

**PROJECT DESCRIPTION:**      Proposal

The proposal is for 59 townhouse units, including 8 Moderately Priced Dwelling Units (MPDUs), on 5.32 acres of the 32.69-acre Woodlake development. The townhouses are located in clusters with front doors facing adjacent streets and parking areas and rear alleys connecting to streets.

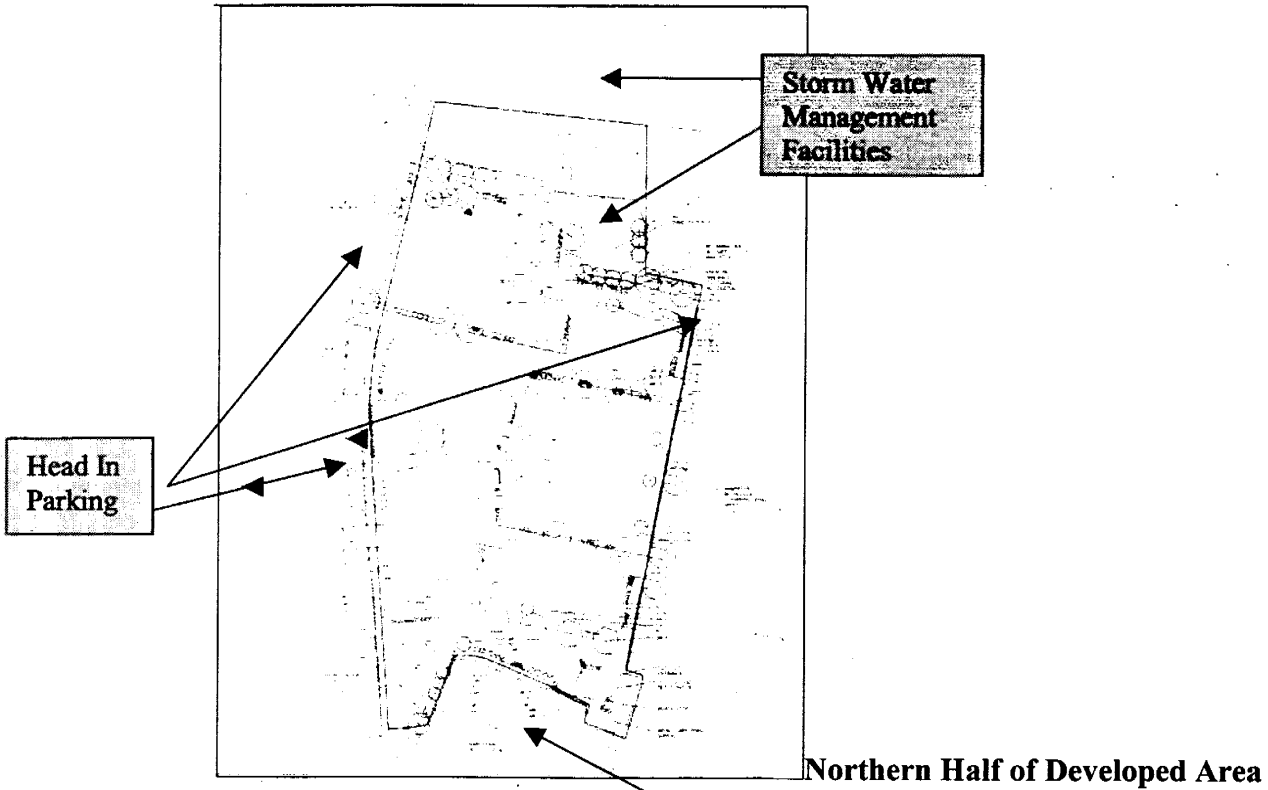
Sidewalks have been added to create connections between units and throughout the townhouse and recreational areas. A sidewalk has been added along the Castle Boulevard right-of-way and beyond to the west and, along the eastern side, adjacent to the parking lot for the length of the developed area. Internal driveways provide access to each unit and allow for cross block connections.

Landscaping has been added to create 5% green space for the adjacent head-in parking areas. Street trees have been added at regular intervals along both street frontages and throughout the pathways within the project. Open space sitting areas have benches and landscaping conducive to outdoor enjoyment.

