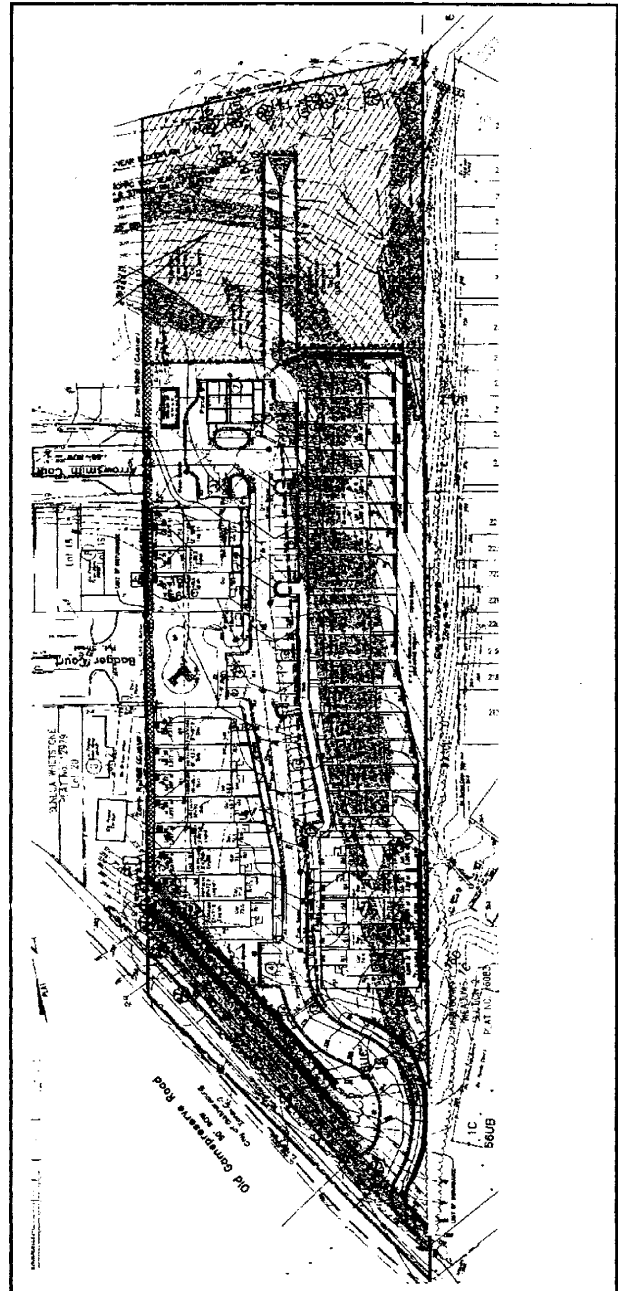


uses, the surrounding residential pattern, and most importantly, the location of public facilities proximal to Travis Avenue, that include public bus service and the police station. These elements, integral to the future residents' access, strongly suggest that the road improvements be provided for the off-site, adjacent property frontage (the PEPCO right-of-way) that connects directly to Travis Avenue, *as a substitute for* road improvements to the site frontage itself. Improvements along this portion of Old Game Preserve Road (currently under prescriptive easement), as recommended by DPWT and Transportation Planning staff, incorporate road paving, curb and gutter, 5-foot sidewalk, and street trees.

The provision of these amenities will encourage the use of nearby public facilities, including the bus service along Travis Avenue and Frederick Road that connects to several Metro stations. Staff finds that the improvements are proportional to those that would be required for the site frontage itself. It should be noted that the DPWT and DPS indicate that PEPCO has previously approved similar accessways across their rights-of-way, as evidenced in the Travis View Court road access to Montgomery Meadows subdivision, 200 feet to the northeast. The applicant agrees with staff's recommendation addressing road improvements, in concurrence with DPWT staff and the City of Gaithersburg Planning Commission. There has been no comment from the community.

