

(301)890-0787

December 20, 2004  
Planning Commission:

Re: Woodlake Project No. 2101

It is asinine to build condos. I don't even want to think about this old-fashioned nonsense!, about that outcome of societal insanity.

Build cities instead. Condos are cold and desolate structures that isolate people from the rest of society, damage them psychologically, and give them no reason to want to connect. There is no such thing as the state of well-being in a condo, in the middle of nowhere. We might as well be on the moon.

Integrate all functions of life in one place. Our human habitat has never been meant to be just one function: a bedroom in a "bedroom community." Thus, make the entire human habitat a continuous streetscape that would give one an unceasing desire to walk, walk, walk... exploring **B**

the wonderful, the unfathomable.

Give us back the commons -- the street -- that exquisite glue of society. There is no true life without the commons, the street life.

In order to facilitate people's immersion into society, provide them with a habitat that is conducive to such immersion. Construct buildings that have:

- restaurants and retail stores on the first floor
- offices on the 2nd floor
- condos (yes, even condos) from the 3rd floor up

plus  
construct a multitude of courtyards around them, with flower-gardens, picnic tables, but also some more mom and pop retail stores

plus  
connect it all with a street car, preferably a red street car. This is a must to have this connector.

Confused, because no property law allows such sharing of real estate, such mixture of functions? This is **B**

precisely the reason why we have ceased to be a society and become merely an endless parade of anoninities. It's just about time that the old law be changed, that multi-function be allowed to flourish, and that the commons be returned to people.

We cannot be forever stuck in this utterly denatured, alienating environment made of a collection of "bedroom communities." We cannot be forever isolated and disconnected from society, nor should society be disconnected from us.

The commons benefit everybody, businesses and people alike. Yet, our connection has been severed. Our lives became orphaned because we have been robbed of the commons. Now we want them back.

Halina Redd

cc: County Council  
County Executive, Mr. Duncan **B**



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

November 5, 2004

Ms. Silvia Silverman  
Loiederman Soltesz Associates, Inc.  
1390 Piccard Drive, Suite 100  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Woodlake Section 1, Parcel J  
Preliminary Plan #: Pending  
SM File #: 214023  
Tract Size/Zone: 3.9 acres / R-H  
Total Concept Area: 3.9 acres  
Lots/Block: N/A  
Parcel(s): Parcel J  
Watershed: Little Paint Branch

Dear Ms. Silverman:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via an existing off-site pond; on-site water quality control via construction of a bio filter, an infiltration trench, a Montgomery County sand Filter, and installation of Stormfilter units; and onsite recharge via infiltration and storage below the sand filter.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. A signed joint use agreement must be submitted along with the first submission of the detailed plans for review, allowing the use of the off-site pond for water quantity control. If a joint use agreement can not be obtained, a waiver of water quantity control will be granted for that portion of the site and a waiver contribution fee will be required.
6. Adequate access must be provided to all stormwater facilities, including provision of standard driveway aprons to allow vehicles to access grassed areas, minimum clear width of 12-feet, and meeting the maximum slope requirements.



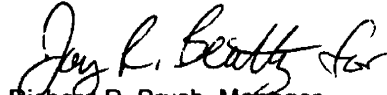
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required unless a joint use agreement can not be obtained.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

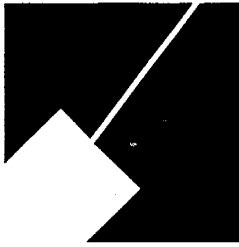
RRB:dm mce

cc: R. Weaver  
S. Federline  
SM File # 214023

QN -ON; Acres: 3.9  
QL - ON; Acres: 3.9  
Recharge is provided



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

April 27, 2005

TO: Wynn Witthans, Development Review Division

FROM: Stephen D. Federline, Countywide Environmental Planning

SUBJECT: Site Plan # 8-71011A , Woodlake

APPROVAL with the following conditions:

**Compliance with the conditions of approval for the final forest conservation plan. The applicant must satisfy all conditions of the final forest conservation prior to signature set, recording of plat, or DPS issuance of sediment and erosion control permit, as appropriate.**

- 1) Prior to record plat, designation of offsite location and submission of forest planting plan that meet forestation requirements. Current requirements to cover the entire 32.7 acre Woodlake site will be 5.96 acres of offsite reforestation. Reforestation in the Little Paint watershed is the highest priority.
- 2) Approval of the following items by M-NCPPC staff prior to signature set approval:
  - a) Tree Protection Plan for existing stream valley buffer forest, and forest replanting in all remaining post-construction unforested areas of stream buffer.
  - b) Newly planted area shall be identified with split rail fencing. This replanting is required as compensation for buffer encroachment and will not count towards reforestation requirement noted above.
  - c) Record plat to show Forest Conservation (Category 1) easements over remaining portion of stream valley buffer, including replanted area. Forest conservation easements must also be placed over offsite planting areas. Any amendments to standard easement language must be approved by M-NCPPC staff prior to recording plats.



