



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

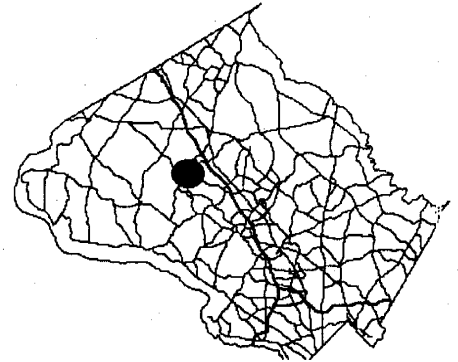
Item # 10
MCPB
3.17.05

MEMORANDUM

DATE: March 8, 2005
TO: Montgomery County Planning Board
VIA: Rose G. Krasnow, Chief *R&K*
Michael Ma, Supervisor
Development Review Division
FROM: Mary Beth O'Quinn
Planning Department Staff
(301) 495-1322

REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 200 multifamily condominium units on one lot, including 30 MPDUs
PROJECT NAME: Fairfield at Germantown
CASE #: 8-03003A (Amendment)
REVIEW BASIS: §59-D-3 referencing §59-C-10.2.2

ZONE: RMX-2/R-200
LOCATION: Waters Road, 50 feet south of Wisteria Drive
MASTER PLAN: Germantown
APPLICANT: Centex Homes
FILING DATE: November 30, 2004
HEARING DATE: March 17, 2003



SUMMARY

The proposed Amendment of the *Fairfield at Germantown Site Plan* addresses changes to Phase II of the residential portion of the mixed-use development. The proposed plan maintains the approved number of residential dwelling units and Moderately Priced Dwelling Units, the approved lot pattern, and recreational amenities while changing the unit type from multi-family rental apartments to multi-family condominium units.

Proposal: The proposed amendment will alter the approved site plan that features seven multi-family apartment buildings, substituting a plan comprised of 18 multi-family buildings constructed as "two-over-two" condominium units. The change is prompted by the applicant's study of market conditions and the desire to provide a new housing product to complement the surrounding housing supply of multi-family apartments and townhouses. It should be noted that all of the 30 required MPDUs will be provided as 3-bedroom units.

The amended plan features 200 residential units, sited in a geometric arrangement that, while more formal than the previous plan, maintains a corresponding relationship to the Phase I multifamily buildings to the north through street connections, pedestrian pattern, and location of the site's amenities. Recreational

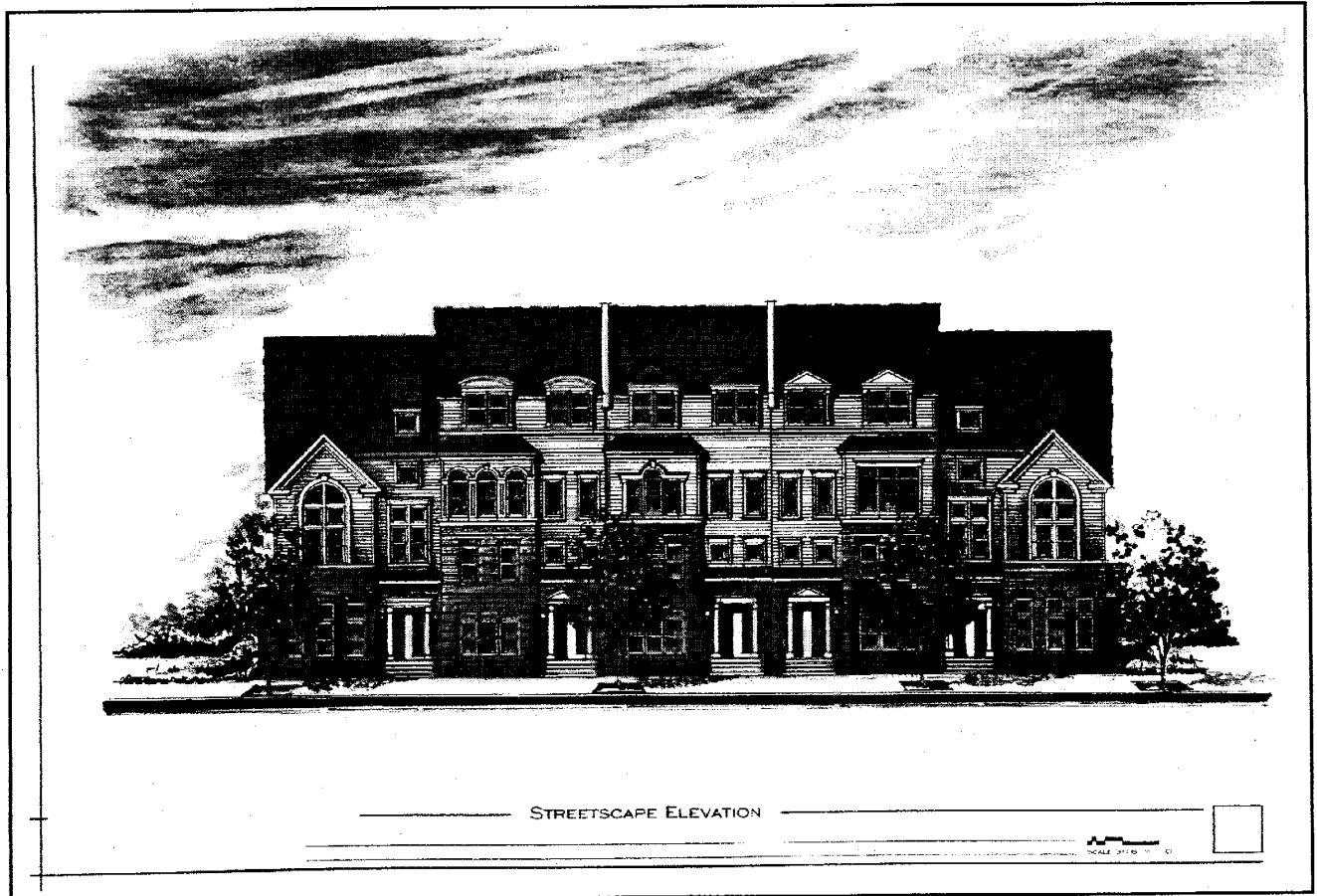
facilities remain the same with respect to type and age group served. The proposed plan increases the parking supply from 352 parking spaces to 403 parking spaces.

Development Issues:

The approved site plan for Fairfield at Germantown (8-03003) addressed numerous issues of site plan review, including road alignment, sidewalk connections, internal road dimensions and streetscape, recreation amenities, and public bus service. Building massing, scale, and materials were reviewed to achieve the intent of the RMX zone with respect to compatibility and the future development of the commercial portion of the site.

Site Plan review of the subject amendment focused on compatible massing and building locations that relate appropriately to the first phase of development, currently under construction and to the street character of Waterford Hills Boulevard. Site issues internal to Phase II were considered with respect to noise and impervious surfaces, and landscaping for screening and visual effect.