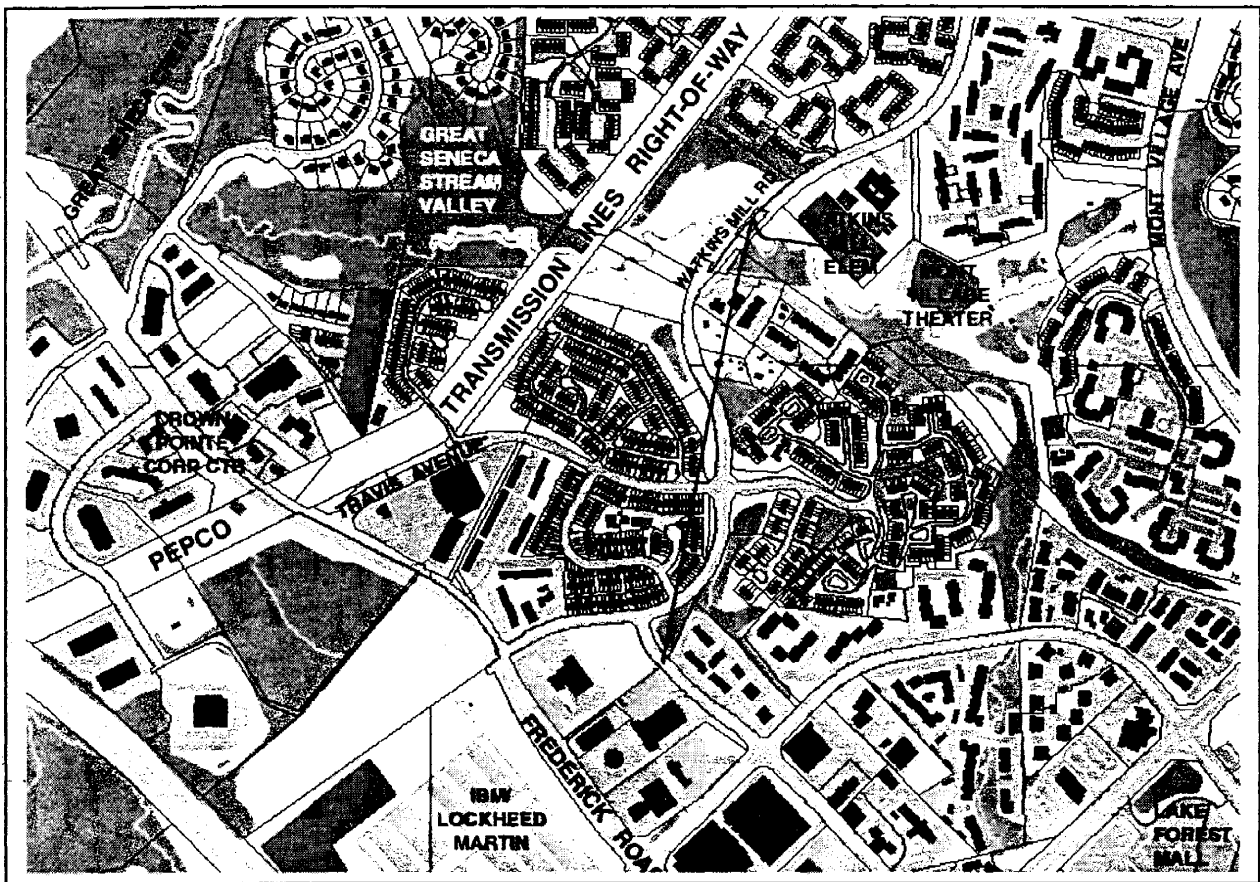


Forest Conservation Plan for Whetstone Run. The gray shaded areas denote the steep slopes; the red lines show the locations of retaining walls.

PROJECT DESCRIPTION: Surrounding Vicinity

The site, currently vacant, is located on the north side of Old Game Preserve Road, between Arrowsmith Court and Travis Avenue. The property is located within the Gaithersburg Vicinity Master Plan area.