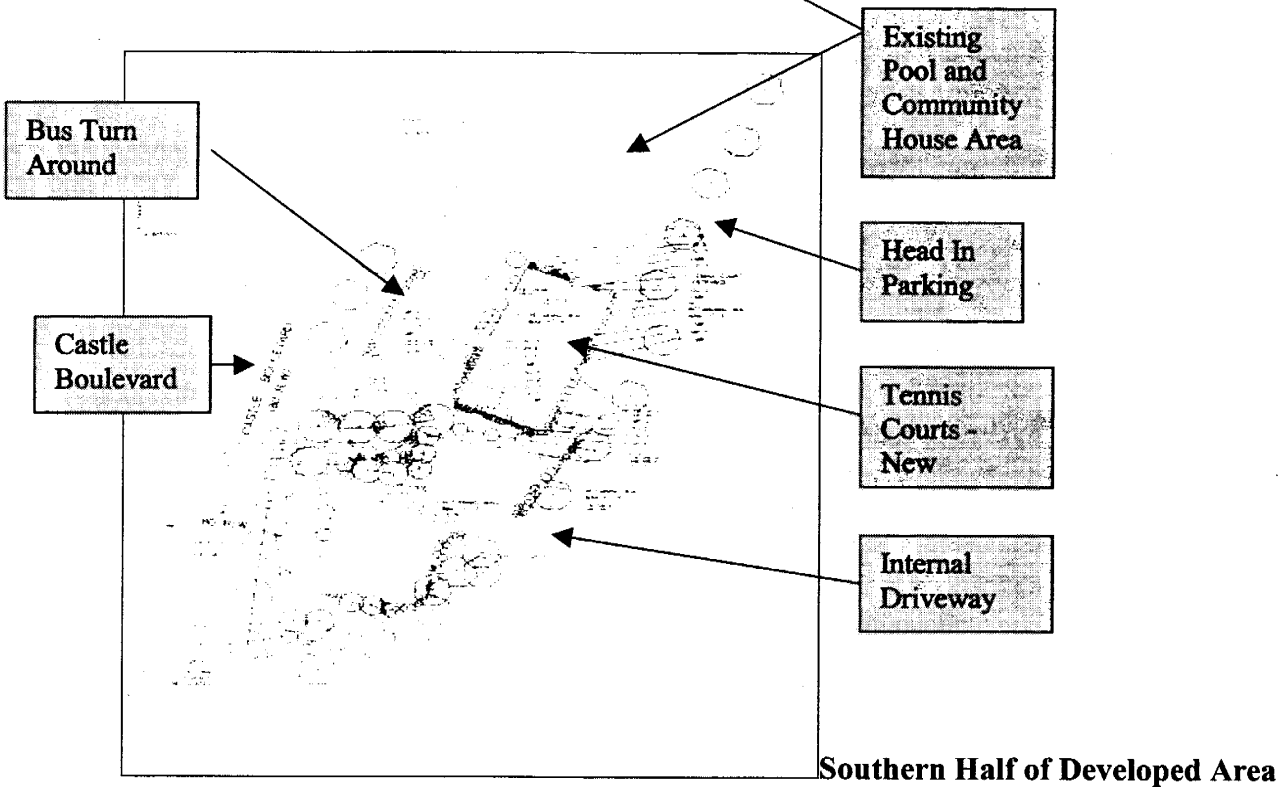
Storm water management facilities have been located within a wooded area to the north and landscaping has been added to the edge of the disturbed wooded areas.

Lighting for the project includes two types of fixtures – one on 25-foot poles adjacent to the streets and a second on 10 foot poles for internal path illumination. The lamps have 70-watt High Pressure Sodium bulbs and indeterminate cut off features.

Recreation facilities for the site are based on the total project unit density and the existing and proposed facilities. The housing displaces an existing tennis court and relocates it within the townhouse site. Existing recreational facilities include the swimming pool, community center, playgrounds and basketball court. Proposed recreational facilities include two sitting areas with two to four benches each.



