
MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Rob Robinson, Long Range Planning Manager

DATE: October 3, 2016

SUBJECT: Preliminary Background Report: Application SDP-7354-2016;
Crown Neighborhoods 3 & 5.

APPLICANT/OWNER

VII Crown Farm Owner LLC c/o
Westbrook Properties
10740 Parkridge Boulevard, Suite 110
Reston, VA 20191

TAX MAP REFERENCE:

Tax Map: FS52

TAX ACCOUNT NUMBERS:

Parcel 820 – ID #09-00769268

REQUEST

VII Crown Farm Owner LLC, has submitted Schematic Development Plan (SDP) application SDP-7354-2016. This plan, in accordance with the approved and amended X-182 annexation agreement and Sketch Plan Z-315, is known as the Crown Property Neighborhoods 3 and 5. The plan proposes a mix of uses, including 244 townhomes, 44 single-family detached homes, 80 2/2 units, 509 multi-family units, and 15,000 square feet of future commercial uses on approximately 42 acres of land.

Joint Hearing - MCC & PC
SDP-7354-2016
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Crown Neighborhoods 3 & 5

PROJECT BACKGROUND

The Crown Farm (Crown) is a large scale transit-oriented, mixed-use development. This project has been a priority for the City since its annexation into the City in 2006. The original developers for the Crown Farm went into bankruptcy during the economic downturn of 2008 and the project was stopped. The project was purchased out of bankruptcy in January of 2010. The current owners, VII Crown Farm Owner, LLC, submitted a revised sketch plan application, Z-315¹, and a Second Amendment to the X-182 Annexation Agreement² that were both approved December 6, 2010.

¹ Ex. 23

² Ex. 22

ZONING AND SITE PLAN HISTORY:

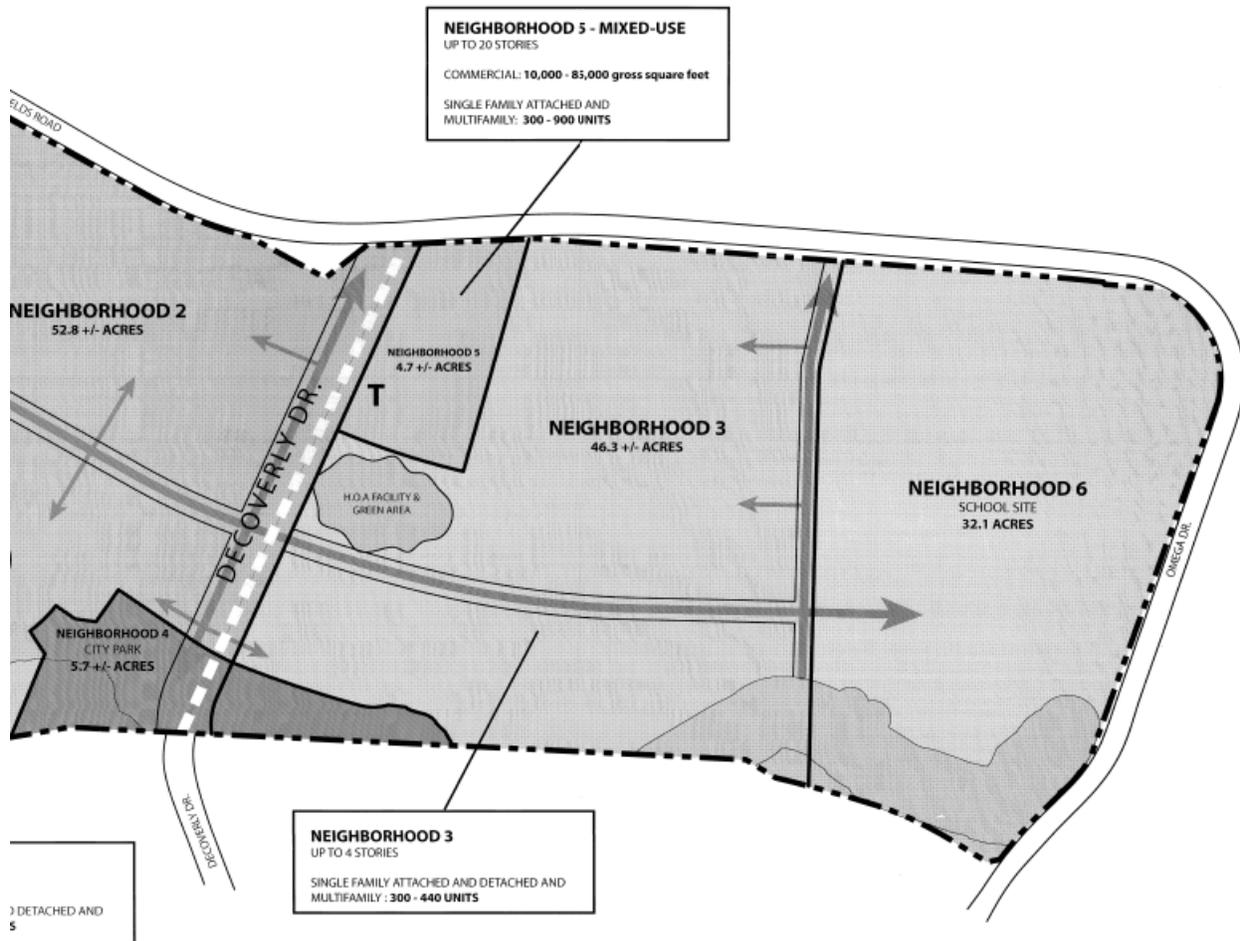
Annexation:

The Mayor & City Council approved the Crown Farm annexation, application X-182, into the City August 7, 2006 by resolution R-82-06. In addition to the annexation approval, the Mayor & City Council also established MXD (Mixed Use Development) zoning for the Crown Farm and approved the associated sketch plan by ordinance O-8-06. The approved sketch plan, Z-310, was based upon and further defined by the approved X-182 Annexation Agreement.

The Z-310 sketch plan and agreement established a mix of uses including 2,250 residential units in a variety of dwelling unit types and 320,000 square feet of commercial/retail development, divided among six (6) Pods. Two of the Pods would have neither housing nor commercial components; one is a future Montgomery County school site (Pod 6) and the other (Pod 4), a City park.

Application Z-315 and 2nd X-182 Annexation Agreement:

Following the purchase out of bankruptcy, the new owners VII Crown Farm Owner LLC negotiated with the City a second amendment to the X-182 Annexation Agreement and received approval for a new sketch plan. The Z-315 application, approved December 6, 2010 by ordinance O-27-10 proposed a re-distribution of housing units and types, with an increase in single family units, among the original neighborhoods established by the Z-310 Sketch Plan. The boundaries of the six neighborhoods were changed with a noted increase to Neighborhood 2 and a decrease to Neighborhood 5. The maximum cap of 2,250 overall residential units and 320,000 square feet of commercial, a City Park, and future school site on approximately 180 acres of land to be divided into six (6) neighborhoods remained unchanged from the original X-182 annexation and Z-310 Sketch Plan. This Z-315 application reflected the changes that were incorporated into the 2nd Amended X-182 Annexation Agreement, negotiated between the City and VII Crown Farm Owner, LLC.



