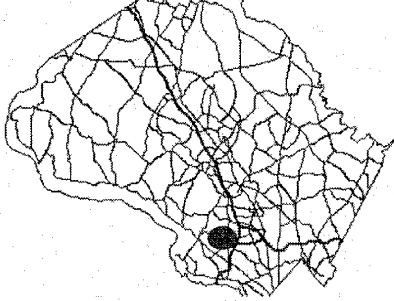
**MEMORANDUM**

DATE: March 10, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Development Review Division
 FROM: Robert A. Kronenberg, Acting *RAK*
 Supervisor
 Development Review Division
 (301) 495-2187



REVIEW TYPE: **Site Plan Review**
 CASE #: **820050290**
 PROJECT NAME: The Quarry
 APPLYING FOR: Approval of 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs on 13.31 acres
 REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: RMX-1/TDR-6
 LOCATION: Located on River Road, approximately 2000 feet west of the intersection with Seven Locks Road
 MASTER PLAN: Potomac Master Plan
 APPLICANT: W.M. Rickman Construction
 C/O Woodside Ventures
 FILING DATE: March 24, 2005
 HEARING DATE: March 23, 2006

STAFF RECOMMENDATION: Approval of Site Plan 820050290 for 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs on 13.31 acres. All site development elements as shown on The Quarry (March 3, 2006) plans stamped by the M-NCPPC on March 8, 2006, shall be required except as modified by the following conditions:

1. Project Plan Conformance

The proposed development shall comply with the conditions of approval for Project Plan No. 920040040 as listed in the Planning Board opinion dated August 20, 2004 [Appendix A].

2. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan No. 120040420 as listed in the Planning Board opinion dated June 7, 2004 [Appendix B].
3. Landscaping
 - a. Provide masonry screening for each generator proposed on the site to complement the exterior façade of each building. Evergreen trees shall also screen the generators with dedicated access points to the private road.
 - b. Provide 2.5" caliper shade trees at 50 feet on center within the proposed lawn panel that separates the curb and the 8-foot-wide path along River Road, in accordance with standards of approval from the MD State Highway Administration.
4. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
 - b. All light fixtures shall be full cut-off fixtures or able to be equipped with shields, refractors or reflectors.
 - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting adjacent residential properties.
 - e. The height of the light poles shall not exceed 14 feet including the mounting base.
5. Pedestrian Circulation
 - a. Provide an 8-foot-wide bituminous path parallel to River Road along the frontage of the property, extended north and west to the existing gravel parking area and extended south and east to the intersection with Seven Locks Road, in accordance with the approvals from the Maryland State Highway Administration.
 - b. Provide a 5-foot-wide paved path from the north end of the private ring road to the sunrise terrace and fountain. Alignment of the path shall be coordinated and field walked by the Applicant and the M-NCPPC.
 - c. Provide a 5-foot-wide internal paver walkway that links the proposed buildings with the proposed clubhouse and pool area.
 - d. Provide a 5-foot-wide paved walk from the internal ring road to the 8-foot-wide bituminous path along River Road.
6. Recreation Facilities
 - a. Provide the recreation calculations in accordance with the M-NCPPC Recreation Guidelines.
 - b. Provide a clubhouse, outdoor pool and associated deck and seating areas, indoor community space and pedestrian system.
 - c. Provide verification that the indoor community space satisfies the square footage requirements for the number of units proposed as outlined in the M-NCPPC Recreation Guidelines.
7. M-NCPPC Park Facility
The applicant shall comply with the following conditions of approval from M-NCPPC-Park Planning and Research Analysis in the memorandum dated March 6, 2006 [Appendix C]:
 - a. Applicant to construct parking area improvements to the existing gravel parking area within the state right-of-way, located at the new hard surface trail's western terminus, by

