

## Attachment 6

June 1, 2018

Ms. Emily Tettelbaum,

Area 2, Montgomery County Planning Department

Dear Ms. Tettelbaum,

Thank you for your email informing us of the upcoming Planning Board meeting for the Offutt Estates Development. I am writing this letter on behalf of the Wickford Community Association – the community group that includes 50 single-family houses in the Wickford subdivision. Four of our homeowners are directly impacted by the limits of disturbance of the proposed development – Ms. Troiano at 11029 Waycroft Way, the McCaskills at 11101 Waycroft Way, the Kupperbergs at 11019 MiddleShire place, and the Murphys at 11015 Middleshire Place.

We have reviewed the drawings posted on the M-NCPPC website and have a few comments and questions. Based on my conversation with you, the incorrect drawings were uploaded to the DAIC website. The final proposed plans, paper copies having been sent to individual homeowners, have now been uploaded to match on the website. Our comments are based on the drawings dated 3-28-2018:

1. Final Site plan cover sheet dated 11-24-17 still identifies 6 dwelling units on site. Several other sheets (not yet superseded) still show original development. Please confirm proposed development is 5 dwelling units, and that only 5 dwelling units will be allowed under this approval.
2. The updated plans show the “bell” at the end of Hillery Way extending the full width of the right of way. The bell had been shown with 2 visitor parking spaces and leaving green space against the adjoining properties to the south, the scheme preferred by the WCA and the homeowners. Given that fences are typically built on property lines, allowing the street and curb to continue all the way to the lot line may prevent the homeowners from building that fence, puts the fence at risk of damage from cars, and does nothing to help a fire truck turn around. We ask that staff, the applicant, and the planning board review this with DOT/Fire Marshal and provide an alternate arrangement that 1) allows a brick wall or fence to be built on the Kupperberg’s and Murphy’s property line without conflict with the street curb, 2) allows a green or sidewalk buffer between the property and the street to allow pedestrian access along Hillery, and 3) addresses the visitor parking issue for the townhouses.
3. We would appreciate confirmation that the opening in the roof of the full width roof decks (front and back) does not create an eave condition and is a legal story above the height limit. Will site plan approval of a specific architectural elevation, layout, height, or massing allow development beyond the by-right development allowed for the zone?
4. An existing, large, mature Japanese Maple tree just north of the Kupperberg’s property (photo attached) is not reflected on the forest conservation plan. Based on the approximate location of this tree, and the extent of the disturbed area, we have concerns that this tree may be killed by construction activity if not specifically protected by the forest conservation plan.

## Attachment 6

5. The drawing of the two-board fence shows off-set posts, suggesting that footings will be on one side or another of the fence. Can a drawing be provided that clearly shows the location of the posts, the extent of the new fencing, and the location of the gate to replace the existing gate in kind? Also, are there details available for the proposed barricade at the end of Hillery Way?
6. Can staff provide guidance whether street parking will be prohibited on the revised tertiary Hillery Way (outside of potential marked spaces adjacent to the proposed development previously proposed).
7. Can staff outline the ownership and maintenance of the green space between the curb edge of Hillery Way and the property lines to the south and west? Since individual houses do not front on Hillery, it is unclear who is to maintain this area. Currently, this space is not maintained.

Thank you for the opportunity to weigh in on this proposal,

Jeremy Arnold

Wickford Community Association, treasurer



Japanese Maple tree shown at rear of Kupperberg property, with Hillery Way beyond. This tree does not seem to be shown on current FCP.

31 May 2018

The Planning Board  
Montgomery County Planning Department  
c/o Emily Tettelbaum, Area 2  
8787 Georgia Ave  
Silver Spring, MD 20910

Subject: Crest of Wickford Comments Regarding the Offutt  
Estates Preliminary and Site Plan Application.

Thank you for the opportunity to provide comments on the  
subject development. Our concerns are in three areas.

1. Traffic Management

1. The current traffic management plan for this development addresses only the originally proposed six townhouses. We would like to see a Cumulative Traffic Assessment for the 27 townhouses zoned for the Offutt Estates. Since the only exit is at Rockville Pike, all traffic from this development will be using our egress to the Pike. This may justify the installation of a traffic light on Rockville Pike and Wickshire Way.
2. Hillery Way and its southern right of way needs to remain a No Parking Zone to keep overflow parking by customers from the nearby popular tavern and restaurant from parking in our backyards.
3. The Approved Final Forest Conservation Plan calls for all street lighting to be Light Emitting Diodes. But the new Site Plan for Five Units calls for the street lighting along Hillery Way to be High Pressure Sodium Vapor. We would like to see the lighting on Hillery Way be LED lighting per the Approved Final Forest Conservation Plan.



## Attachment 6

### 2. Hillery Way Green Way

- There is currently no plan for maintaining the south right of way of Hillery Way for litter control and weed management. We believe this development will not have a Home Owners Association. Who will be responsible for controlling the litter and weeds on this right of way?
- Montgomery County Regulations define the critical root zone for road side trees to be 1.5 feet per diameter inch. We want all trees in the Hillery Way Green Way, to include those on Crest property, with disturbed critical root zones to be removed at the developer's expense. Also, we anticipate additional damage to the trees and bushes caused by the increased asphalt and subsequent change in the PH factor of the soil. Consequently, we want the developer to replace all trees and bushes that show signs of undue stress within two years of the completion of this development.
- The Developer should replant trees and bushes to provide air and noise pollution abatement from the increased vehicle traffic from the development, and to ensure the degree of privacy currently enjoyed. The trees and bushes should be replaced with vegetation of a similar height and beneficial species and should comply with the 1/3 rule that requires that no single species represents more than 1/3 of the total species used. The new plantings should come with a two-year warranty given the change in PH factor expected with the increased amount of asphalt.

### 3. Storm Water Management

- The storm water management infrastructure requires a maintenance plan to ensure that it is properly maintained and that, for example, the proposed bio swale does not become a stagnant breeding pond for mosquitoes. This is particularly important given that

Attachment 6

the new development is not expected to have a Home Owners Association. Who is to maintain this infrastructure?

If you have any questions on our proposed comments please contact our Condominium representative, Mr. Michael McDonald at 301-816-9347.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Repta".

Sharon Repta  
President, Board of Directors  
Crest of Wickford