

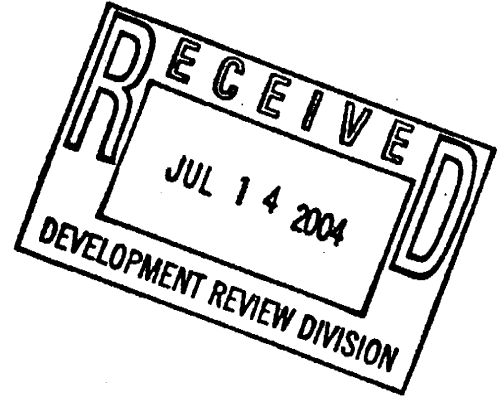
M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org



July 13, 2004

MEMORANDUM

TO: Wynn Witthans
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning *[Handwritten signature]*

FROM: Ki H. Kim, Planner *[Handwritten initials KHK]*
Transportation Planning

SUBJECT: Site Plan No. 8-04022
Greenway Village at Clarksburg – Phases 3, 4, & 5
Clarksburg

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject site plan for Greenway Village at Clarksburg – Phases 3, 4, and 5. The subject site is located on the west side of Ridge Road (MD 27), north and south of Skylark Road in Clarksburg. The site has an approved preliminary plan for 1,330 dwelling units, 89,000 square feet of retail space, and 2,000 square feet of community space. The site also has an approved site plan for 486 dwelling units under Phases 1 and 2, and the subject site plan includes 842 dwelling units, which is the remainder of the total of 1,330 dwelling units for Greenway Village at Clarksburg.

RECOMMENDATION

Staff recommends the following conditions related to approval of the subject site plan:

1. The development under this site plan is limited to 842 dwelling units so that the residential total development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.

[Handwritten circled number 14]

2. In accordance with the Local Area Transportation Review (LATR) Guidelines and the revised phasing of roadway improvements for the Clarksburg Village/Greenway Village at Clarksburg developments described in Transportation Planning Staff's letter of August 22, 2002 to Mr. David Flanagan and Mr. Bernard Rafferty (copy attached), the off-site improvement to widen MD 27 to six through travel lanes from MD 355 to Brink Road including additional turn/approach lanes on MD 27 and Brink Road at the intersection of MD 27/Brink Road must be bonded, under construction, or under contract for construction prior to issuance of building permits for the new development.
3. The applicant shall construct Relocated Skylark Road from the Greenway to MD 27, including a five-foot sidewalk on the south side.

DISCUSSION

Local Area Transportation Review and Policy Area Transportation Review

The Adequate Public Facilities issues on the subject development as related to both the LATR and Policy Area Transportation Review were addressed at the time of the preliminary plan application. Revisions to the phasing of off-site and on-site roadway improvements are addressed in staff's August 22, 2002 letter.

Site Access and Circulation

The existing Skylark Road with improvements and construction of Relocated Newcut Road (A-302) between MD 27 and the A-305 intersection by the applicant in connection with the subject site plan provide safe and adequate access for vehicles and pedestrians. The internal vehicular circulation as shown on the site plan is adequate and safe.

KHK:gw
Attachments

mno to withthans re greenway village 2 SP 8-04022



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 22, 2002

Mr. David D. Flanagan
Elm Street Development
6820 Elm Street, Suite 200
McLean, Virginia 22101

Mr. Bernard Rafferty
Artery Development Company
7200 Wisconsin Avenue, Suite 1000
Bethesda, Maryland 20814

RE: Phasing of Road Improvements for
Clarksburg Village/DiMaio Developments

Dear Mr. Flanagan and Mr. Rafferty:

We are writing in reply to Mr. Rafferty's letter of August 5, 2002, confirming the proposed modifications of phasing of road improvements for the Clarksburg Village/DiMaio developments. The recommended modified phasing program is as follows:

Off-Site Improvements

Permit Capacity

- | | |
|---|-----------|
| 1. MD 27-Observation Drive to MD 355
plus turn lane on MD 355 to WB 27 | 700 Units |
| 2. MD 27-MD 355 to Brink plus turn
at MD 27/Brink | 700 Units |
| 3. MD 27-Brink to A-305 plus turn lanes
at MD 355/Brink | 600 Units |