- paving the existing gravel parking area, which will be sufficiently sized to accommodate at least six (6) cars. Paving of parking area is contingent on SHA approval, which approval Applicant agrees to use reasonable effort to secure.
- b. Applicant to adequately sign the newly constructed trail to direct the user to existing park trails located north and south of River Road. Trail signage to be acceptable to M-NCPPC park staff.
 - c. Land that was identified for possible park dedication in the Project Plan (lot 2) to be owned by the project's Homeowner Association.
8. Public Utility Easement
Applicant to provide conduit, as required by utilities within the public utility easement (PUE) adjacent to the public right-of-way, in accordance with Pepco and Verizon approval letter dated March 3, 2006.
 9. Forest Conservation
The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated March 3, 2006 [Appendix C]:
 - a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall 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 of subdivision shall reflect a Category 1 conservation easement over all areas of stream buffers and forest conservation.
 - c. The Applicant shall develop and implement a non-native and invasive management plan as part of the final forest conservation plan.
 10. Noise Attenuation
The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated March 3, 2006 [Appendix C]:
 - a. The proposed development shall comply with the recommendations of the March 22, 2005 noise analysis, as refined on January 20, 2006. Applicant to mitigate the noise levels as recommended with the noise analyses.
 - b. The Applicant shall comply with the conditions of approval as delineated by the Montgomery County Department of Permitting Services letter dated January 26, 2004 concerning Special Inspections/Complex Structures.
 11. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated January 26, 2004 [Appendix C].
 12. Fire Marshall
The proposed development shall comply with the approval dated February 15, 2006 and based only upon information contained on the plan submitted February 20, 2006. [Appendix C]
 13. Common Open Space Covenant
Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 3rd building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

14. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of certified site plan. The Development Program shall be developed in five phases and will include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the buildings adjacent to those streets.
- b. Community-wide recreation facilities including the clubhouse, pool, and multi-function lawn area shall be completed prior to issuance of the 3rd building permit.
- c. Community-wide pedestrian pathways, including the 8-foot-wide bituminous path parallel to River Road from the existing gravel parking area to the intersection with Seven Locks Road and the 5-foot-wide sidewalk connection from the Ring Road to the 8-foot-wide bituminous path shall be completed prior to issuance of the 3rd building permit.
- d. Perimeter retaining walls shall be completed upon completion of the Ring Road
- e. Landscaping associated with each parking lot and building shall be completed as construction of each parking lot and building is completed.
- f. Pedestrian pathways including the 5-foot-wide internal paver walkway shall be completed as construction of buildings 2, 3 and 4 is completed. The 5-foot-wide internal paver walkway for Building 1 (southeast corner) shall be completed upon completion of this building.
- g. The entry courtyard fountain shall be installed upon completion of the circular drive between buildings 1 and 2.
- h. The sunrise terrace and decorative fountain, as well as the 5-foot-wide hard surface path leading from the ring road to the terrace, shall be completed upon completion of the ring road.
- i. Upper and lower stream pools and associated pool shoulders and rock/masonry retaining walls shall be constructed upon completion of buildings 3 and 4.
- j. The 5-foot-wide connector wooden bridge shall be constructed upon completion of the stream pools to connect buildings 3 and 4 via the 5-foot-wide internal paver walkway.
- k. Provide the necessary roads with the construction of each development phase.
- l. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

15. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified site plan.

16. Certified Site Plan

Prior to approval of the certified site plan the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. Location of outfalls away from tree preservation areas.

- g. Provide the 45 dBA Ldn demarcation line to the impacted buildings.
- h. Provide details of the generator enclosure.
- i. Provide detail specifications of the wooden footbridge, the picket fence connections to the masonry piers, and the trellis.
- j. Provide detail specifications of the proposed lighting poles and fixtures.
- k. Provide a letter from the appropriate utility company indicating approval of the conduit within the public utility easement.

SUMMARY

Proposal

The application proposes 97 multi-family dwelling units within four separate 5-story buildings on a 13.31 gross acre, RMX-1/TDR zoned property in the Potomac Master Plan Area. The development will include amenities and recreational facilities within the core area of the building envelope to include a 2-story clubhouse, pool and stream pools in addition to fountains and gathering areas for the owners. Required parking spaces will be provided on site in below-grade parking structure, which are part of the proposed buildings.

Issues

The issues addressed during review include pedestrian connectivity through the site and to the improved path along River Road, as well as the improvements to River Road for vehicular access in and out of the site. The Applicant has submitted design drawings for the stabilization of the rock face walls along the perimeter of the property that will be reviewed and approved by the Department of Permitting Services as complex structures, requiring a complex level of scrutiny. The Parks Department has also declined the inclusion of Lot 2 into the dedication of park property. After review, the Parks Department concluded that the property would be of no benefit to the park system and in fact, would likely be a maintenance liability due to its close proximity to existing homes and steep walls of the quarry.

