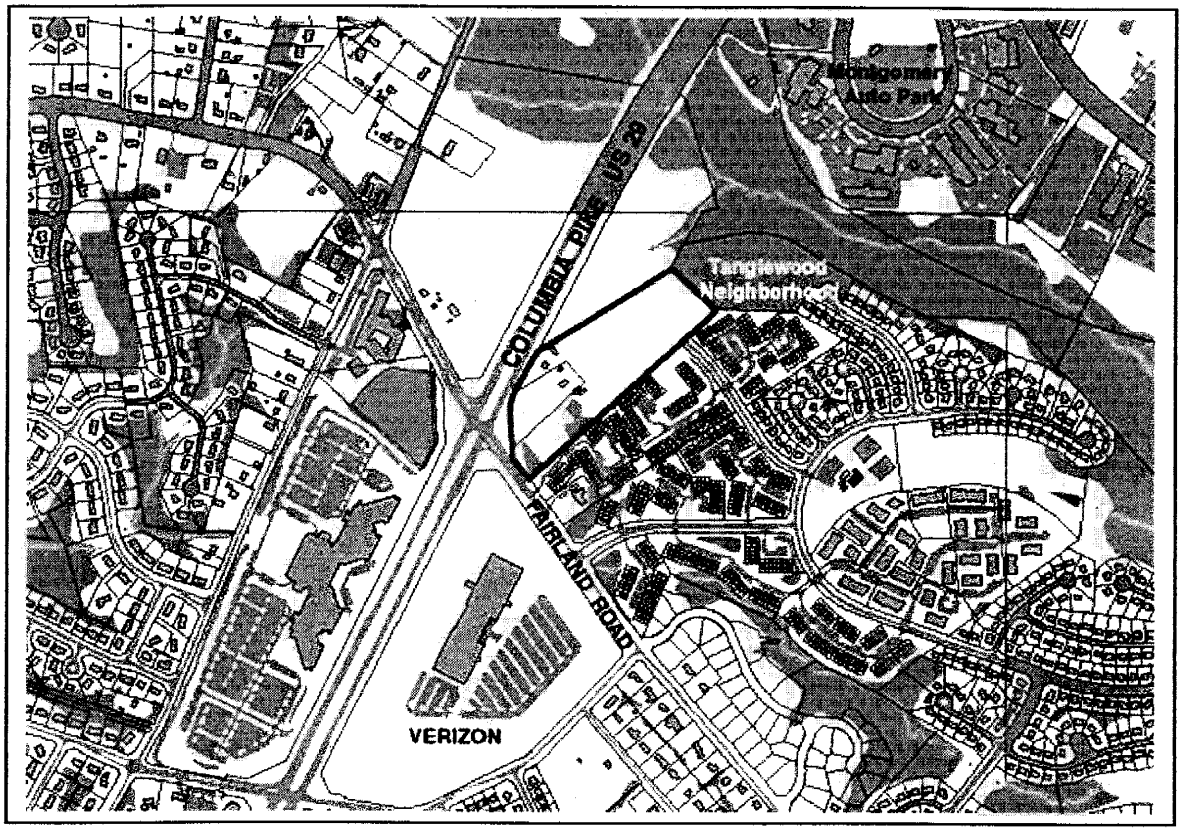
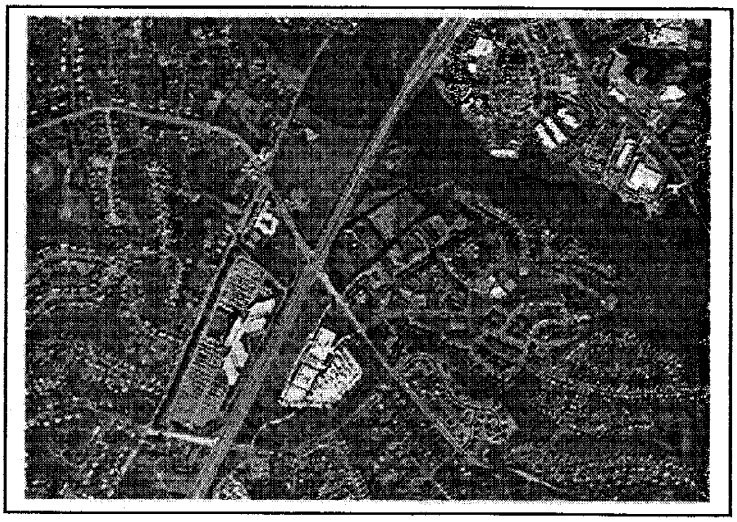
PROJECT DESCRIPTION: Surrounding Vicinity

The 12.08-acre site is located at the northeastern quadrant of the intersection of Columbia Pike (US 29) and Fairland Road, and adjoins the neighborhood formally identified as Tanglewood. The area's residential subdivisions were developed in the 1970's and 1980's, and support a diverse housing supply of townhouses and detached one-family homes. The developed subdivisions provide a remarkable degree of privacy achieved by the narrow interior road access, limited street parking and the setbacks from Fairland Road and US 29. The street patterns cluster the housing in small enclaves that are focused on private, internal spaces shared among nearby neighbors.