**Northern Half of Developed Area**



**Southern Half of Developed Area**

**PROJECT DESCRIPTION:** Prior Approvals

**Preliminary Plan**

A Preliminary Plan was approved on July 15, 1971. No conditions are available. The lot has been recorded.

**ANALYSIS:** Conformance to Development Standards

**PROJECT DATA TABLE (RH Zone)**

<b>WOODLAKE DEVELOPMENT STANDARDS</b>			
Current Townhouse Proposal (59-C-2) Zoning: R-H Gross Tract Area: 32.6952 Acres			
		<b>Allowed/Required</b>	<b>Proposed</b>
(59-C-2.411b)	<b>Density</b> Maximum Units (w/ MPDU's) (32.6952 X 43,560 / 1,400) 1,017  MPDU (12.5% X 59 )	1,017 units	534 Existing Units 59 Townhouses 593 Total Units  8
(59-C-2.422)	<b>Building Coverage</b>	N/A	15.6% (221,573 SF) Existing Buildings: 177,276 SF Proposed Buildings: 44,450 SF
(59-E-2.73)	<b>Interior Green Space</b>	5% (19,010 SF)	15% (47,932 SF)
(59-C-2.422)	<b>Green Area</b>	35% (498,470 SF)	59% (841,680)
	<b>Paving Coverage</b>		Existing: 332,264 SF Proposed: 28,994 SF Total: 361,258 SF (8.28 Ac)
(59-C-2.413)	<b>Building Setbacks:</b> Front of Any Public Street: From One Adjoining Side From Both Adjoining Lot Sides From Adjoining Lot Rear	30' 10' 30' 30'	30' 10' 30' 30'
(59-C-2.416)	<b>Building Height Maximum</b>	na	42'

**ODLAKE DEVELOPMENT STANDARDS**

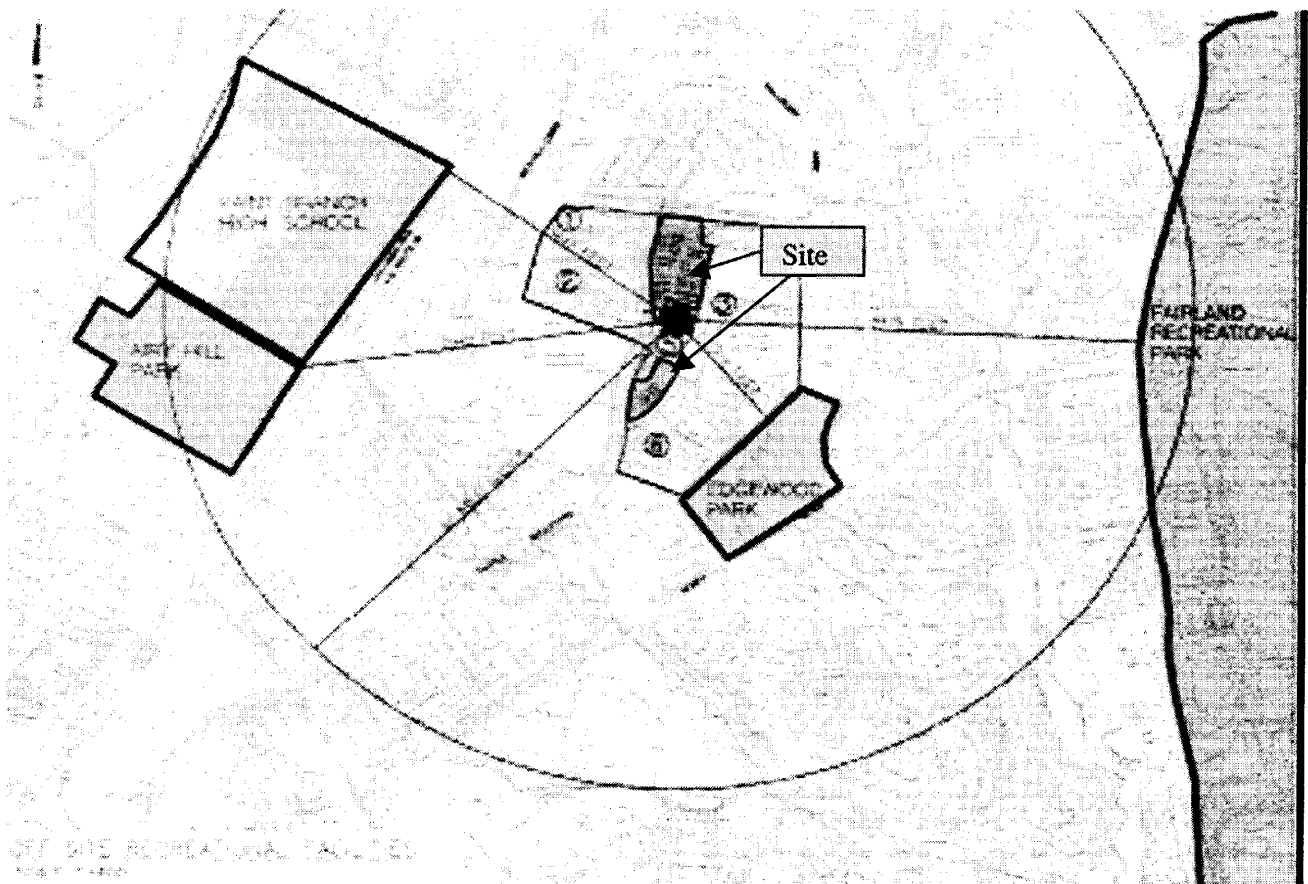
C-2) Combined Standards including Woodlake apartments, current Townhouse proposal (8-71011A), and the adjacent Ventura Condo development (8-79025)  
 Zoning: R-H  
 Gross Tract Area: 49.35 Acres  
 Ventura Tract Area 16.65 acres  
 Woodlake Tract Area: 32.69 acres