Staff has included a condition of approval for this site plan amendment that incorporates all of the conditions of approval of the approved site plan.



STAFF RECOMMENDATION: Approval of 200 units, including 30 MPDUs on 12.63 acres with the following conditions:

1. Previous Approvals

Conditions of all previous approvals remain in full force and effect except as specifically modified by this approval:

- a. The plan shall comply with the conditions of approval for Site Plan 8-03003;
- b. The plan shall comply with the conditions of approval for Preliminary Plan 1-02068;
- c. The plan shall comply with the conditions of approval for Project Plan 9-02002.

2. Site Plan

Prior to signature approval of the plans the following revisions shall be made and/or information provided, subject to staff review and approval:

Site Information

- a. Provide architectural plans and elevations for the residential units showing dimensions and materials; show application of "typical" design as accommodated on proposed site via section drawings;
- b. Provide building sections showing finished floor levels, terracing, and steps;
- c. Provide architectural floor plans for the recreational building and pool; verify that recreational facilities meet the *MNCPPC Guidelines for Recreation (1992)* with respect to room dimensions, setbacks and design criteria;
- d. Provide specifications for all play equipment;
- e. Provide specifications for all furnishings, fixtures, and fencing.

Site Design

- f. Delete the sidewalk proposed along the east side of the east drive aisle; replace with landscape screening at least 36 inches in height;
- g. Delete the curvilinear paths along the building facades facing Waterford Hills Boulevard; replace with terracing and shared (ganged) step entrances;
- h. Stagger front building façade for one unit within each building structure, with minimum setback of two feet except for Buildings 7, 9, 10, and 12;
- i. Provide masonry (brick) facades for the end units and for the buildings facing Waterford Hills Boulevard.

3. Landscape Plan

Prior to signature approval of the landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Show street trees and streetscape treatments (approved under 8-03003) for Waterford Hills Boulevard and Father Hurley Boulevard;
- b. Match streetscape treatment proposed for Phase 2 with approved streetscape for Phase 1, with respect to tree species, size and spacing and paving materials;
- c. Provide additional screening of the interior drive aisles as viewed from the public streets (between Buildings 1 and 2; between Buildings 3 and 4);
- d. Provide additional shade trees in the following locations:
 - i. Between Buildings 10 and 11;
 - ii. Between Buildings 12 and 13;
 - iii. Between Buildings 8 and 9;
 - iv. Between Buildings 6 and 7;
 - v. Between Buildings 15 and 16;
 - vi. At the west end of Building 12
 - vii. At both ends of Buildings 1 and 14;
 - viii. At the east end of Buildings 4 and 5;
- e. Add a landscaped island (minimum 20 feet in length), planted with a shade tree to the drive west drive aisle in front of Building 17;

- e. Relocate the street trees along the ingress/egress drive aisles as follows: place shade trees at the curb within a 6-foot landscape panel; setback the sidewalks a minimum of 6 feet from the curb;
- g. Provide one of the two following treatments for each rear (parking) alley: special paving using field inset of unit pavers or double banding using special unit pavers at a minimum 2-feet in width; or, ornamental trees planted within the landscape islands; if using ornamental trees, verify sectional placement of utility lines and adequate soil depth;
- f. Provide hedge screen for AC and utility feeds;
- g. Provide planting plan for SWM facility located at Father Hurley Boulevard

5. Stormwater Management

Conditions of revised MCDPS stormwater management concept approval dated November 17, 2004.

6. Environmental Planning

- a. Provide acoustical engineering certification that the building shell for residential dwelling units will be constructed within the projected 65 dBA Ldn noise contour and that residential dwellings will be designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification shall be provided to M-NCPPC Environmental Planning staff for concurrence prior to issuance of building permits.
- b. Provide the builder's signed commitment to construct the impacted units in accord with the acoustical design specifications. Any changes to the building shell construction that may affect acoustical performance after issuance of building permit shall be approved by an acoustical engineer and M-NCPPC Environmental Planning staff prior to their implementation.
- c. For all residential dwelling units to be constructed within the projected 65 dBA Ldn noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that those homes are impacted by highway/aircraft/railroad/transportation noise. Such notification will be accomplished by inclusion of this information and any documentation of all measures taken to reduce the impacts in all sales contracts, brochures and promotional documents, including: any illustrative site plan(s) on display within any sales related office(s); in Homeowner Association documents; with all Deeds of Conveyance; and by inclusion on all signature subdivision and site plans. Notification measures shall be provided to M-NCPPC staff prior to issuance of any building permit.
- d. Compliance with the conditions of approval for the Revised Final Forest Conservation Plan. The applicant must satisfy all conditions of the forest conservation plan prior to recording of plat(s).

7. Site Plan Enforcement Agreement

As part of the signature set, revise the Site Plan Enforcement Agreement pertaining to the previous approval 8-03003, to reflect the current proposal.

ISSUES ADDRESSED IN THE COURSE OF SITE PLAN REVIEW

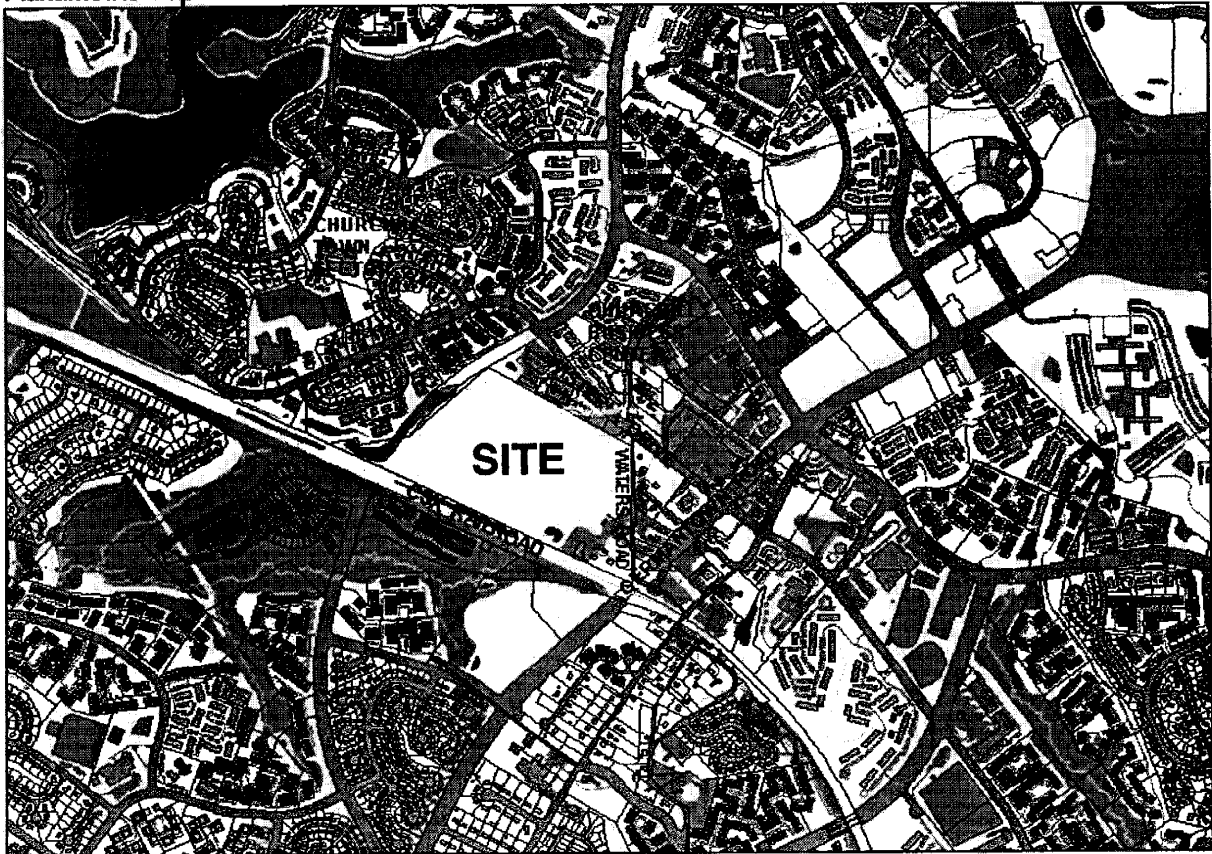
In the course of site plan amendment review, staff and applicant addressed the appropriate unit type, massing and scale as desired for housing in the RMX zone. Staff studied the housing needs of the planning area with respect to unit type, density, prospective demographics, and proximity of public services.