The Tanglewood Neighborhood Park comprises 18.7-acres between Fairland Road and Briggs Chaney Road. It features a playground and tennis courts. The park was acquired by M-NCPPC in 1982.



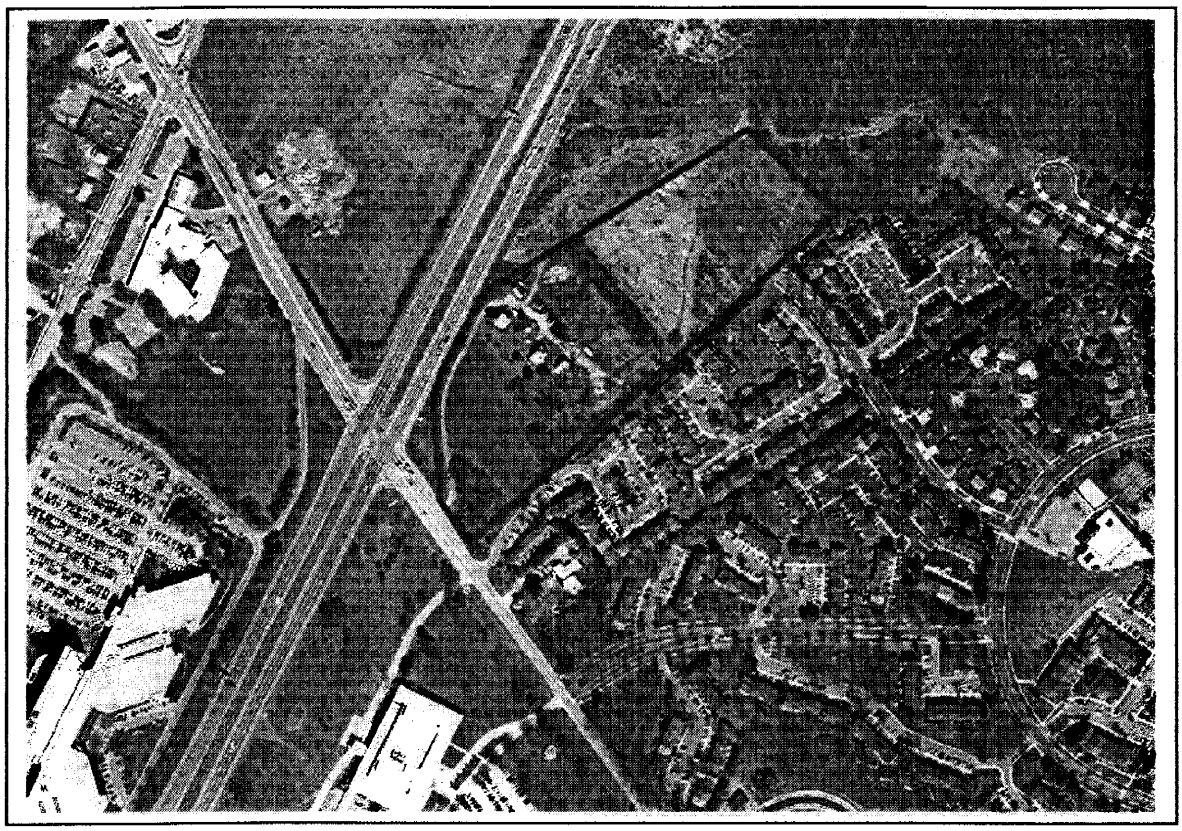
Planametric map of the Fairland-Columbia Pike intersection.



Aerial Orthography Fairland Area. The site is marked in red.

PROJECT DESCRIPTION: Site Description

The Fairland View property is one of the three undeveloped properties remaining within the Fairland Road section of the Fairland Planning Area. The site is generally flat, and currently supports two residences with ancillary sheds and a barn. Little significant vegetation exists on the site; the 33-inch back walnut tree and the 20-inch Linden tree will be cleared, as will the hedgerow along the drainage channel that bisects the site transversely. There are no wetlands are stream buffers on the property.

