January 27, 2015

City of Gaithersburg
31 S Summit Ave
Gaithersburg, MD 20877

Attn: John Schlichting
Director of Planning and Code Administration

Michael Johnson
Director of Public Works

Dear Mr. Schlichting & Mr. Johnson,

I'm contacting you on behalf of Craftmark Homes. We are currently pursuing Sketch Plan approval for a proposed residential development on the Stevenson Property. The Stevenson Property is located adjacent to the Parklands at Watkins Mill Town Center, and consists of 5.69 acres zoned MXD. Attached is a copy of the property survey for your reference.

The owner/developer of Watkins Mill Town Center (Pete Henry) has made it known both to us and the City that he doesn't intend to extend Exchange Avenue in a way that could provide access to the Stevenson Property. Therefore, we are writing this letter to request that you consider whether Metropolitan Grove Road could be used to access future development on the Stevenson Property. We are concerned because under this alternative, the neighborhood's sole egress would require an at-grade crossing of the CSX tracks, giving rise to potential life safety issues. Additionally, Metropolitan Grove Road has just a 15' wide prescriptive ROW after it crosses those tracks. But assuming we were able acquire enough ROW to bring the road up to current standards, would you allow the community to have an at-grade rail crossing as its sole egress?

Given the potential life safety issues with the at-grade rail crossing, our preferred method has always been to access the property from elsewhere. But until we can determine whether the use of Metropolitan Grove Road would be allowed, planning staff has indicated we will be unable to fully explore alternatives.

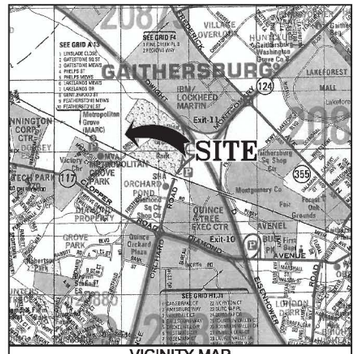
Thanks for your consideration of this issue.

Sincerely,

Chris Malm
Land and Finance Director
Craftmark Homes

Joint Hearing - MCC & PC
Z-7187-2015
Ex 6a

1355 Beverly Road, Suite 330, McLean, Virginia 22101 • (703) 917-6320 • (703) 714-8973 (fax)



VICINITY MAP
MONTGOMERY COUNTY
(SCALE: NTS)
MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800) 825.6277
USED WITH PERMISSION

LEGEND

SITE BOUNDARY

GENERAL NOTES

Area: 5.65 Acres
Parcels 238 and 241
Zone: MXD
Proposed Development: Residential

1. The site is located on Tax Map FT122 and WSSC grid 224NW11.
2. The site is comprised of two parcels, P238 (Tax ID #160900777202), and P241 (Tax ID #160900771546).
3. Boundary Information was done by Charles P. Johnson & Associates on 6/4/2015.
4. The site is located in the Middle Great Seneca Creek Watershed, Great Seneca Creek Tributary (1).
5. There are no mapped FEMA, 100 year Floodplain located within the site.
6. The site contains no streams or Special Protections areas.
7. There are no Historic sites located within or adjacent to the site.

Joint Hearing - MCC & PC
Z-7187-2015
Ex 6b

GRAPHIC SCALE
50 0 25 50 100
SCALE: 1" = 50'

METROPOLITAN GROVE ROAD PROPERTY

GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CRAFTMARK HOMES
1555 BEVERLY ROAD
SUITE 350
McLEAN, VA 22101

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

TAX MAP	FT122
DESIGN	SPS
DRAFT	SSS
DATE	NOV. 2015
SCALE	1" = 50'
SITE PLAN NO.	
SHEET	1
OF	1
FILE NO :	45-092-110 B

Gaithersburg
A CHARACTER COUNTS! CITY

RECEIVED
FEB 18 2016
CRAFTMARK HOMES

February 12, 2016

Mr. Chris Malm
Land and Finance Director
Craftmark Homes
1355 Beverly Road, Suite 330
McLean, Virginia 22101

Re: The Stevenson Property

Dear Mr. Malm,

We are in receipt of your letter of January 27, 2016 regarding access to the Stevenson Property adjacent to Watkins Mill Town Center in the City of Gaithersburg. You requested that we consider whether Metropolitan Grove Road could be used as the only access to future development on this property. As you correctly pointed out, this access would require an at-grade crossing of the CSX railroad tracks, and consists of just a 15 foot prescriptive right-of-way.

Please be advised that in accordance with chapter 18 of the 2015 edition of the Fire Code (NFPA 1), all properties other than a one- or two-family dwelling must have an access road for emergency vehicle access. The access road must be a minimum of 20 foot wide, and must be continuous to within 50 feet of an exterior door that allows access into the building (150 feet for residential buildings protected by a fire sprinkler system). In addition to those basic requirements, that chapter also has provisions that allow the authority having jurisdiction to require multiple access roads when it is determined that a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. An at-grade railroad crossing would be impassable by emergency vehicles at any time when a train is passing by, and could be subject to extended closure if a train has stopped on the tracks.

Consequently, Metropolitan Grove Road as a single access to future development of the Stevenson Property is not acceptable due to both the width of the right-of-way and the at-grade railroad crossing, and would not be allowed by the City of Gaithersburg.