On-Site Improvements

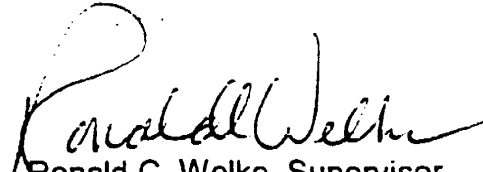
- | | |
|---|---|
| A. A-305: Stringtown to Foreman
Foreman: MD 355 to A-305 | 500 Units |
| B. A-305: Foreman to A-302
A-302: MD 27 to A-305 | 500 Units |
| C. A-305: MD 27 to A-302 | 500 Units |
| D. A-302: A-305 to MD 355 | Remaining Residential
(approx. 300 units) and
all retail and commercial |

We generally support the revised phasing of road improvements as described in Mr. Rafferty's August 5 letter with the following comments:

1. The amendment to the approved preliminary plans as related to the proposed new phasing of road improvements will be reviewed by the Planning Board at the time of the first site plan review. We may revisit the phasing plan in the future depending on the sequence of the submitted site plans.
2. The first off-site improvements should be (1) MD 27 from Observation Drive to MD 355 plus turn lane on northbound MD 355 to westbound MD 27 and (2) MD 27 from MD 355 to Brink Road plus turn lanes at MD 27 and Brink Road, since these improvements would be critical elements in creating regional staging ceiling capacity. Off-site improvement #1 must be physically under construction (not merely bonded) before any building permits are released related to off-site improvement #2.
3. We recommend that the on-site improvement, A-305 from Stringtown Road to Foreman Boulevard and Foreman Boulevard from MD 355 to A-305, identified as "A" in Mr. Rafferty's letter, be constructed as the first on-site improvement. This on-site improvement should be constructed prior to the on-site improvement "B", A-305 from Foreman Boulevard to A-302 and A-302 from MD 27 to A-305.
4. After the first off-site and on-site improvements are constructed as described above, the remaining off-site and on-site improvements could proceed in any sequence until all improvements are completed.

Should you have any questions or need any clarification on our comments, please call either Ki Kim or me at (301) 495-4525.

Sincerely,

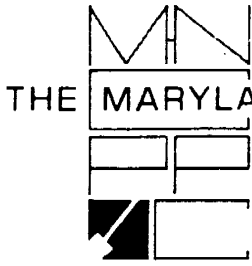

Ronald C. Welke, Supervisor
Transportation Planning

RCW:KHK:cmd

cc: Wynn Witthans
Malcolm Shaneman

Ltr to Flanagan and Rafferty re Road Phasing.doc

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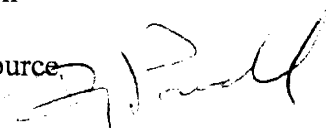


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

July 14, 2004

TO: Wynn Witthans, Site Plan Review, Development Review Division
Michael Ma, Site Plan Supervisor, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource,
Analysis Unit, Countywide Planning Division 

SUBJECT: Greenway Village at Clarksburg Subdivision (Phase 3, 4 & 5), Site Plan
#8-02036

The Clarksburg Master Plan provides for both a Local Park and a park Greenway and Greenway Trail on this project site. The Clarksburg Greenway and Greenway Trail is one of the centerpieces of the Master Plan. This Greenway and Trail connects the various communities and parks throughout the Clarksburg Area including Black Hill Regional Park, Little Bennett Regional Park and Ovid Hazen Recreation Park, as well as many Local Parks. The Applicant will help facilitate this project by dedicating the land on both sides of the Little Seneca Tributary for the park Greenway and will construct the Greenway Trail through the subject property. The Applicant will also facilitate the creation of the Master Plan directed Local Park by dedicating a portion of the land necessary for an adequately sized Local Park and will engineer and construct the park's facilities for use by the area's new residents.

Accordingly, Park Planning and Resource Analysis staff requests certain **CONDITIONS OF APPROVAL** as set forth below:

- Applicant to dedicate to M-NCPPC the areas identified on the Site Plan as Park 6, Park 11 and Park 19. Dedication of Park 6 and Park 11 not to include any stormwater management ponds or facilities. Land to be conveyed by time of record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property to be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.
- Applicant to engineer and construct the master planned 8' wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland

along the east side of the Little Seneca Tributary, to Skylark Road at the intersection of Skylark Road and Arora Hills Drive. Trail to cross Skylark Road at the intersection and continue along the approximate alignment of the original Skylark Road to connect with the trails in Ovid Hazen Wells Recreation Park. Exact location of trail alignment and construction specifications to be coordinated with, and approved by M-NCPPC staff. Greenway Trail to connect at the southern end with the Greenway Trail being constructed pursuant to the Clarksburg Village development.

