of existing forest.

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 NRI/FSDs for the subject property identified the environmental buffers. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream buffers. As part of the *Environmental Guidelines*, the stream buffers within the SPA must be reforested. Where forest does not currently exist in the stream buffers, the applicant will plant new forests. The applicant is required to forest a small portion of unforested environmental buffer in the SPA, as part of the requirements of the Environmental Guidelines. The applicant will place forest conservation easements on the environmental buffers and all forest retention areas.

Encroachments into the environmental buffers associated with this plan are necessitated by the construction of A-305. The future intersection of A-305 and MD 355 occurs in a wetland area. The applicant has considered the wetland function and size in order to minimize the encroachment. Based on roadway site distances and proximity to other intersections along MD 355 the encroachment into the wetland and wetland buffer is necessary. The wetland permitting agencies concur with the proposed location of the A-305 and MD 355 intersection.

Site Imperviousness

There are no impervious limitations within the Clarksburg SPA; however, the Special Protection Area regulations allow M-NCPPC to review imperviousness and to work with the applicant to reduce imperviousness. The impervious amount proposed for the 47-acre site is 19.5 percent for the entire development, which is in the acceptable range for similarly zoned properties in the County.

Stormwater Management

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

- Protect the streams and aquatic habitat.
- Maintain the nature of onsite stream channels.
- Maintain stream base flows.
- Identify and protect stream banks prone to erosion and slumping.
- Minimize storm flow runoff increases.
- Minimize increases in ambient water temperatures.
- Protect springs, seeps, and wetlands.
- Minimize sediment loading.
- Minimize nutrient loadings.
- Control insecticides, pesticides, and toxic substances.

To help meet the performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Stormwater quantity control will be provided by an extended detention dry pond and underground storage pipes. Stormwater quality control is provided via a treatment train consisting of recharge structures, surface sand filters, dry swales, structural water quality inlets and vegetated buffer filtering.