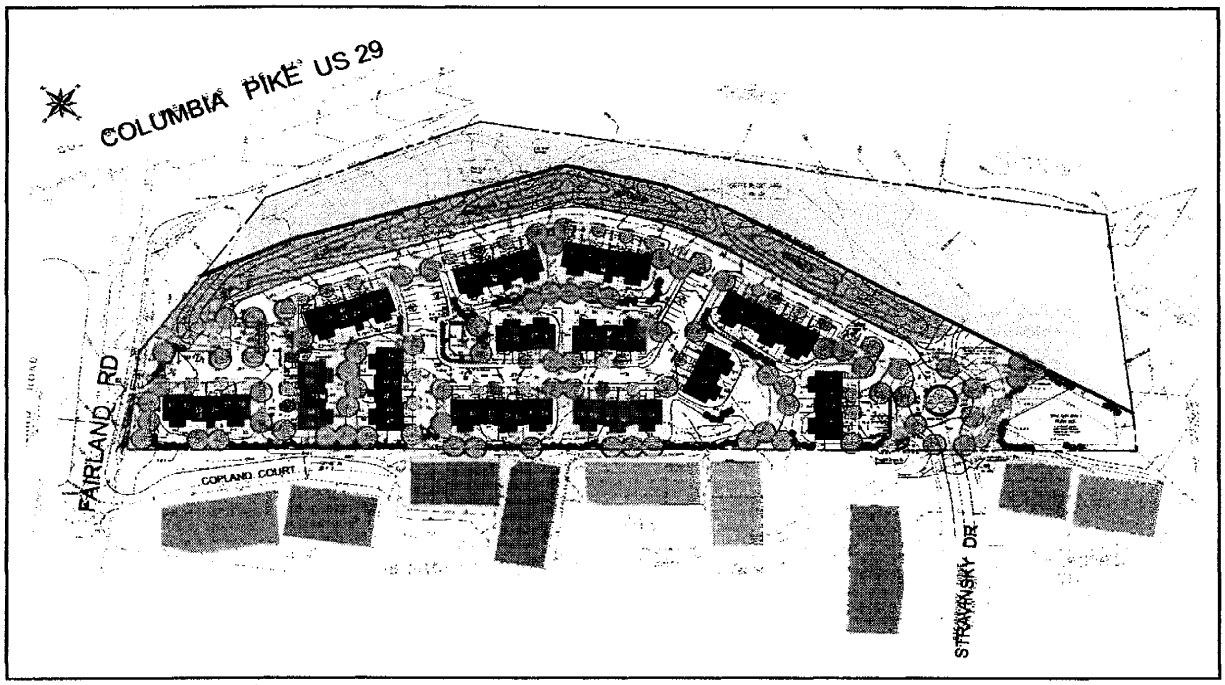


The Fairland View property as viewed in orthographic photo. Note the Tanglewood neighborhood adjoining the site to the south; the Verizon buildings are located at the lower left.

PROJECT DESCRIPTION: Proposal

The proposed site plan is organized as three clusters of townhouses appended to the south side of the curved, internal access drive. The private drive, convex in plan, follows the edge of the buildable envelope--the SHA alignment proposed for ICC Corridor 2 (see discussion under *Issues of Review*, page 6) and its accompanying berm. Thus, the shape of the development itself is formed, if not dictated, by the setting of the ICC as well as the applicant's decision to develop according to this alternative.

The placement of this internal driveway essentially encloses the new subdivision as a "cup handle" that is attached to the existing townhouse development to the south, Tanglewood. In defining this edge condition, the placement of the private street orients the new neighborhood inward, to itself, protected visually, physically, and acoustically from the adjacent Columbia Pike and the ICC (Corridor 2) to the north.



The Site Plan proposed for the Fairland View Property. Note the solid red line showing the alternate alignment for the SHA Intercounty Connector ROW (Corridor 2). The dark green strip adjacent to the ROW represents the landscaped berm for visual screening and noise attenuation. Staff recommends extension of the spublic sidewalk on Fairland Road and the addition of street trees.

