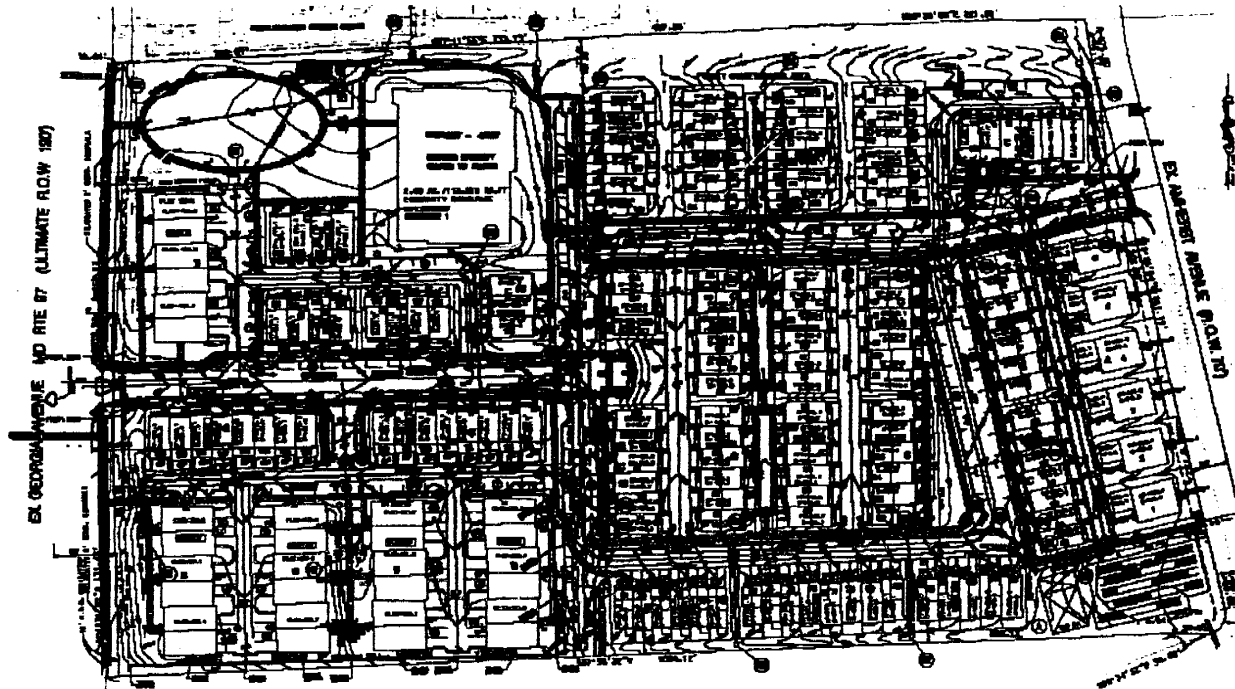


## PROJECT DESCRIPTION: Proposal

The applicant proposes to develop the existing Good Counsel High School site in Wheaton with 190 dwelling units. The Development Plan permitted a maximum of 201 dwelling units. The breakdown of units consists of 139 one-family attached units, 45 condominium units and 6 one-family detached units, including a total of 24 MPDUs on the site.



## Vehicular and Pedestrian Circulation

There are two public access points into the site: one from Georgia Avenue and the second access from Amherst Avenue. The access from Georgia Avenue is a right-in, right-out only turning movement, preventing vehicles from turning left into the site from southbound Georgia Avenue. The access from Amherst Avenue is a 24-foot-wide full turning movement in and out of the site. Vehicular circulation in the property consists of a private road network with alleys and main driveways to serve all of the units. All of the units are rear loaded garage units, with the exception of the townhouses on the southern boundary that back up to the apartments.

There is no public vehicular circulation for the existing Rafferty Center on the subject property. Civic and community groups will be permitted to park in the surface parking facility behind the Wheaton Rescue Squad for events and meetings. Montgomery County ("County") is entering into negotiations with the applicant to place a portion of the property in reservation in order to secure a larger land area for the Rafferty Center that could accommodate on-site parking, pedestrian access and a better visual setting for the Rafferty Center.