As it relates to the SDP-7354-2016 application, the X-182 Annexation Agreement and Second Amendment have specific provisions related to Neighborhood 5:

“(b) For a period of twenty-five (25) years from the issuance of the first residential building permit for the Permitted Development:

(i) Crown Village agrees that, at such time as Crown Village has (A) completed construction of the parking facility(ies) to serve one or more of the multi-family residential buildings containing a minimum of 500 total units in Pod 5, and (B) obtained all required permits permitting occupancy and use of such residential building(s) and parking facility(ies), Crown Village will offer 250 parking spaces (the "Transit Parking Spaces") located in the parking facility(ies) to the Maryland Transit Administration of the Maryland Department of Transportation ("MTA") for MTA's use in connection with the operation of the CCT on the Property. ...”³

³ Ex. 25

“... in the case of each multifamily building of 6 stories or more in Neighborhood 5, Owner shall have the right to satisfy all or part of its MPDU obligation in regard to such building by contributing to Gaithersburg the sum of \$2500 per MPDU for each MPDU that Owner would have otherwise included in the building in lieu of actually providing the MPDU, provided, however, that the number of MPDUs in any given building for which in-lieu payments may be made shall not exceed 12.5% of the total number of residential units approved for such building (rounded up to a full unit). Any contribution paid by Owner under this Paragraph shall be used by Gaithersburg to further its affordable housing programs in a manner determined by Gaithersburg.”⁴

As it relates to SDP-7354-2016, Z-315 approved the following, including Neighborhoods 3 and 5:

TOTAL MAXIMUM DENSITY

320,000 GSF OF COMMERCIAL
2,250 MULTIFAMILY, SINGLE FAMILY ATTACHED
AND DETACHED UNITS

NEIGHBORHOOD 1 - MIXED-USE

UP TO 8 STORIES
COMMERCIAL: 235,000 - 300,000 gross square feet
SINGLE FAMILY ATTACHED
AND MULTIFAMILY: 650 - 1200 UNITS
ACREAGE: 41+/-

NEIGHBORHOOD 2

UP TO 4 STORIES
SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : 320 - 420 UNITS
ACREAGE: 53+/-

NEIGHBORHOOD 3

UP TO 4 STORIES
SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : 300 - 440 UNITS
ACREAGE: 46+/-

NEIGHBORHOOD 4 - CITY PARK

ACREAGE: 5.7+/-

NEIGHBORHOOD 5 - MIXED-USE

UP TO 20 STORIES
COMMERCIAL: 10,000 - 85,000 gross square feet
SINGLE FAMILY ATTACHED AND
MULTIFAMILY: 300 - 900 UNITS
ACREAGE: 5+/-

NEIGHBORHOOD 6 - SCHOOL SITE

ACREAGE: 32.1

⁴ Ex. 22 (vii) (c)

Site Development Plans:

Schematic Development Plan (SDP) application SDP-11-001 was submitted in accordance with Z-315 and approved on April 4, 2011 by resolution R-28-11. That SDP approved Neighborhoods 1 and 2 of the Crown development. The approved design for Neighborhood 1 was amended two times:

- SDP-1842-2013: Neighborhood 1 conversion of a multi-family rental to seventy (70) fee-simple 2-over-2 condominium units, approved by resolution R-45-13 on June 17, 2013; and
- ASDP-7049-2015: The Crown Lofts Condominiums, approved by resolution PCR-ASDP-7049-2015 on July 15, 2015.

Neighborhood 2 and the commercial core of Neighborhood 1 received final site approvals as SP-11-0011 (approved September 7, 2011) and SP-11-0012 (approved January 18, 2012) respectively. Since those approvals, all but one parcel in Neighborhoods 1 and 2 have received final site plan approval and are either under or have completed construction.

On April 2, 2013 the Council, by resolution R-27-13, approved application SDP-1641-2012. This SDP, located in Neighborhood 3, proposed the 2.35± acres community HOA amenity building serving the residential units of Neighborhoods 2 and 3 in the Crown development. The amenity building received final site plan approval as SP-3257-2013 on September 25, 2013 in order to commence construction in compliance with X-182. This being the first platted project in Neighborhood 3; the plan triggered the dedication of Neighborhood 6 (school site) to the City on April 25, 2014 by liberfolio 49822 162.

GENERAL INFORMATION

LOCATION:

The Crown Farm is bordered by Sam Eig Highway to the west, Fields Road to the north, and Omega Drive to the east. Neighborhoods 3 and 5 are located on the property between Fields Road, Decoverly Drive, and Neighborhood 6.

EXISTING ENVIRONMENTAL CHARACTERISTICS⁵:

The Crown Farm property is a rectangular shaped 177.9 acre site located along the south side of Fields Road extending to Sam Eig Highway to the west and Omega Drive to the east. The property slopes and drains south towards the property line that follows a stream valley. The stream drains in a westerly direction and is a perennial tributary to the main stem of the Muddy Branch. The historic land use was predominantly agriculture as the property is composed of four (4) separate farmsteads.

Two (2) underground water transmission lines traveling in a north south direction bisect the property. A storm drain system travels from the Washingtonian Center beneath the subject

⁵ Ex. 4 Approved NRI/FSD

site and outfalls beyond the southern boundary of the Crown Farm site. A number of grading and drainage easements are found along the improved perimeter of the site.

The Department of Natural Resources DNR has confirmed there are no rare threatened or endangered species on the site. The Crown Farm contains the typical array of urban wildlife species; deer, chipmunk, squirrel, fox, and assorted bird species. The Crown Farm site contains seven soil types according to the Montgomery County Soil Survey. The majority of the site is Gaila and Glenelg silt loams and comprise the agricultural fields. The Natural Resource Conservation Service (NRCS) has identified two (2) of the on-site soils, Baile silt loam and Hatboro silt loam, as hydric and one (1), Brinklow Blocktown channery silt loam, as highly erodible.

These listed soils are allied with the stream and stream valley buffer. These soil types help confirm the presence of wetlands. Approximately 6.02 acres total of the site are considered 100-year floodplain, in which wetlands are found. The National Wetlands Inventory of the U.S. Fish and Wildlife Service has identified two (2) wetlands: one being the farm pond and the other a palustrine forested wetland found along southern property line. Following an on-site wetland delineation performed by McCarthy & Associates, a total of .88 acres of non-tidal wetlands were identified. This was confirmed by the U.S. Army Corps of Engineers, who issued a Jurisdictional Determination (JD).

The 15.05± acres of southern stream valley buffer hold not only the 0.88± acres of on-site wetlands, but also the greater part of the identified forest. Although dominated by rotation crop agricultural fields, 7.5± acres of forest composed of eight (8) separate stands have been delineated. These stands are home to the majority of the 141 specimen trees found throughout the Crown Farm.

Adequate Public Facilities Ordinance (APFO):

In accordance with §24-244, "Applicability," the Crown Property is not subject to the APFO requirements as it is governed by an annexation agreement prior to the effective date of the Article; however, the following is noted:

Water and Sewer Services and Public Utilities

On July 9, 2016 WSSC issued an amended Letter of Findings in regards to Neighborhoods 3 and 5⁶. WSSC has established water and sewer categories of W-3 and S-3 (areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled).