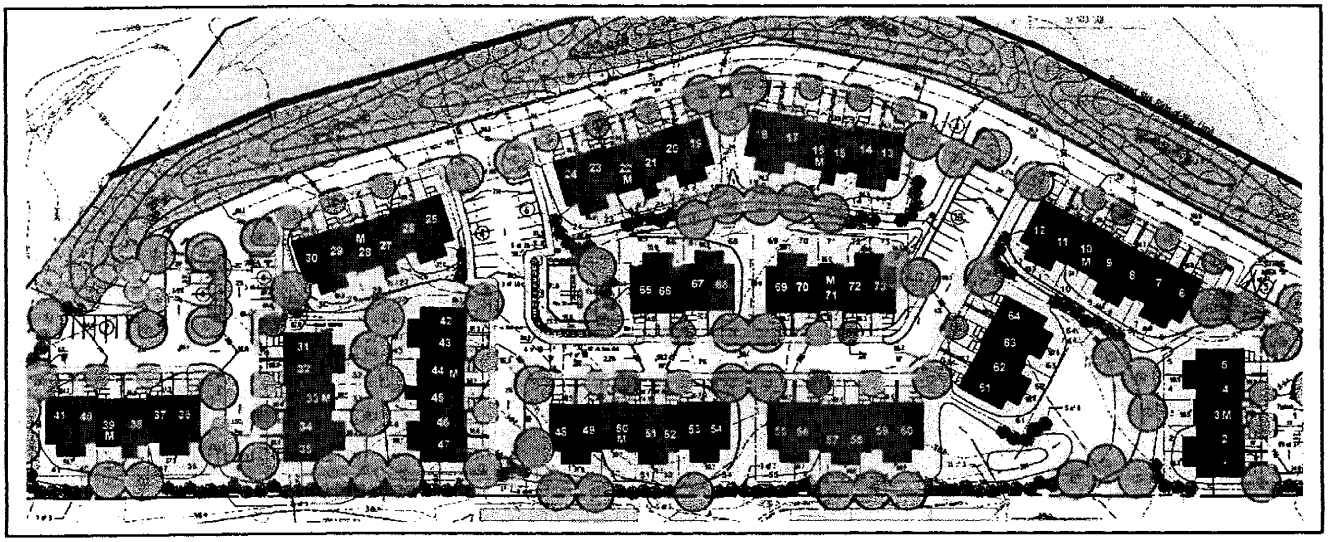
The massing and placement of the buildings establish a recognizable hierarchy: A denser core cluster at the center, articulated by a central "loop" drive, is flanked by its subordinate groupings on the east and west. The smaller clusters serve to define the internal street system, and, by extension, create "neighborhoods within a neighborhood," that mediate the scale of the development. More importantly, the three mini-neighborhoods establish, vis-à-vis a loose grid, a satisfactory terminus to the overall Fairland Road development pattern, organizing by reference, numerous layers of townhouse development to the south.

The housing itself is oriented in front-to-front fashion, that is, unit fronts face the internal streets, reinforcing the "public" realm and demarcating the "private" realm of the back yards. The building design varies per each "stick" of townhouses, numbering from 4 to 7 units per structure, with alternating unit depth, footprint, and rear massing. The resulting array of house size and shape will enhance the perspective views of the streets and offer a range of pricing and unit size for prospective residents. MPDUs are distributed evenly throughout the site and are well integrated with the market rate units.

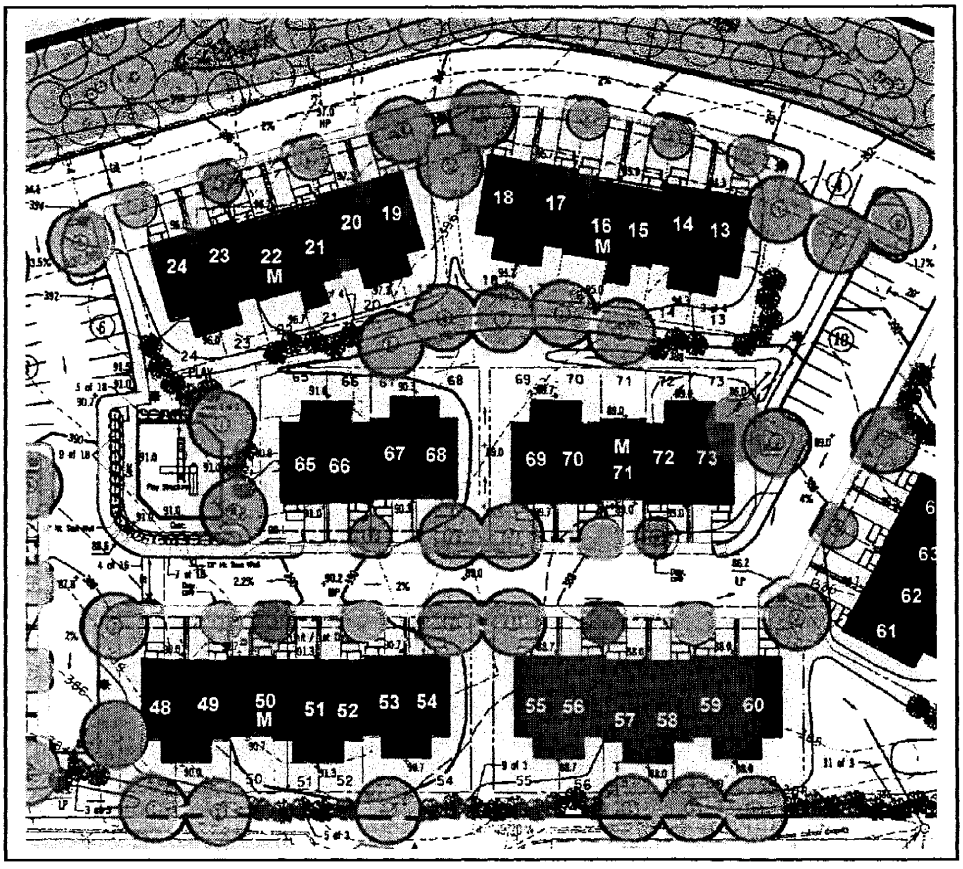
A formal play lot, its perimeter articulated by masonry seat walls, anchors the corner of the central housing core. Each cluster features a sitting and picnic area; a substantial picnic area, with table and benches, is sited near the