The land use and zoning pattern for the area reflects a mix of residential, commercial and institutional land uses. North of the property is MNCPPC's Great Seneca Stream Valley Park. Adjoining to the east is a townhouse development zoned R-18, within the City of Gaithersburg. Confronting the site to the south is a former motel now owned by Montgomery County, zoned C-2, also within the City of Gaithersburg city limits. This structure is being renovated in partnership with the Montgomery County Coalition for the Homeless to accommodate 57 dwelling units (including 17 transitional housing units for families). Further to the south and west are commercially zoned properties within the City of Gaithersburg that include retail, restaurant, and services. Adjoining the property to the west are townhouses located on Badger Drive and one-family homes located on Arrowsmith Court, all located within the R-200 zone. The recently established Montgomery County District police station located on Frederick Road, two blocks from Travis Avenue, operates 24 hours per day.

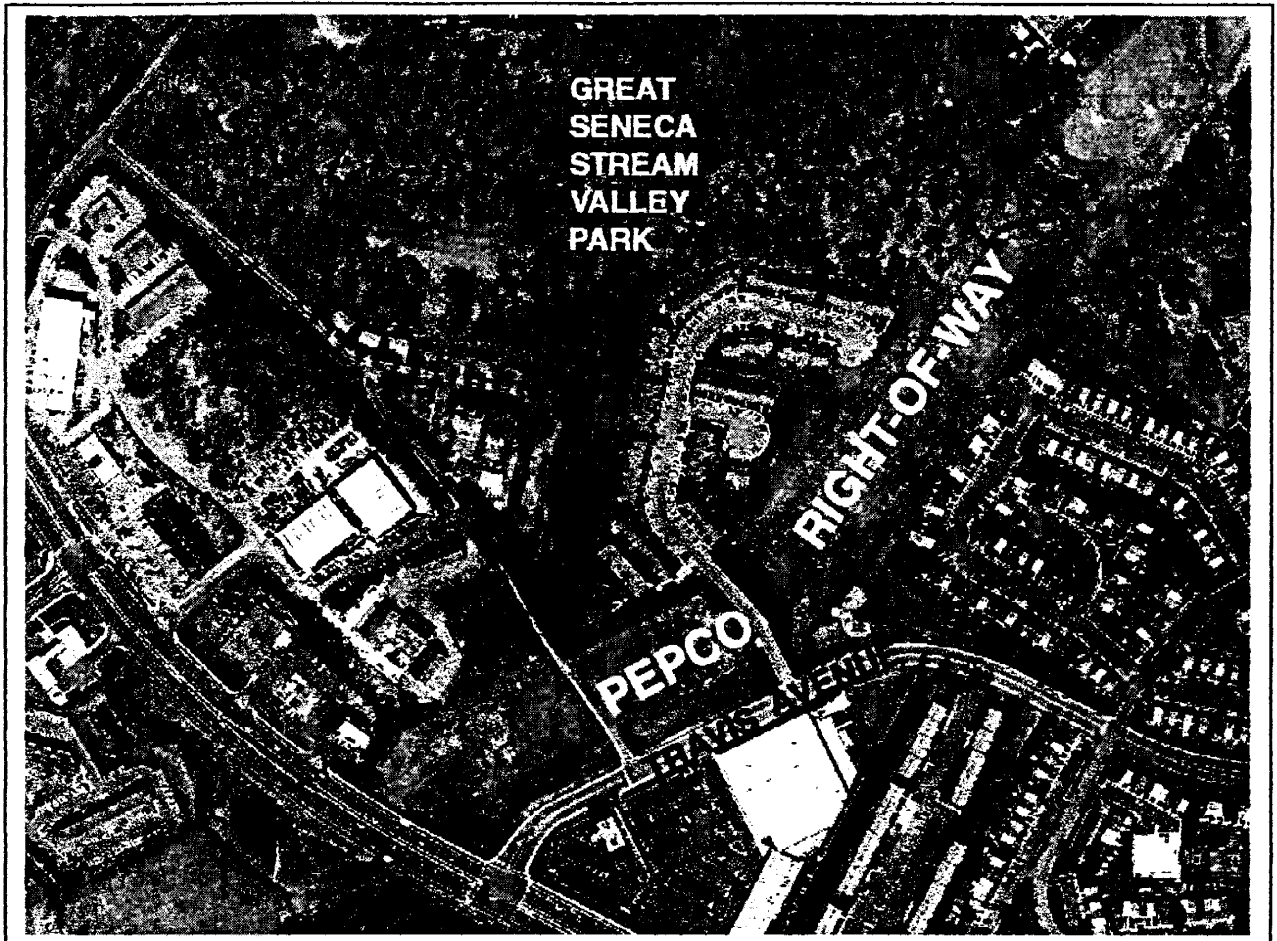


Planimetric GIS map showing the Whetstone Run property and surrounding vicinity. The Pepco Transmission Lines ROW crosses Frederick Road west of the site. Bus service on Travis Avenue provides connection to Montgomery County Community College, Lake Forest Mall, Shady Grove Station, and Rockville Station. The new District Police Station, with 24-hour operation, is located two blocks from Travis Avenue on Frederick Road.