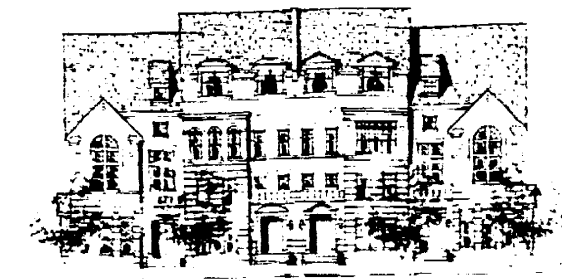
Pedestrian circulation consists of ten-foot wide stamped concrete sidewalks from the proposed entrance off of Georgia Avenue to the first internal intersection. An 8-foot-wide Class I bikeway is proposed along the Georgia Avenue frontage with a 5-foot grass panel and a double row of shade trees. Pedestrian circulation consists of 4-foot-wide sidewalks adjacent to the private drives through the site to serve all of the units and 5-foot-wide sidewalks parallel to the two private streets. A direct pedestrian system connects the primary entry from Georgia Avenue to Amherst Avenue through the site. A sidewalk connects the Rafferty Center to the surface parking facility that is part of the Wheaton Rescue Squad currently under construction. A connection is also being made to Elkin Street at the southeastern property corner for a more direct route to the post office and commercial retail shops to the south and east.

### **Building Design and Layout**

The applicant is proposing four different types of units with varying footprints and sizes as shown on the plan. Six one-family detached units are opposite the existing one-family units that front on Amherst Avenue. The consistency of one-family unit types on Amherst Avenue provides a component of compatibility to the existing neighborhood. The forty-six condominium units are located with frontage on Georgia Avenue while the remaining condos are located in the southwest corner of the site. The condo units are two over one units with the Moderately Priced Dwelling Units located on the bottom floor. Three tandem parking spaces are provided for each condo unit. The remaining 139 townhouses consist of front-loaded and rear-loaded garages. The standard front-loaded garages are located on the southern boundary and back up to the adjacent two-story Blue Ridge apartment buildings. The remaining townhouses are accessed via alleys while the fronts of the units are situated in a mews type setting. The approved binding element of the Schematic Development Plan allowed a 35-foot height limit for the structures.

The mix of unit styles serves as a transition from the apartment and commercial uses to the south and one-family detached units to the north and east of the site.