		Allowed/Required	Proposed
C-2.411b)	<b>Total Density</b>	1535 Total Units	796 Total Units
	Woodlake Apartments (1971)		534 units
	Ventura Townhomes (1979)		203 units
	Woodlake Townhomes (2005)		59 new units
	<b>MPDU's</b>		
	Woodlake 534 apartment site plan	N/A*	N/A
	Ventura 203 unit site plan	26	30
	Current 59 unit townhouse proposal	8	8
	Total	34	38
C-2.422)	<b>Total Building Coverage</b>	20% (429,937 SF)	15.71% (337,616 SF)
	Woodlake (apartments + townhomes)		15.6% (221,573 SF)
	Ventura		16% (116,044 SF)
C-2.422)	<b>Total Green Area</b>	35% (1,074,843 SF)	60.75% (1,305,855 SF)
	Woodlake (apartments + townhomes)		59% (SF)
	Ventura		64% (464,175 SF)

\* The MPDU regulations were not enacted at the time of approval of the Woodlake apartments in 1971.

Woodlake Townhome area: based on net of 3.95 acres	Required	Provided
<b>Woodlake Townhome Area Building Coverage</b>	NA	24.5% (44,441 SF)
* lower townhouse section		13.7% (5,961SF)
* upper townhouse section		28% (38,480 SF)
<b>Woodlake Townhome Green Area</b>	35% (63,312 SF)	45% (82,636 SF)
* lower townhouse section		51% (22,180 SF)
* upper townhouse section		44% (60,456 SF)