Site design review encompassed parking, lighting, landscape planting and adequate recreational facilities. Vehicular and pedestrian systems were reviewed for their potential to provide the integrated circulation that would achieve the desired activity and character of RMX zone. Details of road proportions were studied to improve pedestrian safety and increase green space;

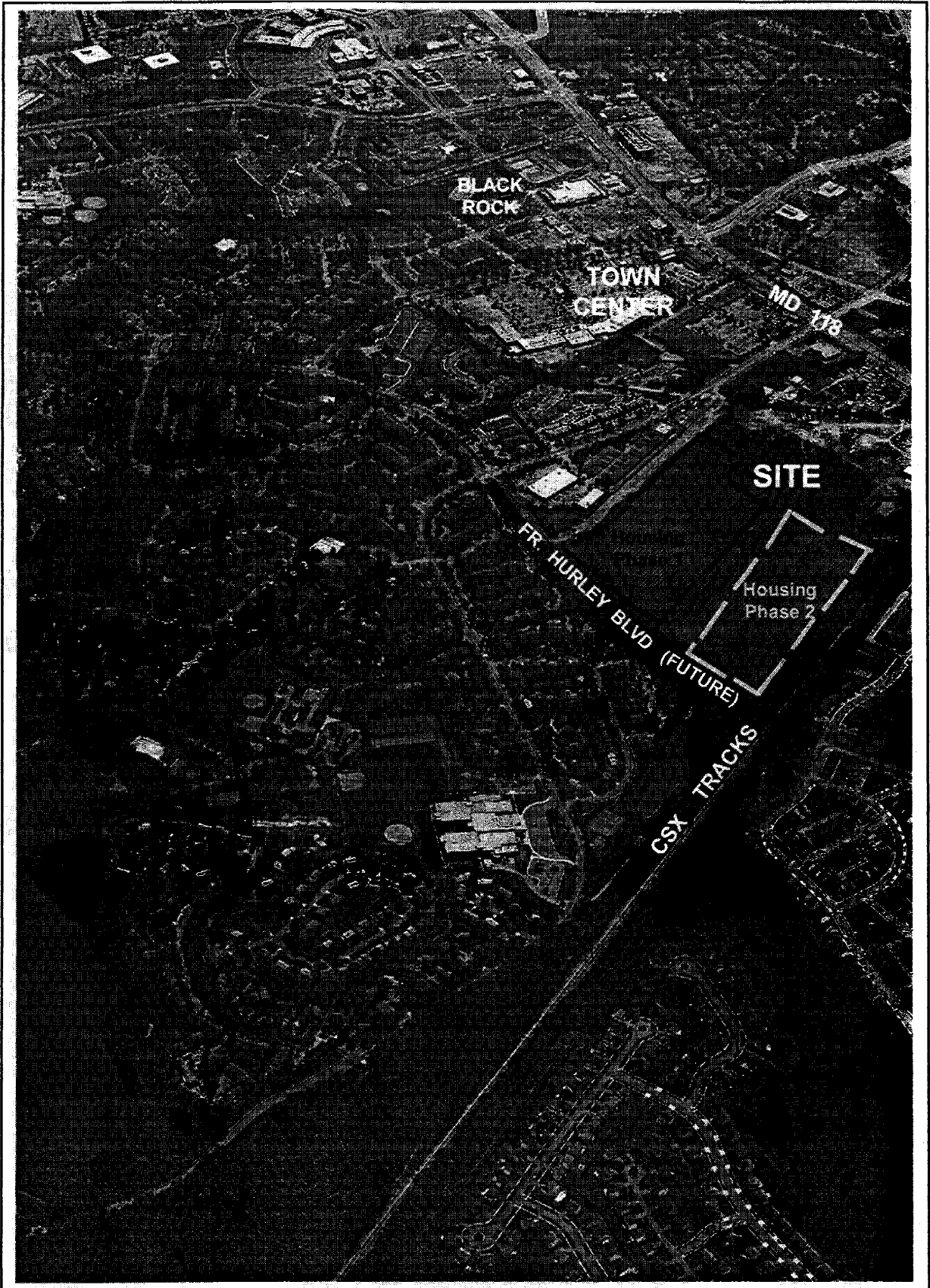
Streetscape design was studied for efficient and safe pedestrian movement. In particular, staff and applicant focused on achieving an attractive pedestrian system that could negotiate the significant slopes along Father Hurley Drive. Applicant and staff studied alternatives for the future dedication of and improvements along the public right-of-way. Internal pedestrian systems were evaluated for efficient connections to bus service and the MARC station and ways to encourage the pedestrian activity within the complex and to neighboring retail.

VICINITY DESCRIPTION

Planametric Map



PROJECT DESCRIPTION: Surrounding Vicinity



PROJECT DESCRIPTION: Surrounding Vicinity

The site is bounded on the NW by an unbuilt section of Father Hurley Boulevard between Wisteria Avenue and the CSX tracks; on the SW by the CSX tracks, across which are single family attached dwellings; on the SE by underdeveloped, industrial/commercial properties along MD #118 and along old Waters Road; and on the NE by low-intensity non-residential uses along Wisteria Drive.

The properties across Father Hurley are developed with low-density residential uses. Parts of this area could be affected by the construction of this section of Father Hurley. MCDPWT, concurrently with this review, is undertaking a study of the alignment of Father Hurley to see if it can be moved slightly away from the affected housing and toward the subject site frontage that supports the storm water management facility. This study will not be completed at time of this hearing, but preliminary findings indicate that realignment away from the housing is possible, and the modified alignment can be incorporated into the subsequent Site Plan application.