3) Approval of following items prior to DPS issuance of the sediment and erosion control permit:

- a) Relocate SWM outfall to avoid existing priority forest (back to original position?)
- b) SWM access shall not be paved, and should be grassed and pervious as is feasible given structural requirements, subject to DPS concurrence.
- c) Submittal of financial security to M-NCPPC prior to clearing or grading.
- d) Required site inspections of onsite tree protection and offsite planting by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- e) Maintenance and management agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted area.

NRI/FSD #4-04390 was approved on September 13, 2004.

cc: engineer/applicant

D



April 28, 2005

**MEMORANDUM**

TO: Wynn Witthans, Planner  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning  
301-495-4525

SUBJECT: Site Plan Amendment 8-71011-A  
Woodlake (Section One, Parcel J; Silver Spring Country Club)  
Castle Boulevard  
Fairland/White Oak Policy Area

This memorandum presents Transportation Planning staff's traffic operations and safety review of the subject Site Plan Amendment for Woodlake, which seeks to amend the Site Plan to obtain approval for an additional 59 single-family attached (townhouse) units on RH-zoned property. Though this Site Plan Amendment, as a previously recorded residential development, is not subject to the Adequate Public Facilities test, Planning Board approval of the additional development is subject to compliance with the Montgomery County Zoning Ordinance Section 59-D-3.4(b), which includes a required finding of traffic safety.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this Site Plan Amendment:

1. Limit future additional development on the site (on Parcel J) to 59 townhouse units.
2. 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.

**E**



## DISCUSSION

### Site Location, Access, Circulation and Transportation Facilities

The site is located within the Greencastle/Briggs Chaney community of Fairland in the northeast quadrant of the US 29/Briggs Chaney Road intersection, and will have access to Castle Boulevard (and to Briggs Chaney Road via Castle Boulevard). The proposed residential units can also be accessed via streets interior to the development. Metrobus routes Z8 and Z11 currently service Castle Boulevard.

### Master Plan Roadways and Pedestrian/Bikeway Facilities

The 1997 Approved and Adopted *Fairland Master Plan* describes the nearby master-planned roadways, pedestrian and bikeway facilities as follows:

1. Castle Boulevard/Automobile Boulevard, as a four-lane Industrial Road (I-7) to the north and south of Briggs Chaney Road, with a minimum 80-foot right-of-way. It is noted that Automobile Boulevard and Castle Boulevard are currently built to master plan recommendations with sidewalks on both sides.
2. Briggs Chaney Road, to the south of the site, as a four-lane divided, east-west Arterial (A-86) between Columbia Pike (US 29) to the west and Dogwood Drive to the east, with a minimum 120-foot right-of-way, and sidewalks. A Class I bikeway (PB-43) is recommended in the master plan for Briggs Chaney Road from Old Columbia Pike to Prince George's County Line along the south side of the roadway.

### Nearby Transportation Improvement Projects

The Maryland State Highway Administration (SHA) Consolidated Transportation Program, and the Montgomery County Department of Public Works and Transportation (DPWT) Capital Improvement Program includes the following nearby projects:

1. Briggs Chaney Road: This DPWT project involves reconstruction of Briggs Chaney Road from Automobile Boulevard/Castle Boulevard to a point east of Aston Manor Drive as a four-lane divided roadway, plus transition to the existing two-lane roadway at Dogwood Drive. This project includes an improved and continuous sidewalk along the north side and a Class I bikeway to the south side of Briggs Chaney Road within the project limits. The project is anticipated to start construction mid 2005.
2. US 29/Briggs Chaney Road Interchange: This interchange is currently under construction by SHA and is approximately 29% complete as of March 2005. The estimated completion date for the project is November 2007.



Local Area Transportation Review

Local Area Transportation Review was not required for the subject Site Plan Amendment since it is a previously recorded residential development. It is noted that the proposed 59-townhouse addition would generate 28 and 49 total peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods, respectively.

Policy Area Transportation Review/Staging Ceiling Conditions

As a previously recorded residential development, Policy Area Transportation Review is not required for the subject Site Plan Amendment.

CE:SE:kew

cc: Ed Axler  
Piera Weiss  
Cathy Conlon  
Mary Goodman  
Sarah Navid  
Greg Leck  
Anne C. Martin

mmo to Witthans re Woodlake 8-71011A.doc