**Off Site Recreational Locations (See chart ahead)**



**Woodlake Recreational Requirements**  
**Existing and Proposed development with existing facilities**

	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>
<i>Town House Demand Calculation</i>	17/100 DU	22/100 DU	18/100 DU	129/100 DU	7/100DU
<i>Requirements (59 DU)</i>	10.03	12.98	10.62	76.11	4.13
<i>Garden Demand Calculation</i>	11/100 DU	14/100 DU	12/100 DU	118/100 DU	16/100DU
<i>Requirements (534 DU)</i>	58.74	74.76	64.08	630.12	85.44
<b>Demand Totals</b>	<b>68.77</b>	<b>87.74</b>	<b>74.70</b>	<b>706.23</b>	<b>89.57</b>
<b><u>On Site Rec. Facilities</u></b>					
<b>Recreation Type</b>	<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>
Tot Lots- 3 each	27	6	0	12	3
Picnic / Sitting- 8 each**	8	8	12	40	16
Tot Lot proposed**	9	2	0	4	1
Pedestrian System	6.88	17.55	14.94	317.80	40.31
Tennis Court	0	1.5	10.5	24	1
Natural Areas	0	4.39	7.47	70.62	4.48
Indoor Fitness Facility	0	8.77	7.47	141.25	13.44
Swimming Pool	3.78	17.99	15.31	176.55	13.44
Wading Pool	10.32	4.39	0	35.31	4.48
Half Basketball Court	2	5	4	5	1
<b>On-Site Supply Total</b>	<b>66.98</b>	<b>75.59</b>	<b>72.69</b>	<b>826.53</b>	<b>96.15</b>
<b>% of Demand</b>	<b>97%</b>	<b>86%</b>	<b>97%</b>	<b>117%</b>	<b>103%</b>
<b><u>Off Site Rec. Facilities</u></b>					
Open Play Area I	6	9	12	30	2
Natural Area	0	4.39	7.47	70.60	4.48
Athletic Field- regulation (8)	16	120	160	320	16
Multi-purpose court (2)	6	20	30	20	5
Tennis Court (8)	0	12	84	192	2
Picnic/Sitting (2)	2	2	3	10	4
Nature Trail (2)	6.88	17.55	22.41	211.87	26.87
<b>Off-Site Supply Total</b>	<b>36.88</b>	<b>184.94</b>	<b>318.88</b>	<b>854.47</b>	<b>485.59</b>
<b>% of Demand (35% max)*</b>	<b>35% (24.07)</b>	<b>35% (30.71)</b>	<b>35% (26.15)</b>	<b>35% (247.78)</b>	<b>35% (31.35)</b>
<b>Total Supply Points</b>	<b>91.05</b>	<b>106.30</b>	<b>94.84</b>	<b>1074.31</b>	<b>127.50</b>
<b>Percent of Requirements</b>	<b>132.40%</b>	<b>121.15%</b>	<b>126.96%</b>	<b>152.12%</b>	<b>142.35%</b>

\*The credit for each off-site facility must not exceed 35% of its supply value for each category. These numbers reflect that limitation. Credit includes Fairland Recreational Park, Edgewood Park, Airy Hill Park, and Paint Branch High School.

\*\*Proposed facilities. (Tennis court is proposed, but will replace existing court.)

## ANALYSIS:

### Conformance to Master Plan

The 1997 Approved and Adopted Fairland Master Plan described the Greencastle/Briggs Chaney Road area as the most populous in Fairland containing diverse land uses and a variety of housing types. The housing stock includes 3,760 garden apartments, 145 high-rise apartment buildings, 1,899 townhouses and 110 detached homes. The overarching goal of the master plan was to rebalance the housing stock wherever possible to provide as many opportunities as possible for home ownership, especially detached units. Providing home ownership opportunities in Woodlake, a garden apartment community, even if the new units were not detached, would be consistent with the goals of the master plan. In 2001, the Planning Board approved 49 new townhouse units in an established high-rise community across the street from Woodlake as part of an amended site plan (Renaissance Plaza Site Plan 8-79040A). Staff recommended approval on the basis that home ownership was a goal of the master plan.

More recently, in response to a growing need for providing more MPDUs countywide, the Council approved amendments to the MPDU standards (effective April 1, 2005) in the multi-family zones allowing the reduction of green space to 35% and removing the building coverage requirement. The applicant is taking advantage of these amendments to provide additional homeownership opportunities and MPDUs.

### Transportation

The 1997 Approved and Adopted Fairland Master Plan describes the nearby master-planned roadways, pedestrian and bikeway facilities as follows:

1. *Castle Boulevard/Automobile Boulevard, as a four-lane Industrial Road (I-7) to the north and south of Briggs Chaney Road, with a minimum 80-foot right-of-way. It is noted that Automobile Boulevard and Castle Boulevard are currently built to master plan recommendations with sidewalks on both sides.*
2. *Briggs Chaney Road, to the south of the site, as a four-lane divided, east-west Arterial (A-86) between Columbia Pike (US 29) to the west and Dogwood Drive to the east, with a minimum 120-foot right-of-way, and sidewalks. A Class I bikeway (PB-43) is recommended in the master plan for Briggs Chaney Road from Old Columbia Pike to Prince George's County Line along the south side of the roadway.*