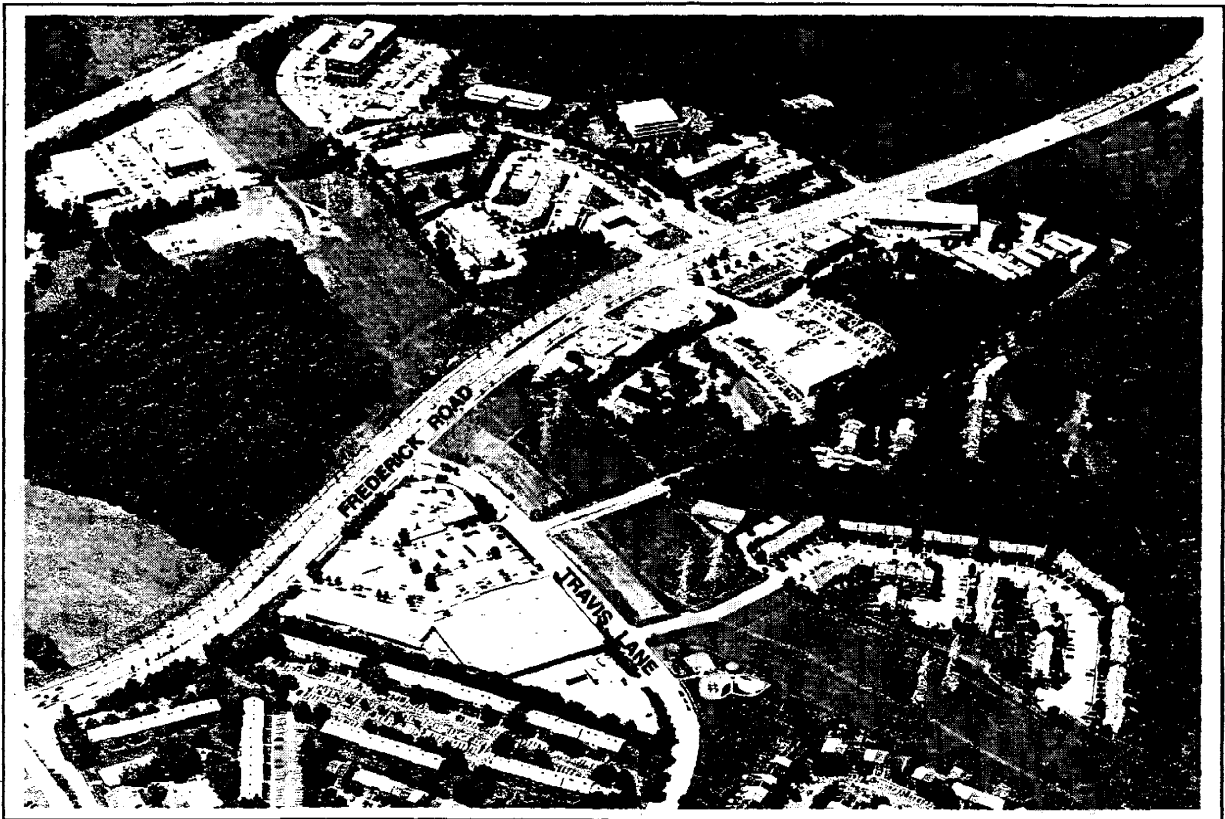
PROJECT DESCRIPTION: Site Description

The Whetstone Run property, a vacant, 4.02-acre parcel, is located on the north side of Old Game Preserve Road, between Arrowsmith Court and Travis Avenue. The parcel, mildly trapezoidal in shape, features 310 feet of road frontage, with a parcel depth of approximately 920 feet, hence, nearly a three-by-one rectangle in plan.

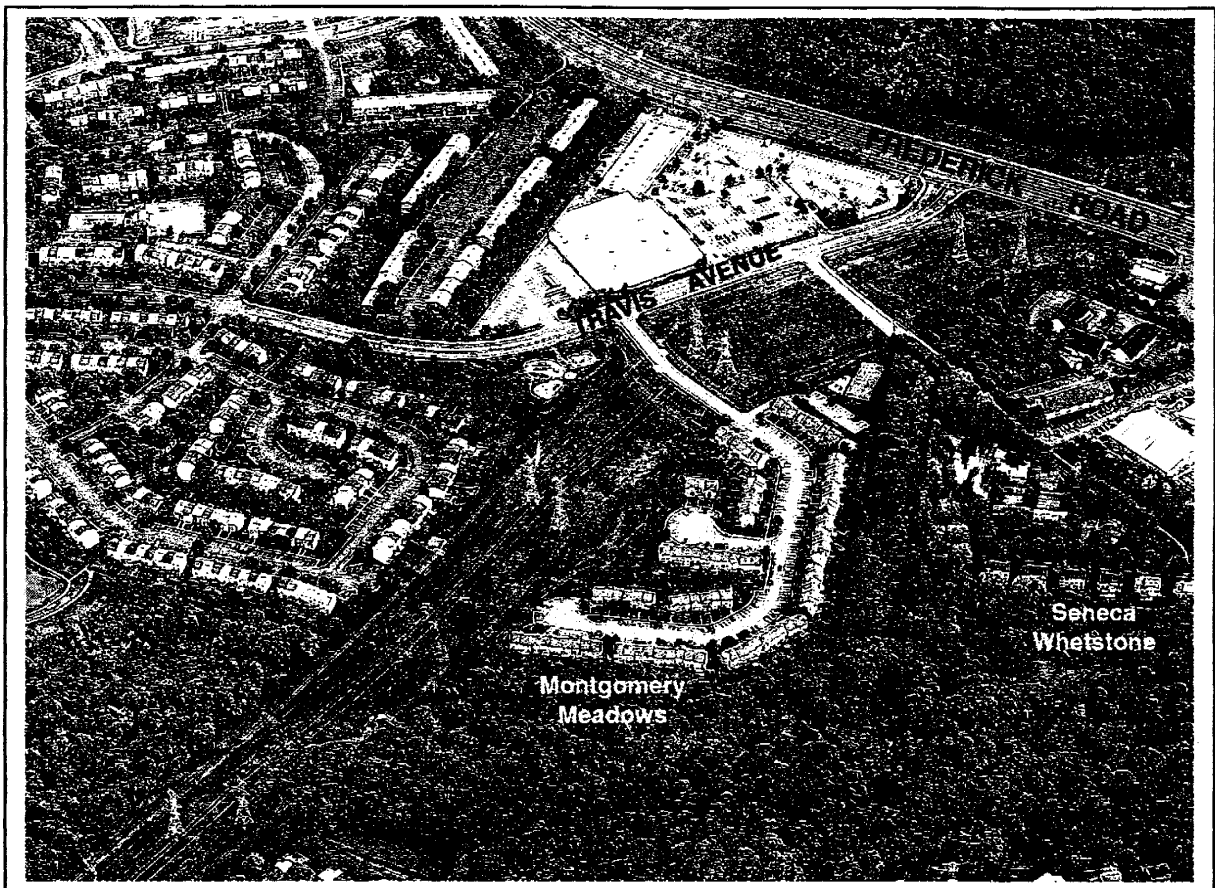
The site contains significant topographic features—a drop of almost 70 feet from Old Game Preserve Road to the rear property line that adjoins the Great Seneca Stream Valley Park. This drop in elevation is expressed vis-à-vis three areas of steep slopes that envelop the site on the south, east and north sides and negotiate the transition between the floodplain and the upland area. The resulting intermediary “crown,” that is, the gently sloped terrain at the site’s center and western boundary, adjoins the termini of the two abutting public streets: Arrowsmith Court and Badger Court. A mix of deciduous forest (2.97 acres) covers most of the property with the interspersed shrubs and grass, of which 0.38 acres are located within the floodplain and 0.66 acres within the stream valley buffer. No specimen trees exist on the site. Drainage is accommodated via an ephemeral channel located along the eastern property line.