Fire and Emergency Services

The Crown Property currently resides within the ten (10) minute response areas of the Montgomery County Fire & Rescue Rockville stations, numbers 3 and 31.

⁶ Ex. 26

Schools

The Crown Property, including this SDP application, is currently within the Gaithersburg Cluster of the Montgomery County Public School (MCPS) system. Students generated by this development will attend Rosemont Elementary School, Forest Oak Middle School, and Gaithersburg High.

Traffic Impacts

The X-182 annexation application included a Traffic Impact Analysis, performed by The Traffic Group Inc. Following annexation, this document continued to be further refined and more data added. The latest Traffic Impact Analysis was completed July 26, 2006. This document defined those intersections that may need mitigation as a result of the proposed development.

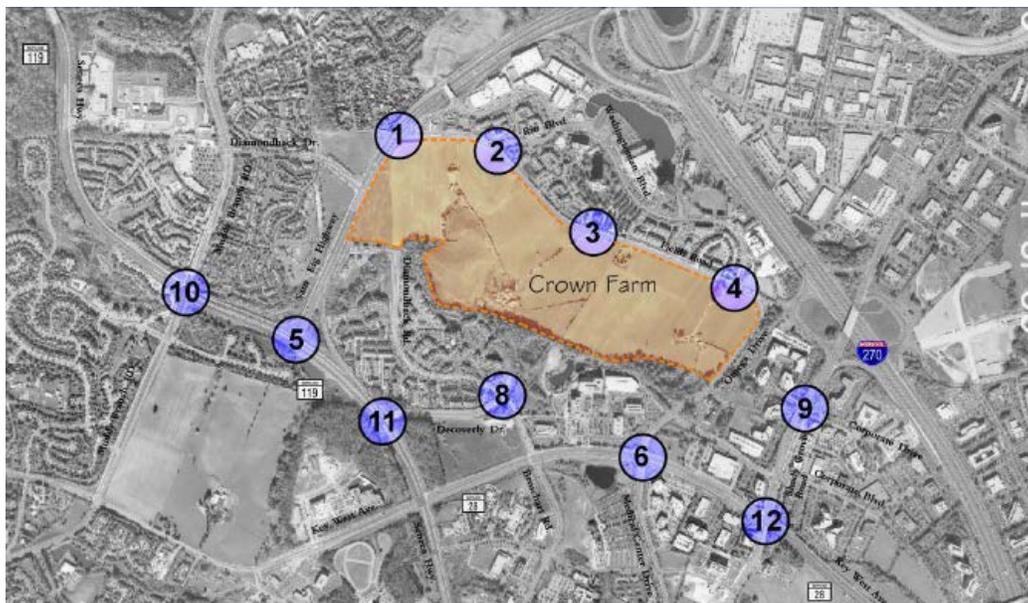
As part of the approved Z-315 Sketch Plan, an Off-Site Road Improvement Plan was submitted. This plan is based upon the findings in the July 26, 2006 Traffic Impact Analysis. The plan would mitigate those impacts identified in the analysis. These improvements would occur on both Montgomery County and Maryland State owned and maintained roads and as such, the State Highway Administration and Montgomery County Department of Public Works & Transportation have final review and approval of the proposed improvements and may choose not to perform the actions. The Applicant has bonded the cost of the proposed following improvements in accordance with following X-182 provision:

“Crown Village agrees to provide Gaithersburg with a bond, letter of credit or other security (the "Guarantee") in an amount which covers the design, engineering, and construction costs only of the Off-Site Road Improvement(s) in question and to construct the Off-Site Road Improvement(s) in question within a five (5)-year period from the date Crown Village posts the Guarantee with Gaithersburg but only if the required governmental approvals and rights-of-way are available... Should the approvals and/or rights-of-way not be available within the five (5)-year period, Crown Village shall not be obligated to construct the Off-Site Road Improvements in question but agrees to pay an amount equal to the amount of the Guarantee to Gaithersburg for use by Gaithersburg for the Off-Site Improvement(s) in question or such other transportation improvements related to the Permitted Development as Gaithersburg may determine...”

Improvements:

- 1) *The applicant will commence the construction of, or participate in the cost of construction of, the following improvements by the issuance of the 100th residential building permit or the commencement of construction of 50,000 square feet of Commercial Retail Development:*
 - i) *Sam Eig Highway and Fields Road Improvements, including additional turn lanes, lane widening, and installing roundabouts. (Improvements 1-4)*

- ii) MD 119 (Great Seneca Highway) and Sam Eig Highway Road Improvements (Improvement 5)
 - iii) Shady Grove Road and Darnestown Road Improvements (Improvement 7)
 - iv) 119 (Great Seneca Highway) and Muddy Branch Road Improvements (Improvement 10)
- 2) The applicant will commence the construction of, or participate in the cost of construction of, by the earlier of the issuance of the 250th residential building permit or the commencement of construction of 100,000 square feet of Commercial Retail Development:
- i) Diamondback Drive and Decoverly Drive Road Improvements (Improvement 8)
 - ii) MD 119 (Great Seneca Highway) and Decoverly Drive Road Improvements (Improvement 11)
 - iii) Extend auxiliary lane from Sam Eig Highway back to Decoverly Drive (Improvement 11)
- 3) The applicant will commence the construction of, or participate in the cost of construction of, the following improvements by the issuance of the 500th residential building permit or the commencement of construction of 200,000 square feet of Commercial Retail Development:
- i) MD 28 and Omega Drive – Medical Center Drive Road Improvements (Improvement 6)
 - ii) Shady Grove Road and Corporate Drive Road Improvements (Improvement 9)
 - iii) Extend auxiliary lane from I-270 ramp southerly to Corporate Drive (Improvement 9)
 - iv) MD 28 and Shady Grove Road Improvements (Improvement 12)



DESIGN GUIDELINES:

The Applicant has submitted Design Guidelines as part of this SDP application⁷. The Crown Design Guidelines create a framework for the development of a sustainable community that incorporates high environmental standards and has its own unique identity. The purpose of the Guidelines is to promote long-term sustainability and economic vitality by articulating goals, policies, guidelines, and minimum standards that encourage high quality development, while discouraging less attractive and less enduring alternatives. The Neighborhood 3 and 5 Guidelines act as an addendum to the overall guidelines approved with SDP-11-001. Community-wide goals and visions for Crown are affirmed. The intention of the Design Guidelines is to make Neighborhoods 3 and 5 relate to Neighborhood 2 through their architecture and neighborhood scale while creating a unique identity.