### Nearby Transportation Improvement Projects

The Maryland State Highway Administration (SHA) Consolidated Transportation Program, and the Montgomery County Department of Public Works and Transportation (DPWT) Capital Improvement Program includes the following nearby projects:



1. Briggs Chaney Road: This DPWT project involves reconstruction of Briggs Chaney Road from Automobile Boulevard/Castle Boulevard to a point east of Aston Manor Drive as a four-lane divided roadway, plus transition to the existing two-lane roadway at Dogwood Drive. This project includes an improved and continuous sidewalk along the north side and a Class I bikeway to the south side of Briggs Chaney Road within the project limits. The project is anticipated to start construction mid 2005.
2. US 29/Briggs Chaney Road Interchange: This interchange is currently under construction by SHA and is approximately 29% complete as of March 2005. The estimated completion date for the project is November 2007.

#### Local Area Transportation Review

Local Area Transportation Review was not required for the subject Site Plan Amendment since it is a previously recorded residential development. It is noted that the proposed 59-townhouse addition would generate 28 and 49 total peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods, respectively.

#### Policy Area Transportation Review/Staging Ceiling Conditions

As a previously recorded residential development, Policy Area Transportation Review is not required for the subject Site Plan Amendment.

**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.*

An approved development plan or a project plan is not required for the subject development.

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

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the RH zone as demonstrated in the 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 buildings are located so to present the front doors to the adjacent streets and internal sidewalks to allow for visible access and orientation to each unit and to allow for direct vehicular access to the rear loaded garages. The building locations respond to the topography as well and utilize retaining walls to maintain desirable grading relationships as required.

- b. **Open Spaces**

The plan proposes 1.89 acres or 45 percent open space, within the net parcel for this development and 29.9 acres or 59 percent open space within the gross parcel. The open space is well distributed throughout the total developed parcel and the new developed area. The open space along with existing trees near the storm water management facility will provide a buffer of the view of the unit as viewed from the townhouse to the north.

The proposed stormwater management concept consists of on-site channel protection measures via an existing off site pond; on-site water quality control via construction of a bio filter; an infiltration trench; a Montgomery County sand filter; installation of Stormfilter units and onsite recharge via infiltration and storage below the sand filter.

- c. **Landscaping and Lighting**

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees throughout the site. The street trees will create more highly articulated and more pleasant pedestrian walking areas and will buffer views to the units.

The lighting plan provides for well-distributed lighting throughout the project. The lighting plan requires additional review to assure compatibility with adjacent residential uses.

d. Recreation

Recreation demand is satisfied as shown in the recreation s table above. The proposed recreation facilities will include existing and proposed play and sitting areas. The play and sitting areas are well distributed around the newly developed areas. The new site play area has been located in a highly visible area adjacent to the pool and requires additional landscaping and site design to attractively integrate it into its setting.

e. Vehicular and Pedestrian Circulation

Access points to the site are to be provided primarily from Castle Boulevard and secondarily from an internal drive. The driveways to the units will allow for cross block movement in the northern half of the project, giving more circulation choices to residents. Access to the southern half of the site is from a less visually prominent side, orienting the garages away from Castle Boulevard.

The public street - Castle Boulevard - and the surrounding private driveways will include continuous sidewalks and street trees to create a safe and more desirable pedestrian experience. Internal sidewalks will also be provided to facilitate pedestrian circulation throughout the development.

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

The proposed buildings are compatible with adjacent residential development. They are of comparable size and scale to the existing garden apartments and they include comparable open space around them. The construction of this project will increase pedestrian circulation opportunities on site and enhance connections to the bus stop.

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

The plan conforms to the FCP legislation; see Memo dated April 27, 2005 for conformance conditions.

## **APPENDIX**

- A. Affordable Housing Impact Statement.
- B. Halina Reid Letter /December 20, 2004.
- C. DPS Approval Memo November 5, 2004
- D. Forest Conservation Memo from Environmental Planning April 27, 2005
- E. Transportation Planning Memo April 28, 2005