subdivision entrance, with direct connection to the proposed ICC trail and in close proximity to the MNCPPC Tanglewood Neighborhood Park. An Open Play Area is efficiently sited to accommodate the underground storm water management facility.

Vehicular and pedestrian access to the site is provided at the southeast corner of the site, via Stravinsky Drive. The privacy of the prospective neighborhood is enhanced by the circuitous vehicular entry sequence: Access from Fairland Road via Brahms Avenue to Schubert Drive to Stravinsky Drive. The plan proposes pedestrian access from Fairland Road.



The housing is arranged in three distinct areas: a center core, and two "flanks."



The center core of the housing complex is organized in parallel rows within and outside of the small "loop" road. The project seeks to create small-scale neighborhood streets.

ANALYSIS: Conformance to Zoning Regulation

PROJECT DATA TABLE Fairland View Development Standard	Site Plan 8-05007 Total Areas	R-60 MPDU Permitted/Reqd	R-60 MPDU Proposed
Gross Site Area			
Total Gross Tract Area	12.08 acres		
Public Dedication	Stravinsky Drive		0.28 acres (12,401 sf)
Previous Public Dedication	Fairland Road		100' ROW (previous dedication)
Current SHA Reservation	US 29 (Columbia Pike)		3.3 acres [Corridor 2 Option]
Total Net Tract			8.78 net acres
Future Add'l Reservation [1]	US 29 (Columbia Pike)		2.319 acres add'l [Corridor 1 Option]
Future Net Tract			6.461 acres
Proposed Use	Residential Townhouse		
Development Standards RT-60 MPDU			
Lot Area (minimum)		1,500 sf	1,600 sf
Density (standard)		6.10 du/acre (73 units)	6.10 du/acre (73 units)
MPDUs		12.5% (10 units)	12.5% (10 units)
Building Setbacks			
From public street		25 feet minimum	25 feet minimum
From adjoining lot - rear		15 feet minimum	15 feet minimum
Side Yard not adj to same zone			
Building Height		3 stories or 40 feet	3 stories or 40 feet
Building Coverage		N/A	15.80%
Impervious Area		N/A	36.30%
Green Area	2,000 sf/unit	146,000 sf	3,336 sf/unit (243,528 sf)
Parking			
Standard	2 spaces/unit	146 spaces	146 residential + 53 surface = 203

1 Total Reservation per SHA Plat #56320 is 5.619 acres, subject to ARDS Corridor 1 Alternative.

ANALYSIS: Recreation

FAIRLAND VIEW 8-05007 DEMAND POINTS *per 100 units*		Tots D1	Children D2	Teens D3	Adults D4	Seniors D5	TOTALS
Townhouses		**17.00**	**22.00**	**18.00**	**129.00**	**7.00**	**193.00**
MPDU Multi-family		**11.00**	**14.00**	**12.00**	**118.00**	**16.00**	**171.00**
TH # units = 73	0.73	12.41	16.06	13.14	94.17	5.11	140.89
PROJECT DEMAND		**12.41**	**16.06**	**13.14**	**94.17**	**5.11**	**140.89**
SUPPLY POINTS							
On Site							
Picnic/Sitting (3)		3.00	3.00	45.00	15.00	6.00	1.00
Open Play Area I		6.00	9.00	12.00	31.00	2.00	60.00
Play Lot		0.00	9.00	3.00	4.00	1.00	17.00
Pedestrian System		1.24	3.21	2.63	42.38	2.30	51.76
On Site Total		**10.24**	**24.21**	**62.63**	**92.38**	**11.30**	**200.76**
SUPPLY POINTS							
Off Site							
Calverton Gateway Park 62.1 acres							
Play Lot		0.00	9.00	3.00	4.00	1.00	
Softball Field		2.00	15.00	20.00	40.00	2.00	
Baseball Field		2.00	15.00	20.00	40.00	2.00	
Tennis Courts		0.00	1.50	10.50	24.00	1.00	
Off Site Total		**4.00**	**40.50**	**53.50**	**108.00**	**6.00**	
SUPPLY/DEMAND RATIOS							
On Site Ratio		**0.83**	**1.51**	**4.77**	**0.98**	**2.21**	
Off Site Ratio **		**0.32**	**2.52**	**4.07**	**1.15**	**1.17**	

