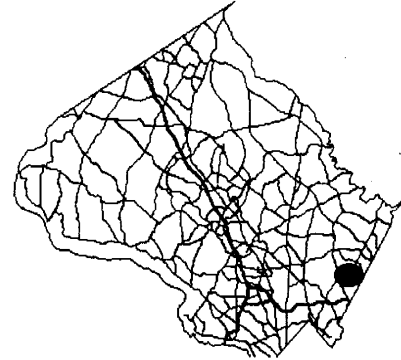


**MEMORANDUM**

DATE: April 28, 2004  
 TO: Montgomery County Planning Board  
 VIA: Rose Krasnow, Chief *RK*  
 Michael Ma, Supervisor *Ma*  
 Development Review Division  
 FROM: Wynn E. Witthans *aw*  
 Development Review Division  
 (301) 495-4584



REVIEW TYPE: **Site Plan Review**  
 CASE #: **8-71011A**  
 PROJECT NAME: **Woodlake**  
 APPLYING FOR: Approval of 59 townhouses, including 8 MPDUs, on 5.32 acres of the 32.69-acre Woodlake development  
 ZONE: Residential Highrise  
 LOCATION: At the northern terminus of Castle Boulevard  
 MASTER PLAN: Eastern Montgomery County Master Plan  
 APPLICANT: AG-FCP Woodlake, LLC  
 FILING DATE: January 18, 2005  
 HEARING DATE: May 5, 2005

**STAFF RECOMMENDATION:** Approval of 59 Townhouse units, including 8 Moderately Priced Dwelling Units (MPDUs), on 5.32 acres of the 32.69-acre Woodlake development, with the following conditions:

1. Community Issues
  - a. Applicant to keep all streets adjacent to the development (including Castle Boulevard and the adjacent drive) open during the construction and shall not block or store building materials or do anything else that would impair vehicular circulation and access to the Ventura Townhouses.
  - b. Should the applicant require an easement to access the stormwater management facility from the adjacent Ventura Townhouses, they shall be required to enter into an agreement to participate in the ongoing maintenance of the storm water management facility.

2. Site Design
  - a. Provide design for the internal open space areas to include sitting areas, appropriate landscaping and lighting to make them attractive areas for resident enjoyment.
  - b. All retaining walls to be reviewed by a structural engineer and shall be constructed of masonry or similar material. All retaining walls to be labeled on all plans within the signature set.
  
3. Landscaping
  - a. Provide additional detail on all landscaped areas including the area around the on-site play area utilizing additional shrub and ground cover, size appropriate trees, hardy plant species, benches and walks.
  - b. Planted screen or fence behind units 54-59 to screen views of garages.
  
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 cut-off fixtures.
  - c. Deflectors or house shields 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.
  
5. Recreation Facilities
  - a. Provide additional detail for final review to include landscape buffer planting, fall zones and integrated sitting areas adjacent to the play area on site.
  
6. Moderately Priced Dwelling Units (MPDUs)

The proposed development shall provide 8 (or 12.5 percent) MPDUs on-site with a letter of confirmation from the Department of Housing and Community Affairs submitted to staff prior to release of signature set.
  
7. Transportation

The applicant shall comply with the following conditions of approval from M-NCPPC-Transportation Planning in the memorandum dated April 28, 2005.

  - a. Limit future additional development on the site (on Parcel J) to 59 townhouse condominium units.
  - b. Provide a bus turnaround/lay-over area and a paved passenger landing/waiting area, under a public-use easement, to the east side of the Castle Boulevard right-of-way at its northern terminus.
  
8. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated April 27, 2005, attached.

  - 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.

9. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 9, 2004.

10. 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 building permit for the 42<sup>nd</sup> unit (the same number used for completion of amenities) that the Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

11. Development Program

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

- a. Street tree and open space tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Community-wide pedestrian pathways and recreation facilities inclusive of benches and play area shall be completed prior to issuance of the 42<sup>nd</sup> building permit.
- c. Landscaping associated with each parking lot and building shall be completed as construction of each adjacent facility is completed.

12. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

13. Signature Set

Prior to signature set approval of site and landscape/lighting plans 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. Undisturbed stream buffers as shown.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. MPDU, TDR, and recreation facility calculations.
- f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

## **ISSUES OF SITE PLAN REVIEW**

### **ISSUE: Citizen Concerns**

In the course of review staff has received a letter dated December 20, 2004 from Halina Reid who is opposed to the project. Later staff received a phone call from a resident at the Ventura Condominiums who had concerns about the loss of trees and traffic. At the conclusion of the review, Mr. James Nalls, the president of the Ventura Condominiums HOA called to express concerns about maintaining access to their community during construction and the possible need of the proposed project to utilize their storm water management facility. If this proposed project needs access to the facility, they would like to assign all maintenance costs to this developer. Staff has issued conditions to allow the two parties to work out the details of their agreement.

## **SITE PLAN REVIEW ISSUES**

### **I. Relationship to earlier approvals and changing development standards**

The Project site was originally developed as a subdivided 49.35-acre tract, intended for a high-rise apartment development. In 1971, 534 units of multifamily housing were approved as the Woodlake Site Plan #8-71011 on 32.69 acres. Later in May 17, 1979, 203 townhouses, known as the Ventura Condominiums (Townhouses), were approved in the northern 16.65 acres of the parcel. The proposal today is for the "infill" development of approximately 5.32 acres of the 32.69 acre Woodlake site with townhouses developed as a "land" condominium, thus creating a condominium building that looks like a townhouse. One concern to staff was determining the appropriate development standards to be used given that the proposed development is part of a larger parcel that was originally developed under different development standards, prior to the MPDU standards.

#### Applicant's Proposal (or Position)

Develop the proposed infill townhouses with current development standards based on the entire 32.69 acre tract for green space but MPDUs would only be generated based on the new proposal and current standards.

#### Community Position

No comment.

#### Staff Analysis/Position

Concur with developer's proposal but feel they also must show that the proposal meets all current standards (for green space, MPDU provision and density) within its **net** area. The rationale for this is to ensure that the net area now developed with the condominiums also has a proportional amount of green space as if it were the gross lot and the units were evenly distributed throughout the parcel.

The application does meet current standards for MPDUs, density and green space within the net and gross parcels.

**PROJECT DESCRIPTION:** Site Vicinity

The subject property is located at the terminus of Castle Boulevard, northeast of that street's intersection with Briggs Chaney Road. The site is largely developed with multi-family housing and townhouses.

**PROJECT DESCRIPTION:** Site Description

The site is the former open space for the Woodlake apartment complex and included a tennis court (to be relocated), wooded and grassy open space. The two portions of the developed site are on either side of the complex's recreation area with club house and pool and parking. The terminus of Castle Boulevard is between the two halves of the proposed townhouses and the club house parking lot is used for a terminus turnaround for the WMATA bus line. A bus stop is located at the terminus.