The CSX tracks are in a trough alongside the subject site for much of the site's length. Train noise will be a factor affecting housing and site design on this site. The commercial portion of the subject site is within walking distance of the MARC station at the intersection of the CSX tracks and MD 118. Currently the narrow ROW of existing Waters Road connects the subject site to MD 118 and the MARC station just beyond.

Aerial Photograph of Vicinity

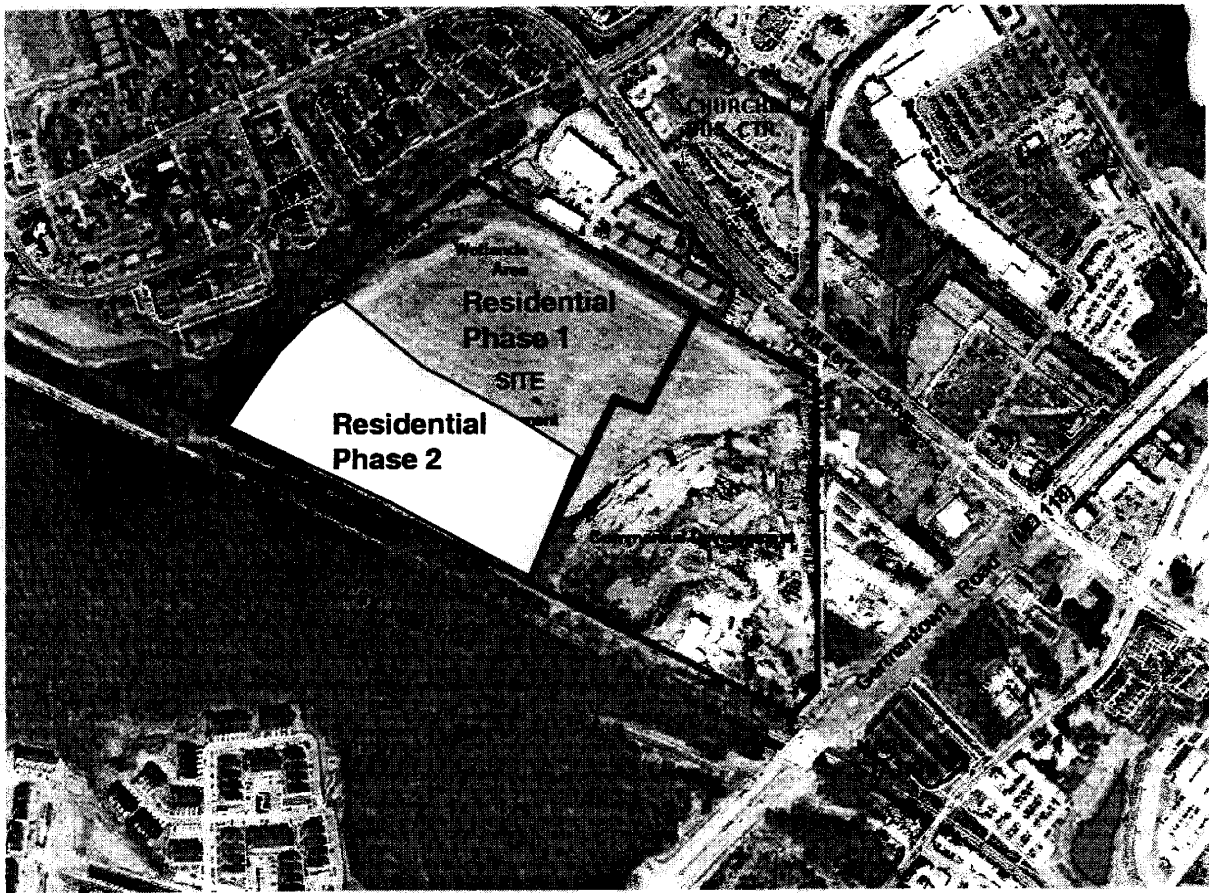


PROJECT DESCRIPTION: Site Description

The Fairfield property is located in Germantown southwest of Wisteria Drive between the planned right-of-way for Father Hurley Boulevard and Waters Road. The southern edge of the property, 2500 feet in length, is defined by the CSX tracks that serve the MARC station approximately to the east. The northern boundary adjoins existing commercial uses that face Wisteria Drive. The planned extension of Father Hurley Boulevard to the southwest will eventually form the western boundary of the site, while any further extension of Waters Road will define the site's eastern road frontage. The 62.4+/- acres form two individual properties for the housing and commercial components, respectively. The property has split zoning, with the majority of the site in the RMX-2 zone (60.5 ± acres) and a smaller piece on the west side of the Father Hurley Boulevard right-of way that measures 1.9 acres, within in the R-200 zone.

The site supports a generally flat topography with a high point elevation of approximately 495 near the site center. The terrain drops evenly to the west at a 3% slope, while the eastern portion of the site maintains its elevation between 475 and 480 feet. The low point of the topography lies adjacent to the railroad tracks, forming the natural area for stormwater retention. There is a 1.76 acre forest on the southwestern corner of the property. The forest is dominated by 28 to 34-inch diameter tulip trees. The remainder of the site is agricultural and was planted in soy beans during the last growing season.

The Residential Phase 2 portion occupies the southwest quadrant of the site (see below.)



PROJECT DESCRIPTION: Proposal

Large-Scale Project Plan Concept

The Fairfield Plan is organized into two sections, the housing to the NW, and the commercial to the SE. The site plan review of the housing, Phase I and Phase II, was approved by the Planning Board on January 28, 2003; the commercial portion remains at a conceptual level and will be reviewed as a separate, future site plan application. While it is desirable to review concrete site plans for both the residential and commercial elements, the commercial portion has been delayed until the completion of the Germantown Town Center and market conditions for the Sugarloaf and Germantown Commons shopping centers improve.

Overall Site Organization

The proposed uses, commercial and housing, organize the site into an "eastern half" a "western half," respectively. Alternatively, Waterford Hills Boulevard, the major vehicular thoroughfare, divides the site into a "north section" (Phase 1) and a "south section" (Phase 2). This north-south delineation and phasing allow the first residential phase to be developed on the most accessible topography with the larger concentration of housing units on the north side of the public street. At the time of publication of this staff report, Phase I, featuring 3-4 story multi-family rental apartments, is currently under construction. Waterford Hills Boulevard, graded and constructed with primary paving, provides construction access to the site.

The fronts of the north and south blocks of housing are oriented with respect to this internal spine, Waterford Hills Boulevard, a public street. The massing creates, essentially, a formal grid pattern that is defined by two "core" blocks, creating a rhythmical "carpet" pattern of buildings and open space courtyards. The bigger blocks of Phase I focus on common green areas that feature formal landscape design. The amendment proposed for Phase II features an alternative scale and massing that "steps down" in height and unit articulation from the grouping of buildings that comprise Phase I. The formal geometry of this "sister neighborhood" identifies an environment that offers greater privacy and reclusiveness than its companion housing to the north.