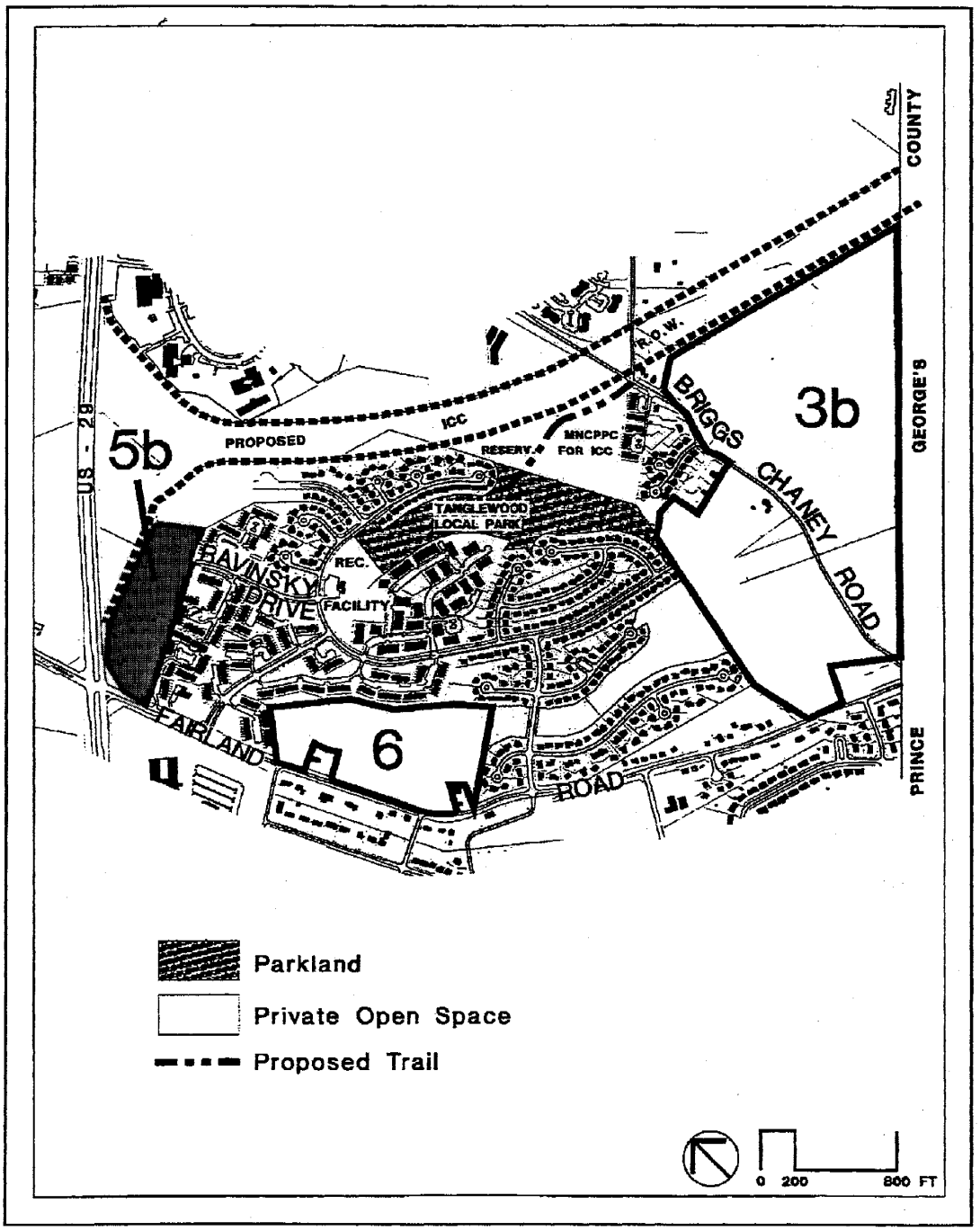
ANALYSIS:

Conformance to Master Plan

The Fairland View Property is located in the Tanglewood section as identified in the 1997 Fairland Master Plan. The plan makes the following recommendations for this property:

- Encourage clustering for traffic noise mitigation and access constraints
- Provide access through Stravinsky Drive

In addition, a Class I bike path is recommended for the south side of Fairland Road (opposite the site frontage); a commuter bikeway is recommended for US 29. The status of any bike path associated with the ICC is indeterminate.