The Design Guidelines discuss, define, and establish standards for such project facets as:

- Building Massing
- Open space-parks and green streets
- Pedestrian paths and connections
- Landscape and hardscape elements
- Key Lots

The primary focus of design guidelines is to establish the architectural standards for each neighborhood. The overall design principles for Neighborhoods 3 and 5 are:

1. Articulate Massing and Facades
2. Build in Tradition of Simple Yet Elegant Design
3. Use Traditional High Quality and Durable Materials throughout the Community
4. Embellish the Streets with Outdoor Spaces including Terraces, Stoops, and Balconies
5. Compose facades with a clear sense of hierarchy
6. Design Building Faces that Respond to Various Streets and Open Spaces
7. Use Combinations of Roof Forms to Distinguish Neighborhood Character
8. Emphasize Main Entries of Buildings
9. Screen Mechanical Units

Concerning Neighborhood 3, the architecture section clarifies the building design principles by unit type and specifies the material standards, elevation treatments, variety requirements, and lot elements such as utilities and mechanical equipment. The following requirements, taken from this section, ensure that the Neighborhood 3 will have diversity:

⁷ Ex. 3

Variety

- Variety of facade types and expression is desirable insofar as it reduces overly repetitive streets. It is NOT desirable if it encourages arbitrary variety for its own sake.
- When introducing variety on a given street, avoid varying more than one of the following per house: color, material, height.
- On Crown Park Avenue, adjacent single family houses will include greater variation than in town house sticks, including color, projections, and roof expression.
- Strings of townhouses should be composed, such as singular architectural expressions which have symmetrical compositions, or incorporating *singular variations per house per stick* of: color, material, height, and width.
- Variety should be used in strategic ways to enhance the visual scene and bring interest to the urban condition. It should NOT bring confusion and visual noise.
- Each consecutive group of three adjacent single family detached houses will have distinct elevations with varied projections, roof lines, and color. Additionally single family detached houses adjacent to one another and across the street from one another shall have different elevation.
- No color schemes shall be repeated within three consecutive houses.

The architectural design guidelines for Neighborhood 5 relate to those in Neighborhood 3 and carryover those successful elements developed for the ground level commercial in the Neighborhood 1 Design Guidelines. These include:

- Defining the function of various sidewalk zones
- Establishing architectural standards for the multi-family component and ground floor/freestanding retail
- Defining storefront and retail signage design guidelines.

SCHEMATIC DEVELOPMENT PLAN PROPOSAL⁸:

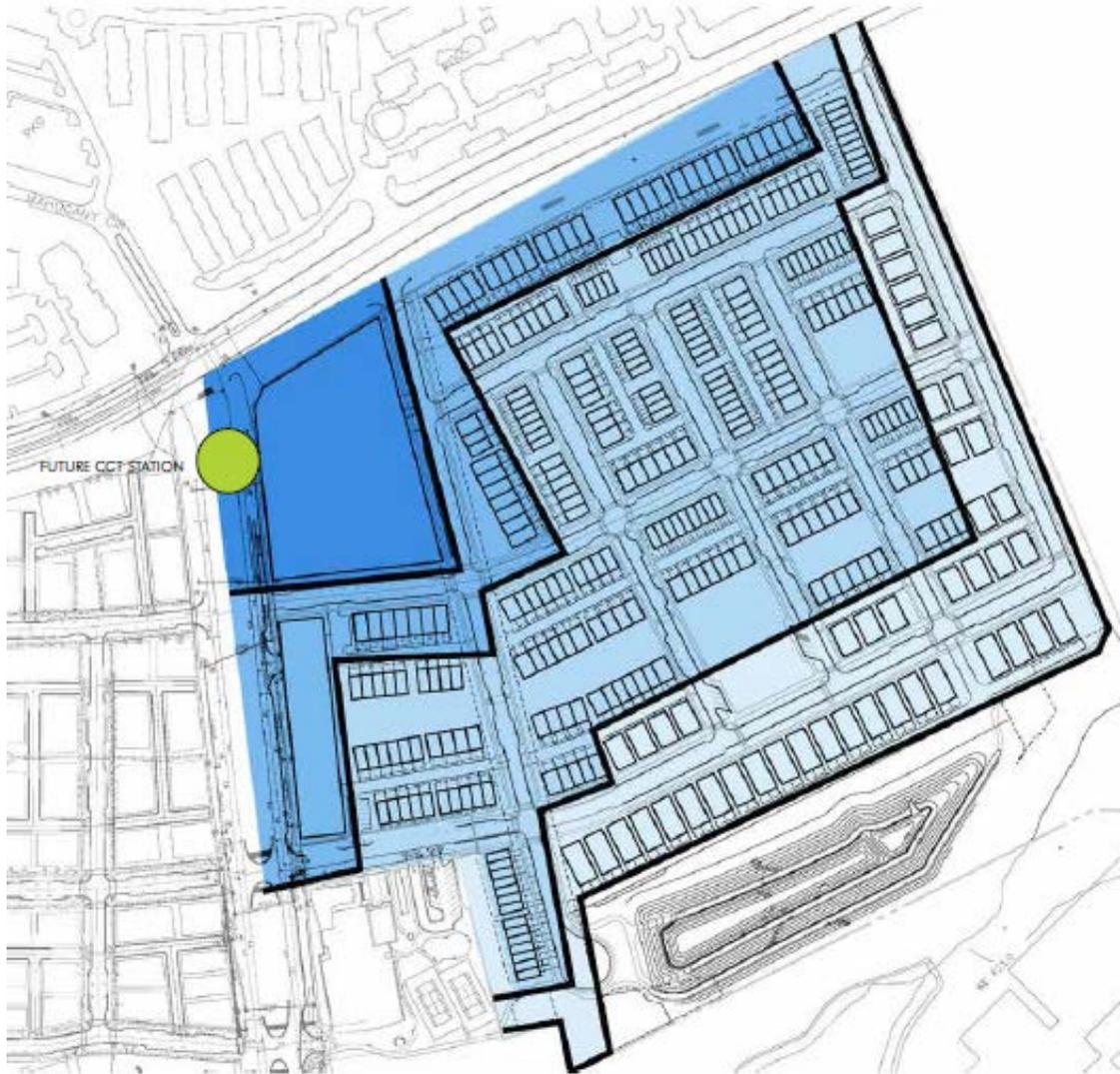


The application, SDP-7354-2016, specifically defines Neighborhoods 3 and 5, including the design guidelines, road designs⁹, and conceptual architectural elevations¹⁰ for these neighborhoods. Neighborhoods 3 (minus the HOA amenity) and 5 have a combined acreage of 42 ± acres and a total of 244 townhomes, 44 single-family detached homes, 80 2/2 units, 509 multi-family units, and 15,000 square feet of future commercial uses. Neighborhood 3 is approximately 40 acres of which 19.5 acres are green space. Neighborhood 5 is approximately 2.6 acres of which .1 acres are green space. Neighborhoods 3 and 5 have been designed to concentrate density near the proposed future CCT station:

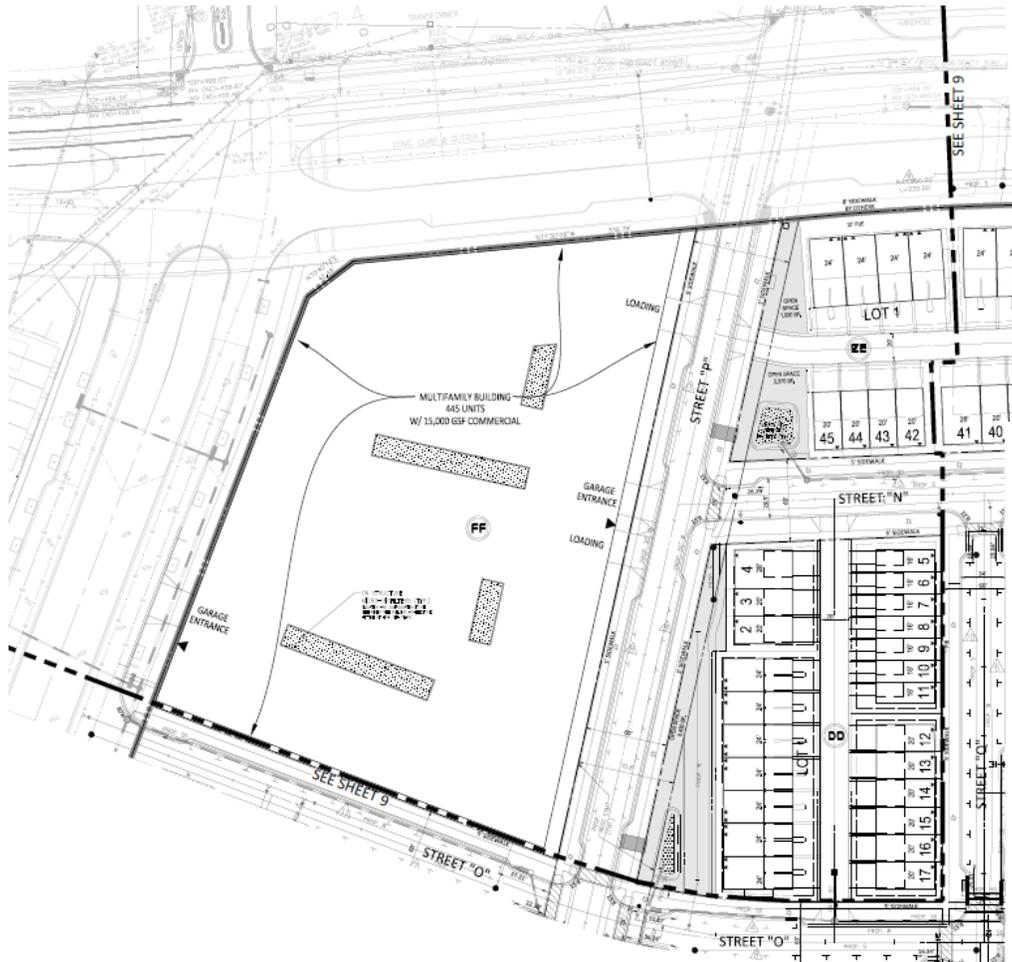
⁸ Exs. 5-6

⁹ Ex. 15

¹⁰ Ex. 13



Neighborhood 5:



Neighborhood 5 is a stand-alone multi-family structure with ground floor commercial located at the corner of Decoverly Drive and Fields Road. It is proposed to be between 4-9 stories in height based partially upon grade changes. The commercial component is envisioned to be “neighborhood scaled retail” not to exceed 15,000 square feet; leveraging both the future CCT station and the surrounding residential. The uses allowed are limited to:

- **Neighborhood retail services**
- **Personal services**
- **Banks**
- **Restaurant, delicatessen**
- **Coffee Shop**
- **Fitness Center/Gym**
- **Child Care Facility**

Parking is facilitated by internal structured parking. The following is the development and parking summary for Neighborhood 5:

Neighborhood 5 Development Summary:

Minimum Build to Lines (to be finalized at site plan)

Multifamily (MF)	Front: 0'
	Side: 0'
	Rear: 0'

Unit Summary

Multi-Family

1 BR	247
2 BR	178
3 BR	20
Total Units:	445

Commercial Area	GLA-Retail (sf)
Lot 1, Block FF	15,000
Total GLA/GFA:	15,000

NEIGHBORHOOD 5 - PARKING SUMMARY

BLOCK	MULTI-FAMILY # 1BR Units	MULTI-FAMILY # 2BR Units	MULTI-FAMILY # 3BR Units	COMMERCIAL GLA	TOTAL
FF	247	178	20	15,000	
Total GLA/Units	247	178	20	15,000	
Parking Rate	x 1.25	x 1.50	x 2.00	x 4/1000	
Parking Required	308.8	267.0	40.0	60.0	675.8

Total Parking Required for Neighborhood 5: 676

Parking Provided

Parking Structure	676
On-Street Parking	27
Total Provided:	703
Surplus:	27

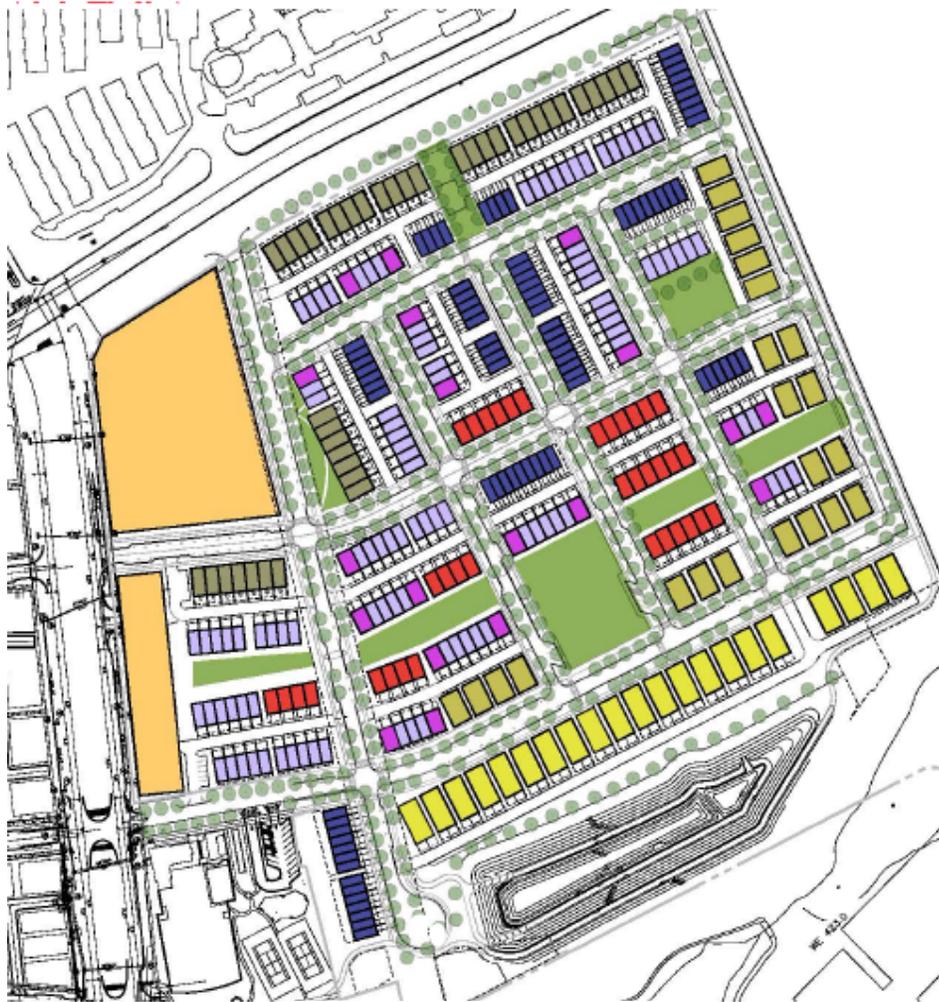
Staff notes that Neighborhood 5, under the Z-315 sketch plan is approved for up to 20 stories; a holdover from the prior Z-310 pre-downturn plan. The Applicant has submitted a request justification letter with the application discussing Neighborhood 5 and other topics¹¹. In the letter the Applicant states,

”... When we re-planned the site and revised the sketch plan, we shifted the density from N5 to N1, as we envisioned N1 to be the heart of Crown. In doing so, the option remained for N5 to accommodate up to 20 stories to provide flexibility with what the market would ultimately demand in this location. In recent months we have been in conversation with several multi-family developers to gauge interest in N5, and our findings conclude there is currently no demand to build more than 400 units...Allocating up to 445 units over 4-9 stories in N5 will allow for a mid-rise building that can be built as wood frame over concrete podium, affording us the ability to maintain pricing consistent with market demand. Allocating our remaining density in a 20 story building would create a “tower”, dissimilar to anything else within Crown, and the associated construction costs would drive up prices, ultimately jeopardizing timing and build out.”