The housing provides the required Moderately Priced Dwelling Units (MPDUs), 15% of all unit types for each phase, with the units dispersed throughout the site.

Overall Site Circulation

The housing development is accessed by the extension of Father Hurley Boulevard southwestward from Wisteria to the site entrance, the internal public street. (When the commercial section is added later, a second access would be developed by improving Waters Road south of Wisteria, along the eastern boundary of the commercial portion.) The applicant will participate in the road improvements for Father Hurley Boulevard; however, the location of the "spite strip" between the ROW and the applicant's property line prohibits the applicant's provision of streetscape design for the road frontage at this time. It is anticipated that the County will complete the improvements within the next five years. [See illustrative sketches for the future streetscape design of Father Hurley Boulevard.]

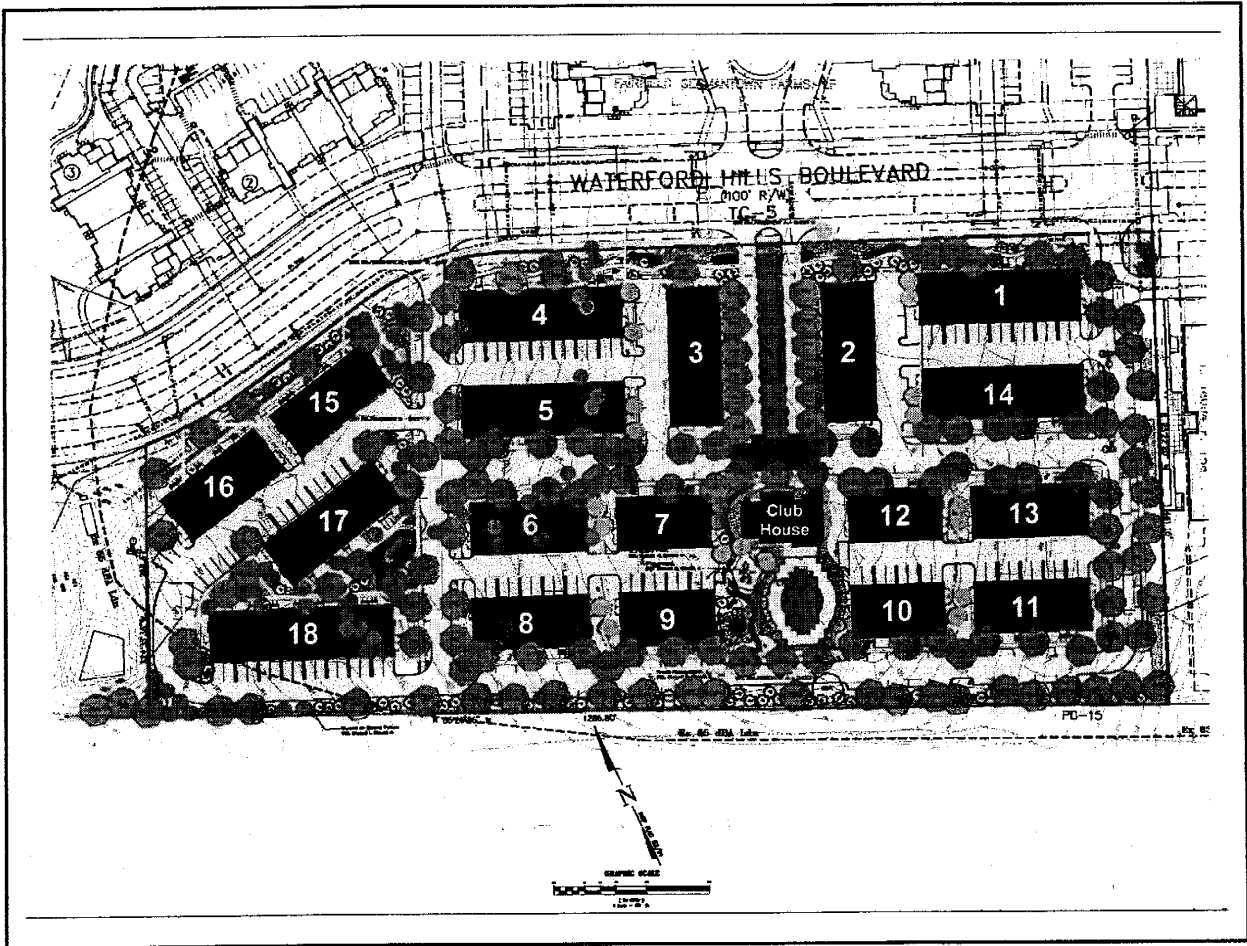
Drive aisles reach all housing units with head-in parking, forming an interconnected internal "street" system that includes complementary pedestrian paths and sidewalks. The pedestrian system includes a terrace path that extends almost the full length of the new Father Hurley site frontage. The path system includes the circumference of the stormwater management parcel within the commercial portion area. There are five pedestrian connections provided to the adjoining commercial portion, which provide an opportunity to achieve the integration of uses desired in the RMX zones.

Stormwater Management

Most of the housing site drains toward SWM facilities in the NW corner; the remainder drains toward centrally-located SWM facilities between the housing and the commercial area, so both SWM facilities will be constructed as part of the housing phase.