The community has discussed with the SHA a collective design and construction operation for the various projects in the pipeline; however, the SHA has responded that the road projects will be built independently of each other and in conjunction with the developers schedule.

Community Outreach

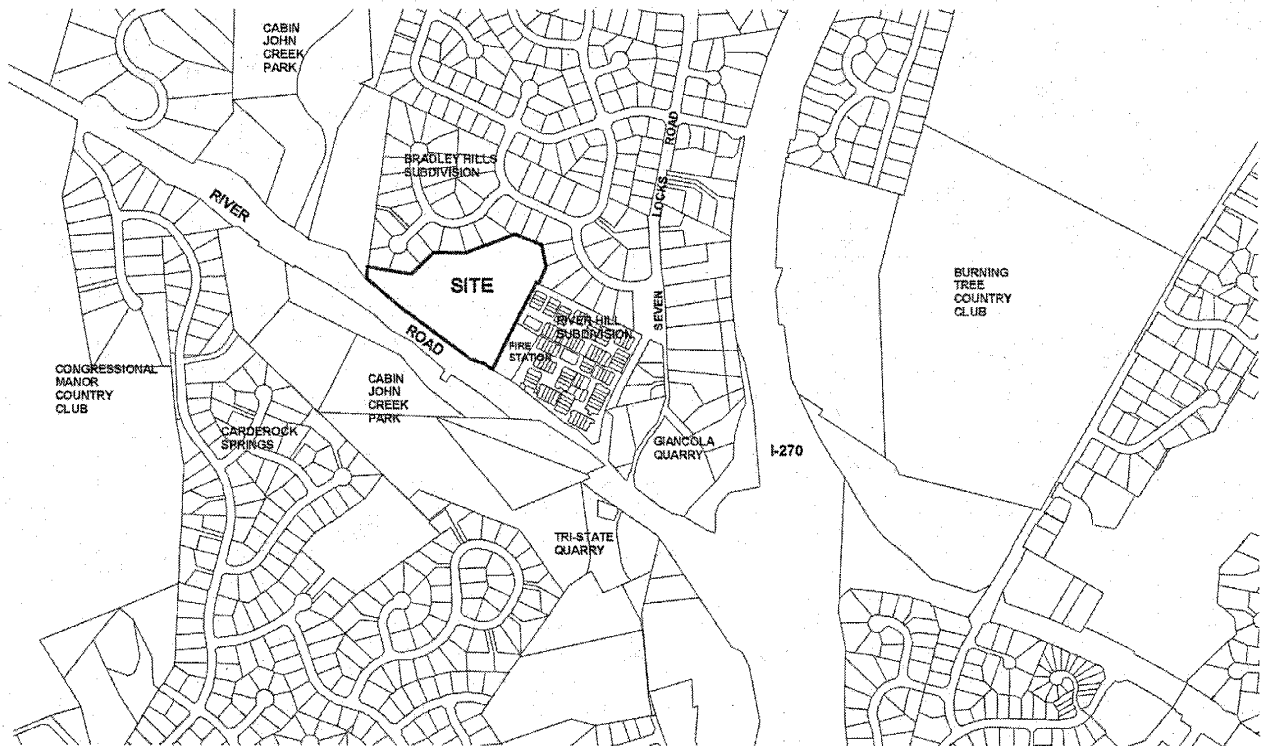
The Applicant has presented the proposed development to various civic groups including: the River Hill Homeowners Association and the Bradley Hills Homeowners Association. The groups generally support the project in terms of use, design and placement of the proposed structures and improvements to River Road, specifically the 8-foot-wide bike path from the gravel parking area to the west of the site continuing to the intersection with Seven Locks Road. Staff has met with a member of the River Hill community to discuss the improvements proposed by the Applicant and accepted by the MD State Highway Administration. The community is concerned with the overall coordination by the SHA and respective Applicants for the collective projects along River Road to ensure the plantings proposed by the state are not destroyed with the road improvements and that the overall road improvement plan addresses all of the traffic issues.

Additional concerns voiced by the River Hill community included construction traffic in and out of the subject property and stormwater management for the improvements along River Road.

The community has discussed with the SHA a collective design and construction operation for the various projects in the pipeline; however, the SHA has responded that the road projects will be built independently of each other and in conjunction with the developers schedule.