Local Area Transportation Review

Based on the applicant's traffic study, the applicant will provide improvements to the for the elevated Fairland Road approach anticipated at its intersection with US 29. The proposed improvements will create adequate capacity to accommodate traffic associated the subject development. [See attached *Transportation Planning Memo*, dated October 22, 2004.]

Forest Conservation

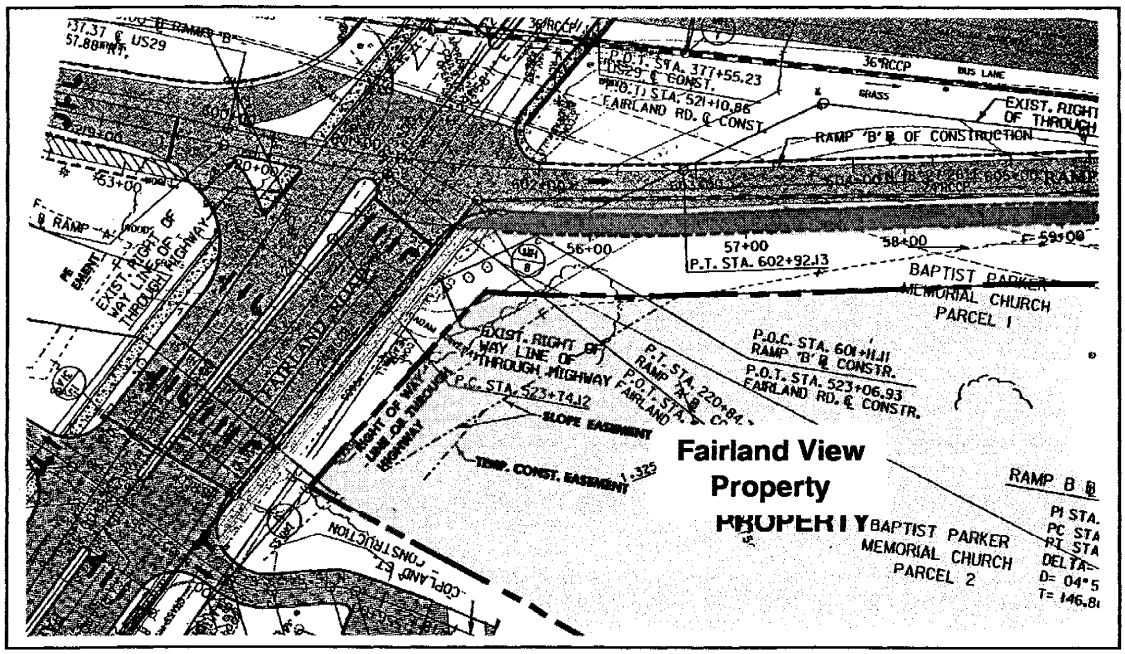
The Fairland View Property employs the MPDU Optional Method of development. The subject property, with a gross tract area of 12.08 acres, includes no forest clearing. There are no streams or wetlands on the property. A Category I Conservation Easement will be placed on 1.32 acres of afforestation on site within the perimeter berm.

Housing Impact Statement

Regarding the Baptist Church parcel at the north east intersection of Columbia Pike and Fairland Road, the proposal is for 73 townhouses, including a proposal to provide 10 moderately priced dwelling units (MPDUs) on site. Housing staff reviewed the plan and MPDU calculations, did a preliminary search of records related to special needs housing and existing affordable partments, and reviewed aerial photography provided by Development Review. Housing staff finds that the calculations are correct, and that of the 73 units proposed by the developer, 63 will be market rate units and 10 will be MPDUs:

73 DUs * .125 (MPDU Minimum Requirement)=9.125
9.125 must be rounded upwardly and thus yields 10 MPDUs

Because the aerial photograpy reveals several structures, housing staff reviewed several databases related to special needs housing and rental apartments, and could find no indication that any special needs housing or affordable apartment buildings are located on site. Upon developer confirmation that the structures do not provide any opportunity for affordable housing, the net gain in affordable housing is 10 MPDUs. Further, housing staff commends the developer for the proposed dispersion of MPDUs throughout the site. Such integration of moderately priced units among the market rate units should prove successful from both sales and social perspectives.