Site Plan Amendment under Review

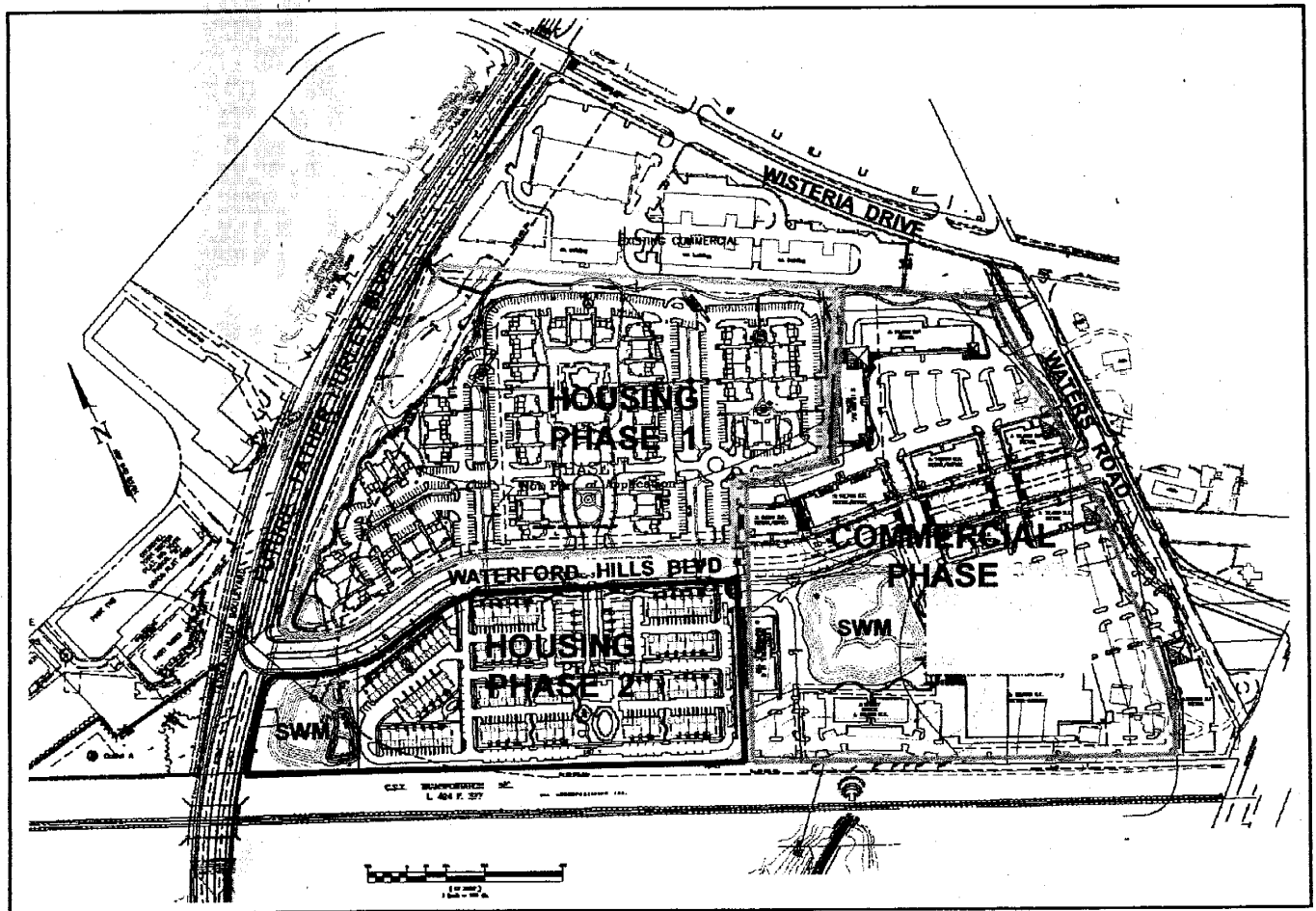
The subject application addresses the amendment of Phase II of the housing portion of the mixed-use project. Phase I will remain as approved for multi-family rental apartments. The subject site plan proposes 200 condominium units designed as “two-over-two” units.



The amendment of the Phase 2 portion of the housing within this RMX parcel proposes to maintain the number of housing units previously approved. The substitution of building type creates a number of challenges to the complementary balance previously depicted for this site. Whereas the previous approval provided essential "matching" developments straddling Waterford Hills Boulevard, the new proposal features a new building type that carries a scale and massing that more closely resembles attached housing. The articulation of the "two-over-two" buildings, that is, the "stacking" of units allowing two dwelling units per footprint provides an cumulative effect of greater density, primarily read through the proportion of height to footprint.

The advantages of the unit type substitution are clearly discernable in the mix of units available. The proposal features condominium units that are larger than average, offering only 2-and-3 bedroom units. Of particular importance are the Moderately Priced Dwelling Units offered: all MPDUs are 3-bedroom units, a significant benefit to the housing supply in the planning area. The introduction of a new unit type will offer greater variety in the housing supply, accommodate more families with children, provide increased opportunities for ownership. Finally, the availability of a new housing type will offer greater flexibility in housing type for those entering the housing market as both county residents and the housing stock age.

Site Plan showing Housing and Commercial Phases



PROJECT DESCRIPTION: Prior Approvals

The Site Plan was previously approved by the Planning Board on January 28, 2003. The Planning Board approved the Project Plan #9-02002 and the Preliminary Plan # 1-02068 on June 13, 2002. See Site Plan, Project Plan and Preliminary Plan opinions, attached. The conditions of approval have been addressed in the site plan review as follows:

Project Plan #9-02002

#	Project Plan Condition	Site Plan Review Resolution
1.	<i>Resubmit complete Project Plan application for commercial portion and phases of the project to address further design, facilities, and amenities.</i>	Site Plan Condition#1 [8-03003] requires submission of Site Plan application for commercial portion phase; Site plan amendment required for change to design or phasing of housing portion.
2.	<i>Establish escrow fund of \$300,000 prior to building permitting, for public amenities associated with park facilities or Germantown Library.</i>	Site Plan Condition # 2 [8-03003] requires establishment of escrow fund prior to building permit. See copy of <i>Affidavit of Payment, dated December 30, 2003, signed by Charles Loehr</i> , attached.
3.	<i>Construct previously authorized removal of free right turn from Middlebrook to MD 118.</i>	Condition addressed in Transportation Planning recommendation; [See Site Plan Condition #4, 8-03003]; [Condition also included in Preliminary Plan approval.]
4.	<i>Construct two lanes of Father Hurley Blvd from Wisteria Drive, and the full cross section for 600 feet, pending final design by MCDPWT.</i>	Condition addressed in Transportation Planning recommendation; [See Site Plan Condition #4, 8-03003]
5.	<i>Conduct noise analysis for 65-dBa noise contour and propose mitigation.</i>	Site Plan application included the noise study required. Condition addressed in EPD recommendations for Phase 1 lot; [See Site Plan Condition # 5 [8-03003].
6.	<i>Submit expanded NRI for approval prior to site plan application submission; provide tree save plan for Tree #48, 55-inch Red Oak, if possible.</i>	Tree #48 is located within the commercial portion of the Project Plan boundaries; this location is not within boundaries of this Site Plan Review.
7.	<i>Locate all trails outside environmental buffers</i>	Trails are located outside of environmental buffers, except one proposed crossing that will provide temporary pedestrian connection from the development to Father Hurley Blvd; the temporary connection is contingent upon approval from MDE and granting of an easement from the adjacent property owner. [Status remains unchanged for subject amendment.]
8.	<i>Limit total number of residential units to 610 for entire 62.4 -acre site.</i>	Site Plan Condition #2 [8-03003] places limitation on number of residential units allowed for the entire 62.4-acre site.