Staff further notes that the proposed Neighborhood 5 would not be required to accommodate any future parking for the CCT discussed earlier, as the 500 required units will not be triggered. Additionally, the proposed heights are such that the fee-in- lieu for up 12.5% of the 445 units will be allowed, also discussed earlier.

¹¹ Ex. 2

Neighborhood 3:



TOTAL SITE

	Villa TH:	19 units
	T-24:	36 units
	T-20:	104 units
	T-16:	85 units
	SA:	23 units
	SB:	21 units
	2o2:	80 units
	MF:	64 units (N3) 445 units (N5)

Total: 432 units (N3)

Neighborhood 3 has 432 residential units comprised of single-family detached (SFD) units, townhomes, 2-over-2 units, and two condominium buildings built on a podium. Building heights may range from two (SFD) to four stories. The townhome units are found in four widths; 16, 20, 24 and 28 foot wide homes. The Applicant has included in the referenced letter,

“... Product mix will continue to embrace the success within the existing residential neighborhoods and remain within the parameters of our Annexation Agreement and Sketch Plan, while also responding to market demand. Our townhouse and multifamily products have been embraced by the market and proven to be more desirable for those looking to live in Crown. As a result of this popularity, we have designed N3 with a higher ratio of attached product compared to single family detached.”

Neighborhood 3 also contains a stormwater management pond, a linear park system, and collected pocket parks and open areas. The following is the development summary for Neighborhood 3:

DEVELOPMENT SUMMARY

Neighborhood 3 Development Summary:

Minimum Build to Lines (to be finalized at site plan)

Townhomes, Single Family (SF), and 2 over 2's	Front: 5'	
	Side: 4'	
	Rear: 3'	
 Multifamily (MF)	Front: 0'	
	Side: 0'	
	Rear: 0'	

Unit Summary

Multi-Family

1 BR		
2 BR	64	
3 BR		
Total Units:	64	15%

Townhouses

16' (Front & Rear Loaded)	85	
20'	104	
24'	36	
28' Villa's	19	
Total Units:	244	56%

2 over 2

Unit	40	
Total Units:	80	19%

Single Family

Unit (A & B)	44	
Total Units:	44	10%

Neighborhood 3 Grand Total	432	
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Parking in Neighborhood 3 is facilitated through podium parking (condos), garages, driveways, and on-street with the majority of blocks providing .5 spaces or greater per unit¹². The following is the parking summary for Neighborhood 3:

PARKING TABULATIONS

NEIGHBORHOOD 3 - PARKING SUMMARY

	Townhouses @ 2.5 spaces per	2 over 2's @ 2 spaces per	Single Family @ 2 spaces per	Block V Multifamily (See chart below)	TOTAL
# of Units	244	80	44	64	432
Parking Required	610	160	88	96	954

Parking Provided

Townhouse Garage (1/2 of actual capacity)	201
Single Family Garage (1/2 of actual capacity)	44
2 over 2 Garage (1/2 of actual capacity)	40
Driveway (actual capacity)	517
Multifamily (actual capacity)	97
On-Street Parking	291
Total Provided:	1190

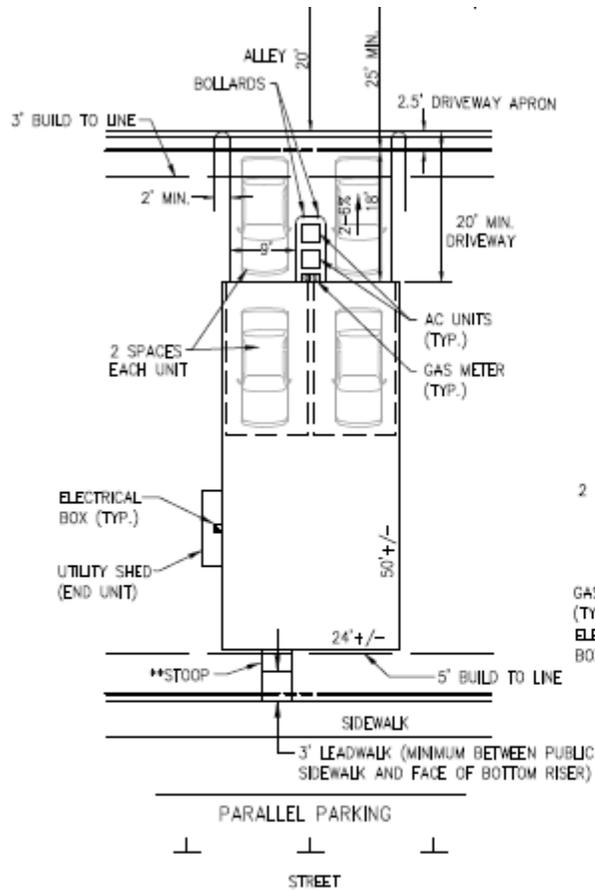
Total Parking Required:	954
Total Parking Provided:	1190.0
On-Street Surplus:	236.0

BLOCK V MULTI-FAMILY PARKING REQUIRED CALCULATIONS

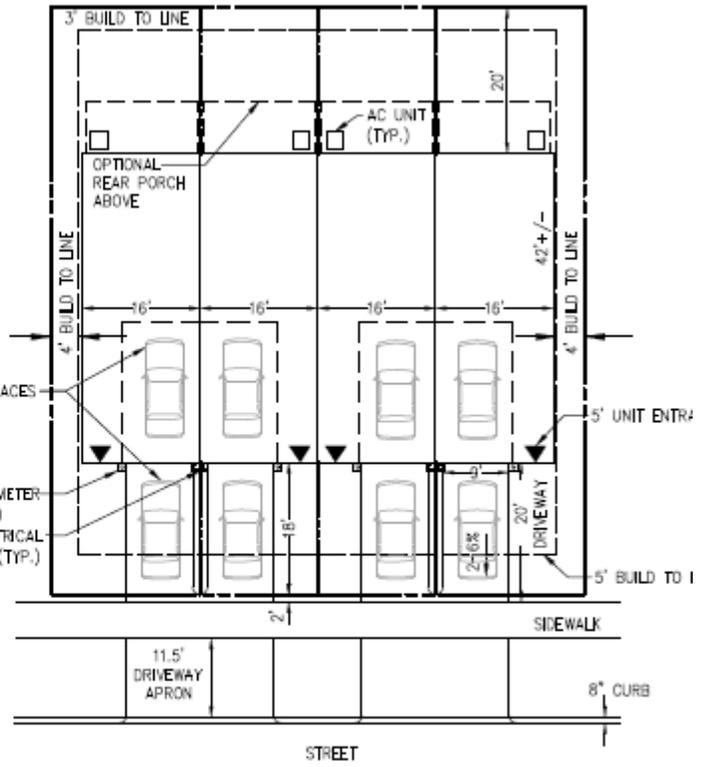
	MULTI-FAMILY # 1BR Units	MULTI-FAMILY # 2BR Units	MULTI-FAMILY # 3BR Units	TOTAL
	0	64	0	64
Total GLA/Units	0	64	0	
Parking Rate	x 1.25	x 1.50	x 2.00	
Parking Required	0.0	96.0	0.0	96.0