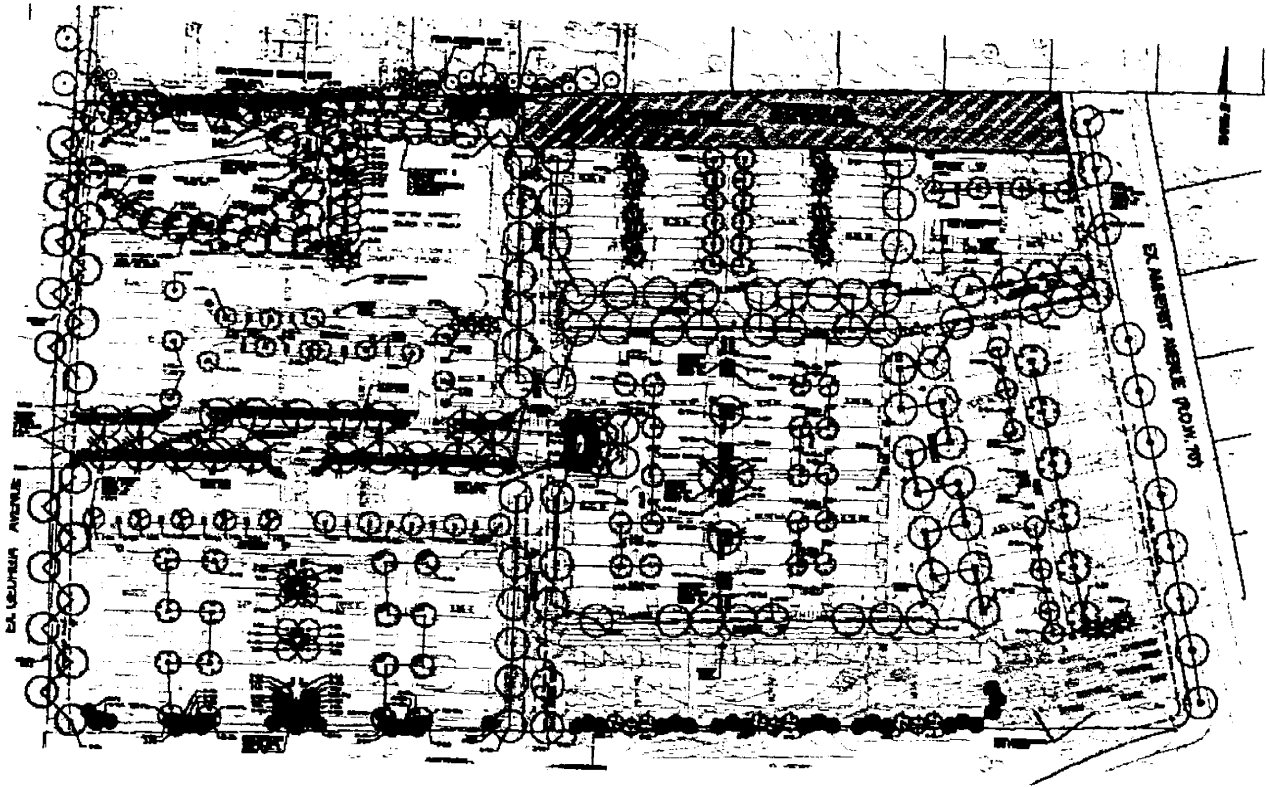
## Landscape and Lighting

Landscaping consists of a complement of street trees in tree panels along Dawson Avenue, the primary entry into the property from Georgia Avenue. This streetscape is a formal treatment with 10-foot-wide stamped concrete that terminates into a private amenity plaza at the intersection with Street 'D'. The intent of the formal streetscape was to highlight the primary entry into the site and accent the CBD type streetscape leading to Georgia Avenue. The remainder of the private streets contains shade trees at the intersections and near the parallel parking bays. The alleys consist of primarily flowering trees, shrubs and groundcover to provide definition and scale in the islands. A combination of paving treatments and patterns will also be provided in the alleys to further accentuate the alley conditions. Conditions have also been placed on the site plan to allow for screening of above ground utilities in the parking islands. The mews areas in the front of the townhouse units will include centralized seating areas and ornamental tree and shrubs.

The eight-foot-wide bike path along Georgia Avenue includes a staggered double row of Zelkovas for the entire property frontage. The formal open play area in front of the Rafferty Center is lined with shade trees to define the oval walkway and create an entry to the building. Amherst Avenue contains street trees 50 feet on center and is consistent with the typical suburban streetscape for a primary right-of-way.

Evergreen screening is proposed on the southern boundary for the adjacent apartment buildings and drive aisles that provide access for the condos. An afforestation area is proposed at the northern boundary to provide screening and buffering to the adjacent one-family detached homes. The plant material in this area has been increased in size to lessen the impact of the new development to the existing homes. This area will also be placed in a Category I Forest Conservation easement for protection.

The proposed lighting consists of a traditional style luminaire, listed as *Hadco* Baltimore V65, mounted on sixteen foot-tall cast aluminum poles. Light fixtures are proposed along the primary entrances and interior loop roads for safety of the residents of the units. No fixtures are proposed directly adjacent to property lines. Reflectors and refractors of the fixtures will be installed on all lights in proximity to residential properties to negate glare.



## **Recreation**

The applicant is claiming credit for providing a tot lot, open play area, pedestrian system and indoor community space within the Rafferty Center to satisfy the requirements of the Recreation Guidelines. The tot lot and open play area are located in the northwest corner of the site directly in front of the Rafferty Center. In addition to seating near the tot lot, three other seating areas have been incorporated into amenity plaza areas located at the intersecting streets for visibility and use. The applicant needs the Rafferty Center to satisfy their recreation requirements. Off-site credit is being taken for activity areas in Wheaton Regional Park and Wheaton Community Center.

The applicant is being required to provide an alternate plan to show how the recreation requirements are being satisfied if the Rafferty Center is not retained since credit is being taken for proposed activity within the building. The revised plan would be reviewed by M-NCPPC staff prior to release of the 133<sup>rd</sup> building permit through a minor amendment process.