Preliminary Plan 1-02068

#	Preliminary Plan Condition	Site Plan Review Resolution
1.	<i>Limit total number of residential units to maximum 610 multi-family units and 250,000 of office/retail use.</i>	Condition of approval included with Site Plan conditions [8-03003] requiring submission of Site Plan application for commercial portion and phasing; Site plan amendment required for change to design or phasing of housing portion.
1.2.3.	<i>Transportation Conditions: #1(a) through #1(l), #2, #3.</i>	Condition addressed in Transportation Planning recommendation; [See Site Plan Condition #4, 8-03003]
4.	<i>Comply with conditions of MCDPS stormwater management concept approval; improvements to be approved prior to recordation of plat.</i>	SWM concept approval issued May 2, 2002; further conditions of SWM facility design are addressed in Site Plan Condition #3, 8-03003]
5.	<i>No clearing, grading or recording of plats prior to SPEA approval.</i>	Site Plan Condition #11-c [8-03003] addresses timing of clearing and grading. No clearing or grading prior to signature set approval.
6.	<i>Final number and locations of buildings, parking, site circulation, sidewalks, and bike paths to be determined at site plan.</i>	Site Plan review addressed locations of these elements. Site Plan Condition #8-a [8-03003] addresses the final adjustment of internal vehicular drive widths at Signature Set.
7.	<i>Final landscape and lighting to be reviewed prior to site plan.</i>	Landscape and lighting plan provided as part of site plan application.
8.	<i>Final number of MPDUs dependent on number of units determined at site plan review.</i>	Number of residential units reduced from 610 to 604 during site plan review. MPDUs are provided at 15% to number 91 units. Phase 2 MPDUS = 30 units.
9.	<i>Validity of preliminary plan dependent upon applicant abiding with conditions of approval of Project Plan 9-02002.</i>	Execution of Project Plan conditions are subject to site plan approval. See Site Plan Condition #1 [8-03003]
10.	<i>Preliminary Plan validity period: 37 months or August 16, 2005.</i>	Validity period for preliminary plan remains open.
11.	<i>APF review validity period: 61 months or August 16, 2007.</i>	Validity period for preliminary plan remains open.
12.	<i>Other necessary easements</i>	Site Plan review addressed necessary easements on the site, including public access easements, conservation easements, and SWM parcel designations. See Site Plan Condition #7-a [8-03003]
13.	<i>Record plat to indicate that density of residential units is calculated from total site area of 62.4 acres. No additional residential density is available for any part of the site.</i>	Site Plan Condition #2 [8-03003] addresses notation on signature set indicating limits of residential density.

ANALYSIS: Conformance to Development Standards

Fairfield at Germantown	Site Plan 8-03003A	RMX-2 Zone	RMX-2 Zone
Development Standard	Total Areas	Permitted/Reqd	Proposed
Gross Site Area	62.4 acres		
R-200 Gross Area	2.4 acres		
RMX-2 Gross Area	60.0 acres +/-		
Residential (RMX-2)			36.1 acres [1,572,516 sf]
Commercial (RMX-2)			23.9 acres [1041084 sf]
Residential Phase 1 - 404 units	404 units		19.68 acres
Residential Phase 2 - 200 units	200 units		10.92 acres
Net Tract Area	60.1 acres Total		58.6 ac RMX/ 1.3 ac R-200
Public Dedications			
Dedication Fr. Hurley Blvd	Previous dedication		0.9 acres
Dedication Waters Rd	Previous dedication		1.4 acres
Density - Optional Method			
Commercial *		0.5 FAR (108,936 sf GFA)	N/A: Phase 2
Commercial * GLA		600,000 sf	N/A: Phase 2
Residential (>30 acres site area)		150 units min*	604 units
Residential Total		30 units/acre max *	17 units/acre
Residential - MPDU			
Residential Phase 1 (404 units)	61 MPDUS	NTE 22% of MP guide 30 units/acre	602 units and 91 MPDUs 16.2 units/acre
Residential Phase 2 (200 units)	30 MPDUs	30 units/acre	14.7 units/acre
Residential in Commercial area		40 units/acre *	N/A
Building Height			
Residential Phase 1			47 feet
Residential Phase 2			51 feet
Green Area 59-C-10.3.3			
Commercial		15% min [156,162 sf]	N/A: Phase 2
Residential Total		50% min [786,258 sf]	52% [816,397 sf]
Residential Phase 1		50% min [427,541 sf]	51.7% [442,134 sf]
Residential Phase 2		50% min [275,081 sf]	51.1% [283,557 sf]
Setbacks - Residential ** #			
From one-family residential		100 feet	250 feet +/-
From other residential		30 feet	400 feet +/-
From any street		30 feet	30 feet
Next to commercial/industrial		30 feet	30 feet
* Must not exceed Master Plan recommendations			
** No minimum setback if in accordance with Master Plan 59-C-10.3.8			
# Planning Board may reduce setbacks no greater than 50% to accommodate trees or other site feature 50-C-10.3.8			
Other Zoning Requirements			
59-C-10.3.9 (a)	Size, location and nature of public facilities and amenities to be shown on Site Plan		
59-C-10.3.11 (a)	Site Plan required		
59-C-10.3.12 (b) (1)	Staging and sequence of development		

Fairfield @ Germantown - Residential Unit Distribution and MPDUs						
<u>Development Phase</u>	<u>Type</u>	<u>Total units</u>	<u>MPDUs Req'd</u>	<u>Quantity</u>	<u>MPDUs</u>	
Phase 1 - residential		404 units	15%	404		
1 Bedroom/1 Bedroom MPDUs	rental	204 units	50%	204		
2 Bedroom/2 Bedroom MPDUs	rental	172 units	44%	172		
3 Bedroom/3 Bedroom MPDUs	rental	28 units	7%	28		
Total	rental		61 units			
Phase 2 - residential						
<u>Model & Location</u>	<u>Location</u>	<u>Bedrooms</u>	<u>MPDU %</u>	<u>SF</u>	<u>Quantity</u>	<u>%</u>
Azalea - End lower unit	condominium	2 bedrooms		1,246	36	18.0%
Lavender- End lower unit	condominium	3 bedrooms		1,783	36	18.0%
Tulip - Interior lower unit	condominium	3 bedrooms		1,336	34	17.0%
Tulip - Interior lower unit	condominium	3 bedrooms	15%	1,336	30	15.0%
Tulip Interior lower unit	condominium	2 Master Bedroom (option)		1,336	TBD	TBD
Orchid - Interior upper unit	condominium	3 bedrooms		1,730	64	32.0%
Total					Units Provided	200
Summary Phase 2		Unit Analysis	Two Bedroom Units		36	18.0%
			Three Bedroom Units	30 MPDUs	164	82.0%
				Total	200	100.0%

FAIRFIELD @ GERMANTOWN - RECREATION - PHASE II						
<u>DEMAND POINTS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>TOTALS</u>
House type	11.00	14.00	12.00	118.00	16.00	171.00
PROJECT DEMAND						
<i>Garden Apartments</i>	22.00	28.00	24.00	236.00	32.00	342.00
SUPPLY On Site						
Picnic - Sitting (4)	4.00	4.00	60.00	20.00	8.00	96.00
Tot Lot	9.00	2.00	0.00	4.00	1.00	16.00
Pedestrian System	2.20	5.60	4.80	106.20	14.40	133.20
Indoor Community Room	2.20	4.20	7.20	70.80	12.80	97.20
Indoor Fitness Facility	0.00	2.80	2.40	47.20	4.80	57.20
Swimming Pool #1	2.20	2.80	7.20	70.80	12.80	399.60
Indoor Play Room/Exercise	2.20	4.20	7.20	70.80	12.80	97.20
On Site Total	21.80	25.60	88.80	389.80	66.60	592.60
SUPPLY Off Site: Germantown Local Park						
Picnic Area	2.00	2.00	30.00	10.00	4.00	
Off Site Total	2.00	2.00	30.00	10.00	4.00	
SUPPLY/DEMAND RATIOS						
On Site Ratio	0.99	0.91	3.70	1.65	2.08	
Off Site Ratio	0.10	0.10	1.30	0.12	0.12	