PROJECT DESCRIPTION: Surrounding Vicinity

The Stoneyhurst Quarry site, the subject of this review, is located on River Road, approximately 2000 feet west of the intersection with Seven Locks Road in Potomac, Maryland. Two other quarry sites, Giancola and Tri-State, are located near the intersection of River Road, I-270 and Seven Locks Road. Giancola Quarry is currently under site plan review (No. 820040260) and is located at the northeast intersection of Seven Locks Road and River Road. One-family homes (Bradley Hills subdivision, Plat No. 12347) are located to the north and west of the site and are zoned R-200. The neighboring fire station to the southeast of the property is also zoned R-200 and has direct access onto River Road. The townhouse community of River Hills (Plat No. 15179) is located to the east and is zoned RT-8. Cabin John Stream Valley Park parallels the south and western perimeters of River Road and is zoned R-200. A gravel parking lot is located west of the subject property within the River Road right-of-way at the entrance to the north side of Cabin John Park.



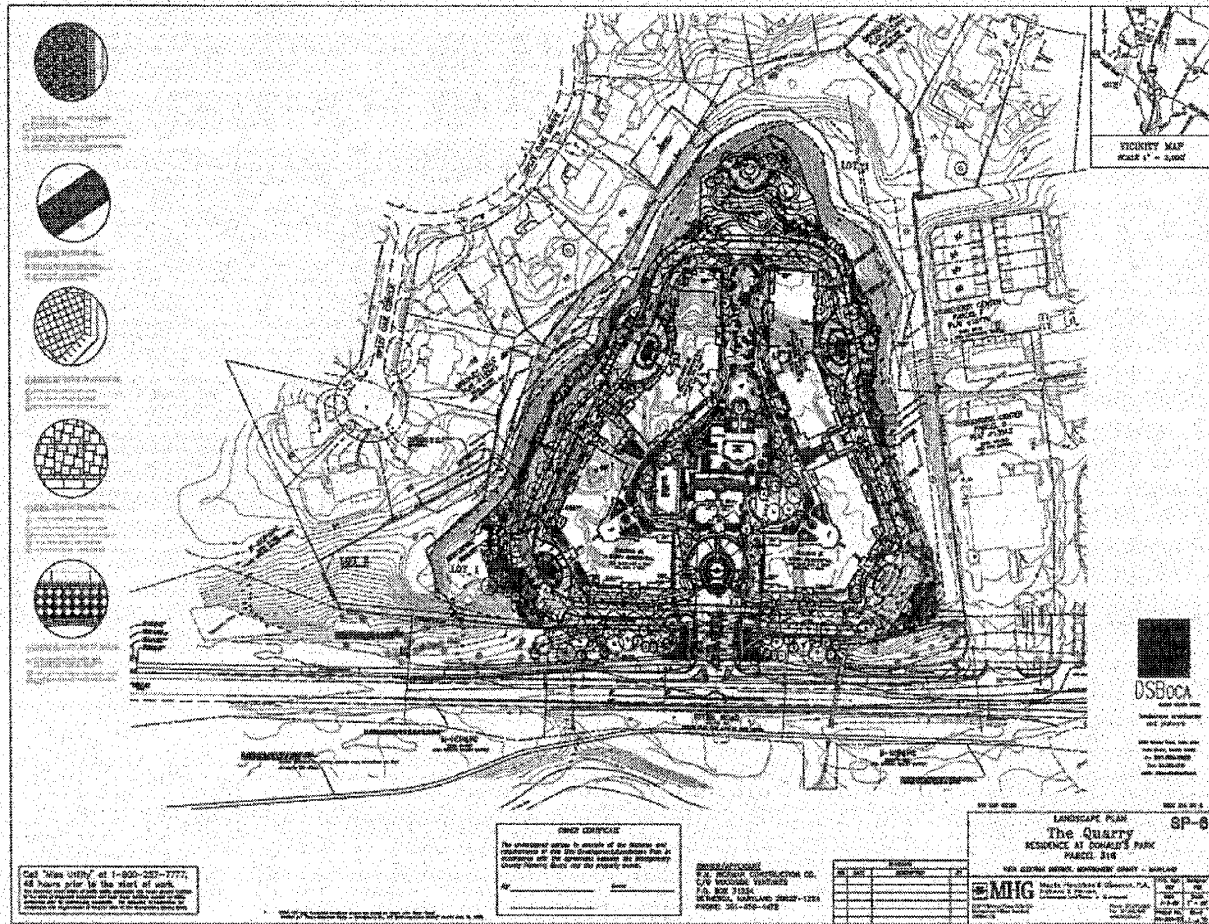
PROJECT DESCRIPTION: Site Description

Stoneyhurst Quarry is a 13.31-acre site that was formerly the Residences on Donald's Park (parcel 318). The site is an operational stone quarry, improved with temporary structures consisting of trailers and sheds. The northern, western and eastern perimeters of the quarry site are shear rock face walls that form a U-shape crater at the base of the property. The rock face varies in height from 8 feet to a maximum elevation of 75 feet. The south side of the quarry opens up to River Road, which provides frontage to the property. The excavated bowl or crater toward the rear of the site is approximately 10 acres in size. The remainder of the property forms an upper shelf that buffers the subject property from the adjacent residential communities.



PROJECT DESCRIPTION: Proposal

The proposed Quarry development consists of four condominium buildings encircling a community clubhouse and pool on 13.31 acres of property. The application proposes 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs.

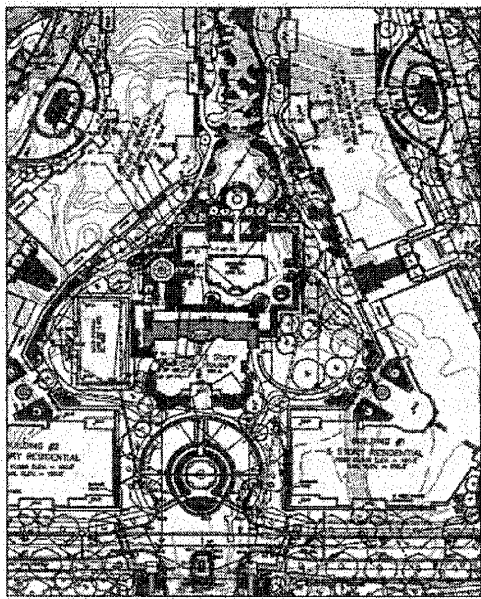


View of the site plan dated March 3, 2006 of the overall development

The four residential multi-family buildings are grouped to collectively focus the attention on the amenity and recreation features of the site. The recreational amenities provided with this application consists of a 2-story clubhouse and associated swimming pool, lawn area and seating areas, as well as an indoor community space in building 2. The clubhouse area is linked by an internal paved pedestrian system