The following diagrams illustrate the parking configurations for the residential units in Neighborhood 3. All single-family detached units will have a two car garage. The single-family detached units on the south side of Crown Park Avenue will also have a two car driveway. The townhouses in Neighborhood 3 all have integral garages. The 20, 24, and 28 foot townhouse units have a two car garage and driveways that facilitate an additional two cars. The 16 foot units have a one car garage and one car driveway. The 2-over-2 units have one driveway and one garage space. The condominiums are parked in a structured podium.

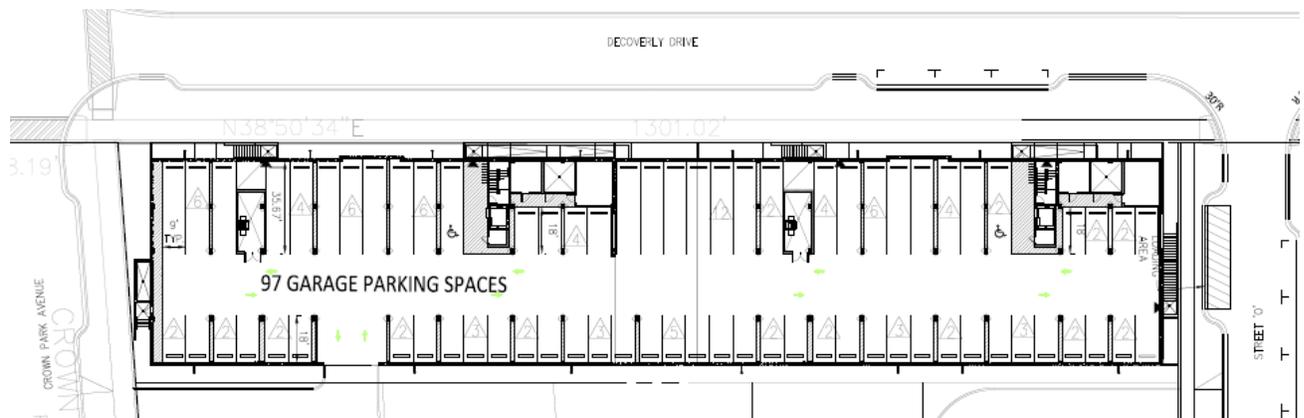
¹² Ex. 7



2 OVER 2 UNIT
REAR LOADED GARAGE
 24' X 50'



TOWNHOUSE- T16
FRONT LOADED GARAGE
 16' X 80' MIN. (+/-)
 (16' TOWNHOUSES HAVE 1 CAR GARAGE)

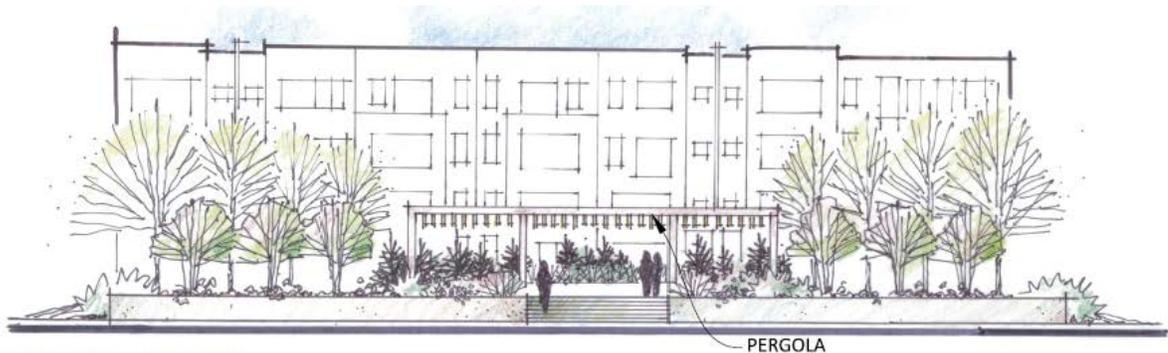
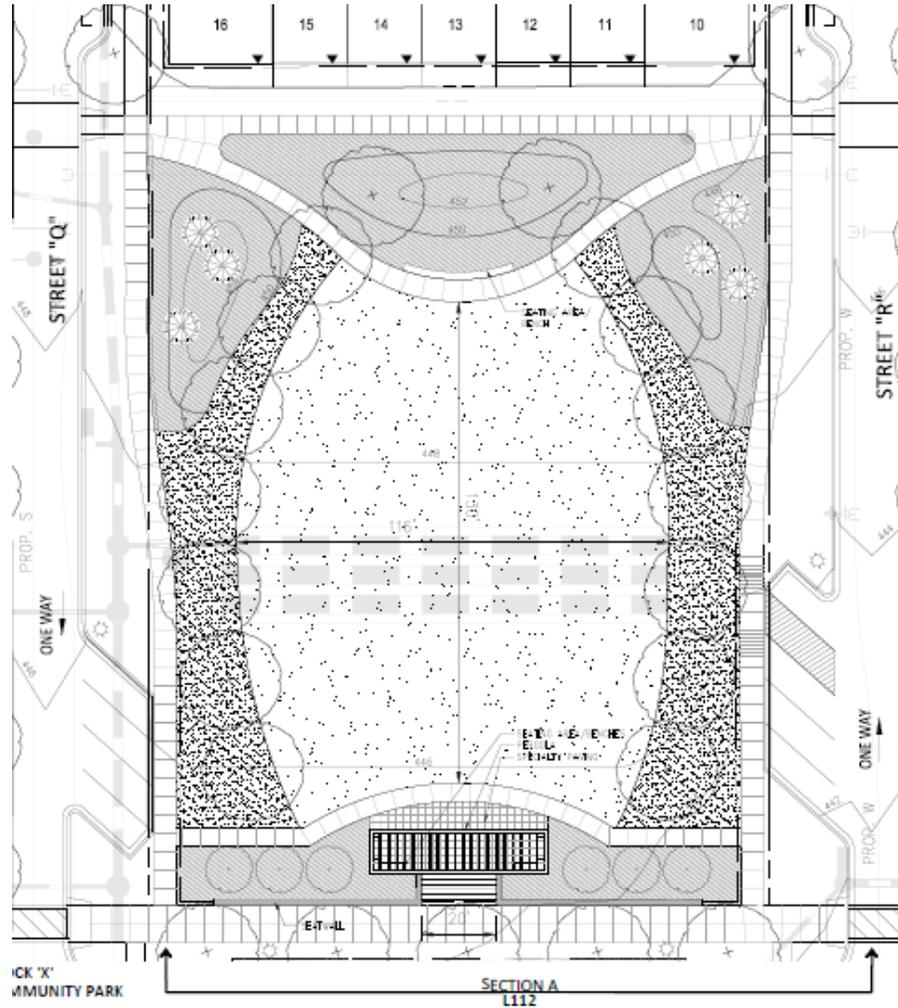


The final site design element, connecting the various residential blocks, is the comprehensive open space/ park¹³ and pathway plans¹⁴.