- Applicant to engineer and construct an 8' wide, hard surface trail through Park 6 to connect between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive, said trail to include bridge and boardwalk as determined to be necessary by M-NCPPC staff. All engineering and trail layout plans to be approved by M-NCPPC staff. Trails to be constructed to park standards and specifications and to include adequate signage.
- Applicant to engineer and construct, to park standards and specifications, on dedicated Park 19 and adjacent parkland currently a part of Ovid Hazen Wells Recreation Park, the following Local Park facilities and amenities:
 - Two (2) adult sized baseball fields with appropriate fencing, backstop, benches, grading, seeding and landscaping as determined by M-NCPPC staff to meet current park field standards and specifications. Exact size of baseball fields to be determined by M-NCPPC staff.
 - Adult sized basketball court at least 56' x 92' with poles, backboards, hoops, nets, court surfacing and benches as determined by M-NCPPC staff to meet current park standards and specifications.
 - Two (2) picnic shelters sized to accommodate at least 4 picnic tables with 4 picnic tables installed per shelter.
 - A centrally located water line with at least 1 ½ inch diameter and hose/irrigation system connections from said water line to each baseball field. Drinking fountain to also be installed at central location. Location of fountain and hose/irrigation system connections to be coordinated with M-NCPPC staff.
 - Raised, grass playing and sports viewing berms/knolls at locations to be determined by M-NCPPC staff.
 - A multi-age play area with play equipment, multi-height pergola, structures and seating to be determined by M-NCPPC staff.
 - A centrally located linear grass mall/green boulevard area with 10' wide paved walkways on both sides, seating, decorative stamped/colored

concrete paving areas, bollards and/or stone piers, and a central feature(s) such as a pavilion, kiosk or other focal structure. Choice and details of structures and features to be determined by M-NCPPC staff.

- Curved parking lot for 116 cars with tree islands interspersed throughout and curbing and wheel stops as acceptable to M-NCPPC staff.

- Concrete pad for portable toilet(s) in a location and size to be determined by M-NCPPC staff.

- Landscaping, benches, seating areas, curbing, bollards, bike racks, trails, walls and fencing throughout the park as determined by M-NCPPC staff to meet the needs of the Local Park users and create an aesthetically pleasing park experience.

- Applicant to provide engineering for Local Park site grading, construction, and necessary stormwater management facilities. All engineering and design plans for the grading and construction of the Local Park and facilities therein, including stormwater management, must be approved by M-NCPPC staff. Grading to be kept outside stream buffers and avoid other sensitive resources as determined to be necessary by M-NCPPC staff. Grading to be engineered to prevent slopes in excess of 3:1 unless otherwise approved by staff. Applicant to procure the necessary park permits for construction of all park facilities and amenities.
- Local Park construction to be completed prior to construction of homes across from the Park on Arora Hills Drive and Yellowwood Drive. All park facilities and amenities to be of a style, design, quality and location acceptable to M-NCPPC staff.

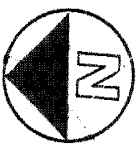
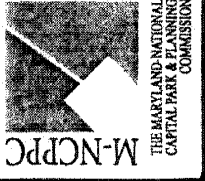
Greenway Village Local Park

(within Ovid Hazen Wells Recreation Park)

CONCEPT DEVELOPMENT PLAN

180'
approx. scale

DATE: 07/04



CLARKSBURG GREENWAY TRAIL

CLASSY Stream

Stand 3
High Priority
Forest

S.V.B.

Stoddard Hill

View to
Other Wetland
Hogpen

Adult or Babe Ruth
Baseball Field

Screening planting

Pony League or
Adult Softball
Field

Subdivision
Pool & Wading Pool

Pool House

ARORA HILLS DRIVE

Basketball Court (56' x 92')

Picnic Shelter
Multi-age Playground Units
Trellised Playground Entry Area
with decorative pavement

Central Pavillion
Focal Point (maps, bike
racks, seating, trash
cans, interpretive
info on Ovid
Hazen Wells)

Raised Decorative
Speed Hump Pavement
& Entrance Bollards

Seating Areas

Park Identity Signage on wall or fence

Enclosed
Portable
Restrooms