ANALYSIS: Conformance to Master Plan

Town Center Background

The 64-acre site covered by Project Plan 9-02002 and Site Plan 8-03003 is located within analysis area TC-5 of the Germantown Master Plan, approved and adopted in 1989. The Master Plan reconfirms the light industrial use proposed in the 1974 Master Plan for the entire 76-acre analysis area. The Master Plan also recommends that the area should be "rezoned to the new RMX (Residential-Mixed Use) Zone which was accomplished by Sectional Map Amendment in 1990.

Design Study

The *Germantown Town Center Design Study: Guidance for the Implementation of Future Development of the Town Center* (approved by the Montgomery County Planning Board in December 1990) provides further guidance for analysis area TC-5. The Design Study describes this area as a retail and service park adding the commentary that "Although larger in area than TC-1, its location and the fact that both MD 118 and Father Hurley Boulevard have yet to be extended, have resulted in less visibility than the Town Center Core."

Master Plan Recommendations

Proposed for this site is development of 500 residential multi-family units and 400,000 square feet of comparison retail in addition to automotive and business services. The proposed project plan for 62.4 acres contains 610 multi-family units, some with attached garages, in accordance with the Master Plan recommendations.

Conformance to Master Plan

The applicant proposes to use the optional method of development for the R-MX zone to increase density by 91 MPDUs. The overall density conforms to Master Plan recommendations.

The Development Plan and Site Plan for this Analysis Area need to be compatible with the landscaping and building setbacks along relocated MD 118 noted in the Townscape Design chapter. This relationship was further elaborated by the Town Center Design Study, which recommends extension of Locbury Drive and Waters Road southward to form an entrance to TC-5 from MD 118. As MD 118 was constructed, a driveway cut was left in the approximate location of this intersection. This connection is inconsistent with the Germantown Master Plan, which clearly illustrates a cul-de-sac terminus to Waters Road and no connection to MD 118. [See attached correspondence from Subdivision and Transportation staff addressing the conceptual design status of Waters Road.]

Visual buffers are needed to screen the view of parking areas and automotive uses from Father Hurley Boulevard and relocated MD 118. Intervening land uses and separate ownership exist between the MD 118 frontage and the property covered by Project Plan #9-02002. Preliminary plan and site plan review for the commercial portion of the site will establish visual buffers and screening in the future. The proposed project plan considers the visible portions of the site from Father Hurley Boulevard as part of the facility planning for the road extension and bridge project.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with the approved Project Plan # 9-02002 for the optional method of development as required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See 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 locations are adequate, safe and efficient. See also **Proposal Description, Page 8, Site Organization.**

The housing proposed represents an increase of footprint coverage, necessarily required by the multiple entrances, in-house garages, and garage alleys. Nevertheless, the layout features attractive proportions, small structures of attached units that range from 4-8 units each. The shorter "sticks" mediate the scale and massing, while creating a variety of visual axes that offering interest and screening. The buildings are thoughtfully placed in relation to each other, and clearly articulate the continuity of the strong entrance axis established by the fountain of Phase 1.

The housing that faces Waterford Hills Boulevard creates a strong building line, that exerts its influence more forcefully than the multifamily structures across the street, formed in a looser arrangement with significantly more open space. Clearly, this Phase will read as a "new neighborhood," that, in its juxtaposition and difference in scale, lend an urban flavor to this development within walking distance of the Germantown Town Center. In a sense, this contrast in type, footprint, and scale of the open space achieves the interesting urban effect generated by sequential cyclical development. Such phenomena result in a more interesting environment that is attractive to a wider demographic group. Such is the case for the subject amendment that provides this urban-flavor environment that will only enhance the viability of the Town Center.

b. Open Spaces

The open spaces are adequate, safe and efficient. See **Proposal Description, Page 8, Site Organization.**

While less open space results from the change in housing type, the open space provided is effectively placed, enhancing the pedestrian system, house entries and recreation facilities. The open spaces are well distributed throughout the site, offering a balance of shade and sun, with views that are well balanced in plant materials, framed by building massing.

c. Landscaping and Lighting

Landscaping includes a comprehensive, varied streetscape design including sidewalks, street trees and lighting that effectively integrates the internal public street and the private drives. Landscaping within the open spaces includes flowering trees for accents; and

detailed shrub beds within the green spaces. Seating areas are well placed throughout the site to encourage views and greater contact with the landscaped areas. Foundation plantings are provided for each unit that will increase the attractiveness of the view from the street as well as of each unit.

Within the private drives, the applicant has included landscaping islands and added planting where possible and feasible to soften the views of the paving and the garage facade. Substantial screening is provided along the south property boundary with the CSX tracks.

The site plan design includes enhanced landscaping plan for the storm water management ponds, to be verified at the same time as their final review with DPS. Staff will review the landscaping concepts to make sure they are attractive and meet with the functional requirements of the facilities.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

e. Vehicular and Pedestrian Circulation

The street and driveway layout is adequate, efficient, and safe. The street connections to the site are in accordance with the approved Preliminary Plan, and the layout provides an interconnected grid street system that provides for natural traffic calming benefits and easy orientation and access to each unit. The major public street through the site is design with a green median that allows more efficient movement of vehicles through the site and providing areas of refuge for pedestrians.

The pedestrian system is attractively laid out, serving each building with safe and adequate connections. Public sidewalks are provided on each street and internal drive at 5-foot widths to improve their functionality.

The applicant proposes a naturalistic pedestrian path along the terraces fronting on Father Hurley Boulevard to provide a more comprehensive pedestrian system that enhances recreational use of the site while offering a public perspective that is interesting and attractive.

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

The units are compatible in their type of use, scale and density to the residential and commercial uses that exist to the north and those that are planned for the commercial portion of the site. The unit locations provide adequate setbacks and compatible orientations to the surrounding development patterns. The buildings themselves are placed with care to provide compatible relationships between the housing and the future retail uses. In addition, the thoughtful placement of the core housing blocks demonstrates consideration of compatible relationships between the housing structures, the open spaces, and the units themselves.

The activity associated with the proposed residential uses will not cause any negative effect on the surrounding residential and commercial uses.

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

The site plan meets the requirements of Chapter 22A

APPENDIX

- a. Project Plan Opinion
- b. Preliminary Plan Opinion
- c. Transportation Planning Memo
- d. Adjacent Property Owner Correspondence
- e. Staff Correspondence