Current SHA proposal for Fairland Road reconstruction. The proposal allows for sidewalk within the right-of-way frontage (shown in yellow) There appears to be sufficient room for street trees, as considered by the State Highway. The Master Plan calls for a commuter bike path (shown in orange) on Columbia Road.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

   Not applicable.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

   See 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. Location of Buildings

   The overall site development of the Fairland View property is determined almost entirely by the imposition of the surrounding roadways and the proposed alternatives for the eventual alignment of the ICC. These linear throughways establish the formal perimeter of the site, constraining available land area, and essentially limit the access to one main driveway. The placement of the roadway against the indispensable noise berm requires careful organization of the central housing cluster and placement of the two subordinate clusters. To this end, the plan creates a satisfactory residential pattern, responding to the adjoining existing subdivision, and providing a loose grid, that is pleasing in its role as the "end" of several layers of townhouse development. [See also, *Development Proposal*, page11-12.]

   Clearly, this is a plan oriented to itself, looking inward while attempting to restrain external intrusion. This approach to site planning, in this case, presents a logical solution to a site that, on the face of it, cannot relate successfully to four of its five boundaries. The lack of a street presence, or extension to any public realm, also presents a challenge to this design—particularly with respect to the small "public" window open to Fairland Road. The small glimpse of site frontage offers the only connection to the public available, and should be enhanced to the greatest degree possible. Staff recommends additional curbside street trees, and architectural treatment for the screening of the parking and rear yards—elements that can enhance the only public aspect of Fairland View.

   b. Open Spaces

   The site's open spaces are, by nature of the site's constraints, assigned to the residual spaces that remain along private streets, the east and west edges, and corners. The placement of the Play Lot at the edge of the center core of housing utilizes the residual space to great effect, anchoring the corner and defining the street edge. Sitting areas are provided for each housing cluster, well sited within their small pockets of green space. The open play area at the far eastern end functions dually for recreation and the underground storm water management facility.

   c. Landscaping and Lighting

   The landscaping and lighting is adequate, safe, and efficient. The tight constraints imposed by the surrounding roadways and rights-of-way severely limit the development capacity of the site, and its corresponding usable open space. Landscaping consists of evergreen screening at the adjoining subdivision line, and street trees along the private streets, provided as a mixture of shade and ornamental trees. Shade trees are proposed for the Fairland Road frontage; however, staff recommends that formal street trees be provided along the road frontage with the sidewalk, subject to DPWT approval.

Landscaping for the noise mitigation berm consists of 57,500 square feet of planting, including Red Maple, Tulip Poplar, White Pine, White Oak, Red Oak, Virburnum, and Arrowwood. Staff recommends further review of the berm for design dimensions, plant spacing and species, and noise mitigation effectiveness, prior to signature set. Design of the berm is crucial to achieving a satisfactory level of compatibility, visually, physically and acoustically with respect to the surrounding uses. [See also *Compatibility Finding*, below.]

d. Recreation

The proposed development offers adequate, safe and efficient recreational amenities. On site recreation includes a 10,000 square foot Open Play Area (that functions additionally as the surface of the storm water management facility); a Play Lot, centrally located, three small sitting area, and a picnic area near the trail connection to the ICC. The site's proximity to the Tanglewood Neighborhood Park and to the trails through the stream valley offers access to additional recreational amenities.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is adequate, safe, and efficient. The vehicular circulation system consists of a single entry point from the Stravinsky Drive cul-de-sac. The public road roundabout is connected to the main thoroughfare of Fairland Road via circuitous tertiary subdivision roads. The private streets that serve the interior of Fairland View are well placed, with respect to vehicular maneuvering and direct pedestrian passage. The plan provides for a direct pedestrian connection to Fairland Road.

Staff recommends a shift in the placement of the street trees to allow the trees to be planted within the curbside grass panel and the separation of the sidewalk from the vehicular travel lane.

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

The proposed housing is compatible with the established patterns of the Tanglewood Neighborhood. The entrance to the new subdivision via Stravinsky Drive is well defined by the public street's cul-de-sac terminus and its landscaped roundabout. The private internal streets, along with the building placement, create a loose grid that provides logical relationships in building massing and site navigation, particularly with respect to the established residential form of the townhouse subdivisions to the south.

Clearly, the greatest challenge to compatible development for this site rests with its adjacency to Columbia Pike and either of the two ICC alignment locations. This is an "isolationist" site design, protected from the major roadways by its landscaped berm. This design strategy can successfully mitigate the intrusion of roadway effects only to the degree the berm achieves acoustical design function and attractiveness proportional to its intended source of mitigation—that is, the dimensions, placement, grading, height, and landscape species and density must demonstrate sufficient engineering and thoughtful landscape architecture to provide a humane environment for future residents.

Staff has included a condition of approval requiring further review of the berm prior to signature set.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation and Chapter 17 regarding Water Resource Protection.*

The plan conforms to the requirements of Chapter 22A for forest conservation by the applicant's provision of 1.32 acres of on site afforestation.