## **Forest Conservation**

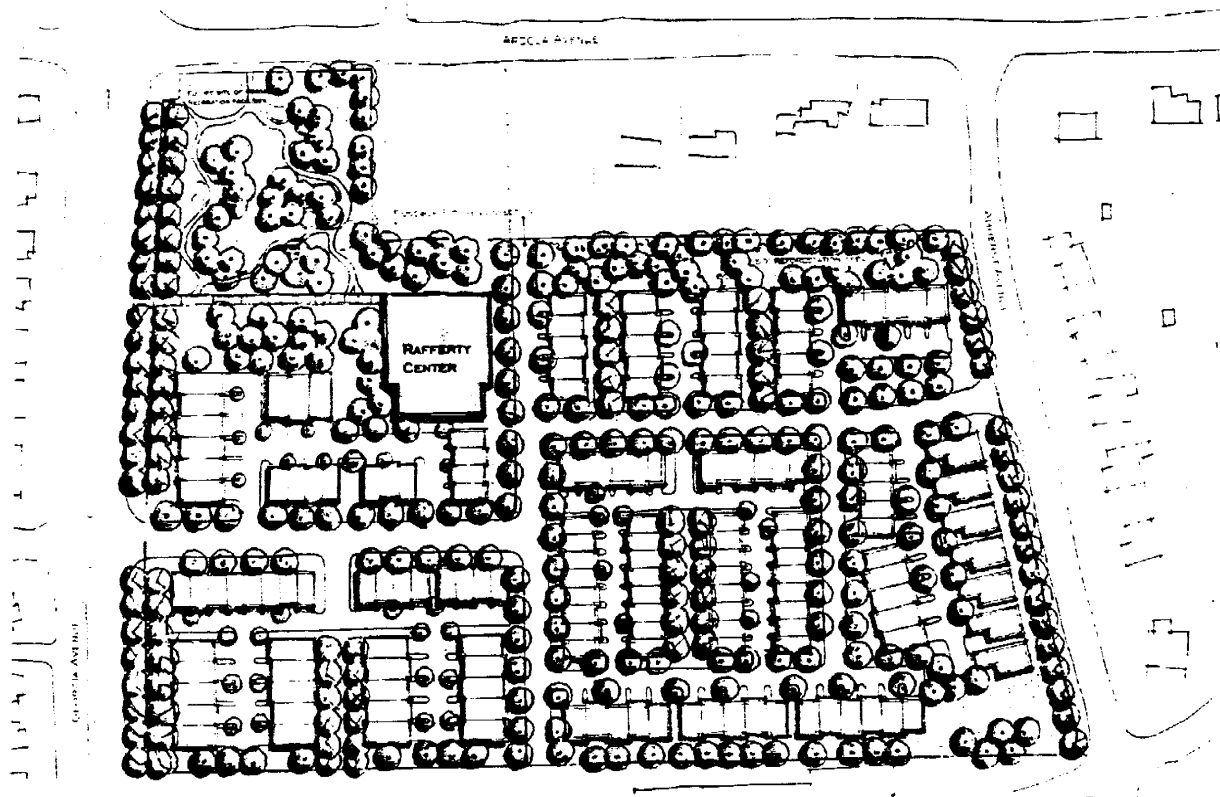
The applicant has a planting requirement of 2.08 acres, which will be met through a combination of on-site landscaping to satisfy their forest conservation requirements. The proposed afforestation area will be placed in a Category I forest conservation easement. Trees for this area have been increased from the standard size of  $\frac{3}{4}$ -1" caliper to 2" caliper for the purpose of a denser screen to the adjacent residential properties. A split-rail fence is also required at the edge of the easement area to prevent damage to installed plant material and clearly identify the area as a protected easement.

This property has an approved stormwater management concept by MCDPS dated August 24, 2004. Stormwater management consists of on-site water quality control via construction of multiple structural sand filters; and, on-site recharge, via recharge trenches.

## PRIOR APPROVALS

### Schematic Development Plan

Zoning application No. G-798 was approved on June 27, 2002 for the reclassification of 14.74 acres of the site from the R-90 Zone to the RT-15 Zone. The site was rezoned from R-90 to RT-15 by Local Map Amendment (G-798) and adopted as Resolution (15-226) on June 17, 2003. Binding Elements of the Re-Zoning Application include provisions addressing retention of the Rafferty Center, buffers to adjacent properties, establishment of community open space and numbers and types of units. The binding elements are attached in Appendix B.



### Preliminary Plan

Preliminary Plan 1-04068 is currently being reviewed with the Site Plan application.