and wooden footbridge that connects the recreation facilities and residences. Two natural pool areas are being created between buildings 3 and 4 to simulate a natural stream and meandering path. The upper stream pool is located near the northern end of the ring road, winding down to a central gathering area near the pool. Other amenity features associated with the site include a terraced overlook and fountain at the northern end of the property and landscaping associated with the buildings and amenity features.

A single vehicular access point to the site is being provided from River Road. The divided entrance into the property contains a guardhouse and circular drop-off with parallel parking

between buildings 1 and 2, framing the entrance to the clubhouse. The ring road is a private drive that completely encircles the proposed buildings on the site. The development has an internal pedestrian system linking the interior of the buildings to the recreation and amenity features, such as the pool, clubhouse, lawn area and interactive stream pools. Sidewalks are proposed on one side of the ring road to provide a connection from the visitor parking to the individual buildings. Pedestrian access is extended from within the proposed development to an 8-foot-wide bituminous path that will parallel the improvements on River Road along the frontage of the property. This path will extend from a gravel parking area on the northwest end of River Road to the intersection with Seven Locks Road to the southeast. An additional 5-foot-wide pedestrian path is situated to the north of the ring road that switchbacks upward to a sunrise terrace and decorative fountain that will overlook the development and is oriented toward River Road.



View of the clubhouse, pool and internal amenity areas with the pedestrian linkage between the buildings and circular entrance framed by buildings 1 and 2

Landscaping and lighting elements are integrated into the entire campus of the development, including the entry courtyard to the specialty pavers that provide a connection to the proposed buildings. The frontage along River Road includes a mix of screening and amenity planting that complements the entrance signs and decorative fence along the boundary. The rock face walls provides a perimeter screen of the proposed development as well as a visual amenity feature. Many of the walls are terraced with shrub planting and flowering trees to break up the vertical plane and provide natural relief to the proposed development.

The Applicant is proposing to meet the forest conservation requirements on-site through on-site reforestation, landscape credits and supplemental plantings within existing forest.