The Whetstone Run property as viewed in orthographic photo. Note existing extension of Old Game Preserve Road across the PEPCO right-of-way, per the prescriptive easement. Travis Avenue provides bus connections to Montgomery County Community College, Shady Grove Station, Rockville Station, and Lake Forest Mall. A new District Police Station (District 6), open 24 hours per day, is located on Frederick Road, two blocks from Travis Avenue.



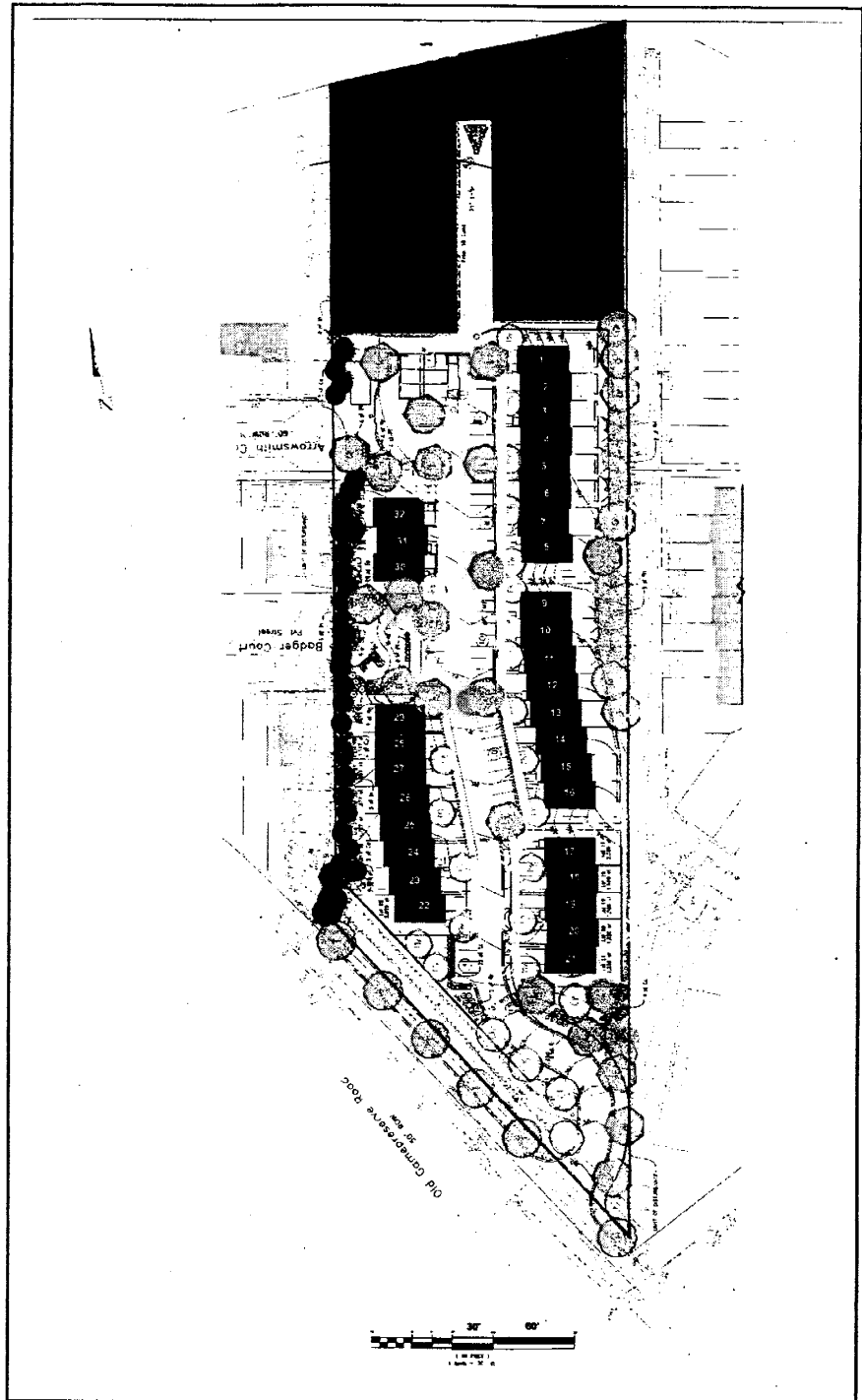
Aerial oblique photographs showing the Whetstone Run site. The proposed sidewalk connection to Travis Avenue along Old Gamer Preserve Road is shown in yellow.



PROJECT DESCRIPTION: Proposal

The proposed site plan is organized in linear fashion along the site's longitudinal axis. This development form, the most immediate solution for the level of density proposed, aligns a double row of facing attached homes, pushed to the site's lengthy opposing perimeters. The five groups of houses, three on the east and two on the west, are arranged with intermediary open space that accommodates access to rear yards, as well as the Tot Lot recreation area that adjoins the Badger Court street terminus. The resulting building locations produce the traditional rear-to-rear relationship with the adjoining Montgomery Meadows townhouse development to the east, and a rear-to-side, perpendicular relationship with the existing Seneca Whetstone townhouse subdivision to the west. This orientation sustains the established "grid," as the matching puzzle piece for the pattern defined by the swath of attached housing extended across three subdivisions and the Pepco right-of-way.

A central, private road, the "spine" of the subdivision, provides internal vehicular and pedestrian circulation, and accommodates the head-in parking. The road culminates in a miniature, landscaped roundabout that functions additionally as the surface of the underground storm water management facility. The rear quarter of the site, the forest conservation area, drops steeply in its natural grade, supporting the stream valley buffer and flood plain of the MNCPPC Great Seneca Stream Valley Park.



The Site Plan proposed for Whetstone Run features 32 townhouses arranged along an internal "spine" that culminates with the small round-about. The forest conservation area (shown in dark green at the rear of the parcel) connects to the Great Seneca Stream Valley Park. A SWM outfall has been allowed within the natural area, seen above as the light green line that extends into the forest area; the stream buffer line crosses the conservation easement and the SWM outfall. See also updated plan, page 18, that features a garage-less "English" unit type for Lots 30-32.