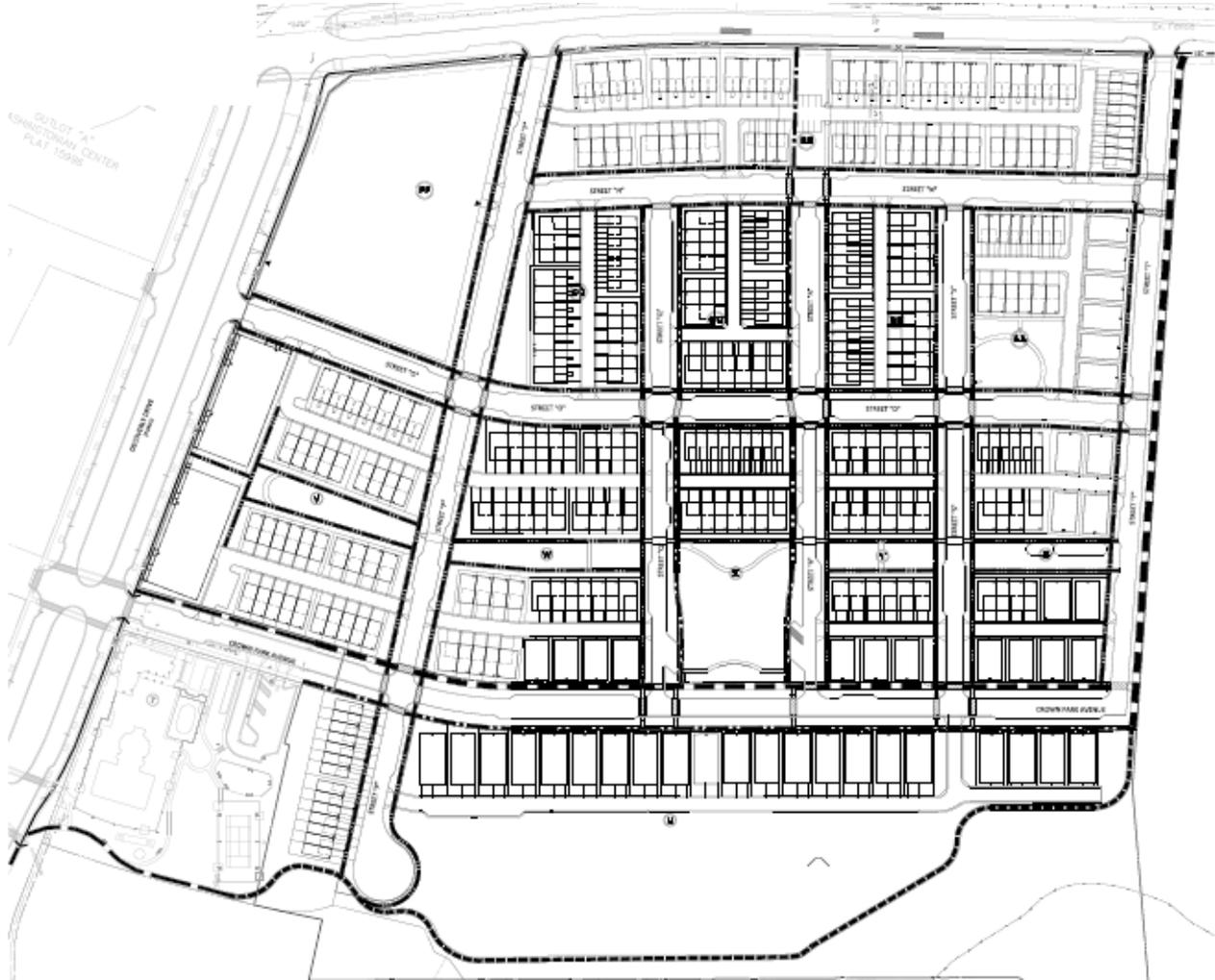
¹³ Ex. 8
¹⁴ Ex. 14

There are two primary focal parks; one centered along the linear park, fronting Crown Park Avenue and the second, a programmed pocket park.

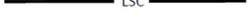


Ⓐ COMMUNITY GREEN - SECTION

The comprehensive pathway plan links the various open space elements; internal residential blocks; and connectivity to the proposed future CCT station and LSC Loop through the use of paths varying from five foot sidewalks to ten foot shared use paths.



LEGEND:

-  5' SIDEWALK
-  6' SIDEWALK
-  8'-10' SHARED USE PATH
-  RECREATION PATH
-  EXISTING SIDEWALKS/SHARED USE PATHS
-  LSC
-  PROPOSED LIFE SCIENCES CENTER LOOP TRAIL
-  PROPOSED CROSSWALK

Elevations:

The applicant has submitted a set of conceptual elevations¹⁵, illustrating the architectural themes defined in the guidelines; traditional and contemporary. The following are examples taken from the submission:

Neighborhood 5



¹⁵ Ex 13

Neighborhood 3



② 2 OVER 2 TOWNHOUSE - 5 UNIT STICK
Scale: 1/8" = 1'-0"



③ 2 over 2 TRADITIONAL
Scale: 1/8" = 1'-0"



③ 16' TOWNHOUSE - 5 UNIT STICK
Scale: 1/8" = 1'-0"



① 16' TRADITIONAL
Scale: 1/8" = 1'-0"



② 16' TOWNHOUSE W/ GARAGE- 5 UNIT STICK
Scale: 1/8" = 1'-0"



④ 28' END UNIT TOWNHOUSE
Not to scale



3 20' & 28' TRADITIONAL
Not to scale



2 20' TOWNHOUSE - 5 UNIT STICK
Scale: 1/8" = 1'-0"



2 24' TOWNHOUSE - 5 UNIT STICK
Scale: 1/8" = 1'-0"



① TRADITIONAL MULTIFAMILY

Scale: N.T.S.

SUMMARY:

The applicant has submitted for consideration schematic development plan application SDP-7354-2016. This is a complete application as defined by § 24-160D.9.(b) Application for Schematic Development Plan Approval of the City Code. A joint public hearing with the Mayor & City Council and the Planning Commission has been scheduled for October 17, 2016.

Staff will continued to work with the applicant on refining the plan. Staff has identified details of the plan that need further explanation and/or revisions. Specifically:

- The addition of conceptual elevations for the single-family detached units;
- Identifying all public utility easements on the schematic plan sheets;
- Relocating the handicapped parking spaces adjacent to the linear park pavilion; and
- Amending the landscape plan sets to address WSSC comments related to species selection.