Sincerely,

John Schlichting
Director, Planning and Code Administration

Michael D. Johnson

Michael Johnson
Director, Public Works

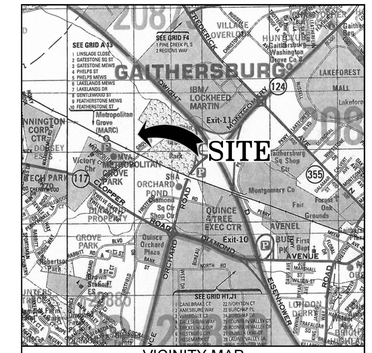
City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Jud Ashman

COUNCIL MEMBERS
Neil Harris
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel
Robert T. Wu

CITY MANAGER
Tony Tomasello

Joint Hearing - MCC & PC
Z-7187-2015
Ex 6c



VICINITY MAP
MONTGOMERY COUNTY
(SCALE: NTS)
MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800) 829-6277
USED WITH PERMISSION

LEGEND

- SITE BOUNDARY
- PUBLIC/PRIVATE INTERNAL CIRCULATION
- PROPOSED TOWNHOMES
- PROPOSED TOWNHOMES & STACKED CONDOS
- OPEN SPACE
- HYPOTHETICAL CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES (NOTE 11)
- POSSIBLE PARK CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES

GENERAL NOTES

Area:	5.69 Acres Parcels 238 and 241
Zone:	MXD
Proposed Development:	Residential

1. The site is located on Tax Map FT122 and WSSC grid 224N411
2. The site is comprised of two parcels, P238 (Tax ID #160900777202), and P241 (Tax ID #160900771546).
3. Boundary Information was done by Charles P. Johnson & Associates on 6/4/2015.
4. The site is located in the Middle Great Seneca Creek Watershed, Great Seneca Creek Tributary (1).
5. There are no mapped FEMA, 100 year Floodplain located within the site.
6. The site contains no streams for Special Protections areas.
7. There are no Historic sites located within or adjacent to the site.
8. The proposed residential areas will contain up to 83 units. The site will be developed with townhomes or a combination of townhomes and stacked condominiums. Stacked condominiums shall only be permitted in the area designed by the orange bubble and shall not exceed 60% of the units in that area.
9. The proposed building heights shall not exceed 5 stories.
10. The minimum green space must be at least 40% of the site area square footage for residential development in zone MXD.
11. Per the attached letter dated February 12, 2016 from John Schlichting and Michael Johnson, the use of Metropolitan Grove Road as a single access to future development of the Stevenson Property is not acceptable due to the insufficient width of the right-of-way and safety issues with the at-grade railroad crossing. The site is not accessible from any other planned or existing roads. Therefore, access will have to come from a future road extension which has not yet been determined.
12. The proposed development includes a possible connection to the City Park for pedestrians, bicycles, and/or vehicles, depending on the City's request.

SKETCH PLAN

METROPOLITAN GROVE ROAD PROPERTY

GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

GRAPHIC SCALE
50 0 25 50 100
SCALE: 1" = 50'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CRAFTMARK HOMES
1355 BEVERLY ROAD
SUITE 350
McLEAN, VA 22101

UPDATES/REVISIONS :
12/07/15 REVISE SKETCH PLAN PER COMMENTS FROM CITY OF GAITHERSBURG. SSS
4/7/16 REVISE SKETCH PLAN PER COMMENTS FROM CLIENT. SSS

COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

TAX MAP FT122		SITE PLAN NO.	
DESIGN SPS	SHEET 1	OF 1	
DRAFT SSS			
DATE NOV. 2015	FILE NO: 45-092-110 B		
SCALE 1" = 50'			

Joint Hearing - MCC & PC
Z-7187-2015
Ex 7

Last Saved 4/7/2016 Last Plotted 4/7/2016 3:01 PM Sheet N:\45092\DWG\110-099

Attached Xrefs: _TB24x36-PLANNING/TB24x36

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

June 22, 2016
(supercedes letter dated Nov. 12, 2015)

Mr. Gregory Mann
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

RE: Metropolitan Road Grove Property
Sketch Plan submission

Dear Mr. Mann

On behalf of our client, Craftmark Homes, we are submitting a Sketch Plan for the Metropolitan Grove Road Property. The property, which is the subject of this application, is located on Tax Map FT122 and WSSC grid 224NW11. The property includes 2 parcels consisting of P238, and P241.

Property Description:

The property is located east of Exchange Avenue, west of Metropolitan Grove Road, and south of Interstate 270. The gross tract area of the property is 248,020 square feet or 5.69 acres. The Property is immediately adjacent to the future site of Watkins Mill Town Center, a proposed mixed use development which includes nearly 4,500,000 square feet of office, hotel, restaurants, retail and residential development.

Proposed Development:

The property is located in the MXD zone. The proposed development will include up to 83 residential units. The site will be developed with all townhomes or a combination of townhomes and stacked condominiums. The proposed building heights shall not exceed 5 stories. The property is effectively landlocked. Per the attached letter dated February 12, 2016 from John Schlichting and Michael Johnson (attached), the use of Metropolitan Grove Road as a single access to future development of the Stevenson Property is not acceptable due to the width of the right-of-way and the at-grade railroad crossing.

City of Gaithersburg Code Compliance:

As described in detail below, the Sketch Plan complies with the findings required pursuant to Section 24-160D.10.(a). of the City Code.

(1) The application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone.

Joint Hearing - MCC & PC
Z-7187-2015
Ex 8

A. *To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.*

   The proposed development will take into account policies and guidelines associated with the MXD zone. The proposed development provides a range of house types (stacked condominiums and townhomes of various widths), which together with the 15% MPDUs/WFHUs set aside, will provide residential options for citizens in a diverse range of ages and incomes. Further, the proposed development has close proximity to Watkins Mill Town Center, a future mixed-use, transit-oriented development. Future residents will have shopping and transportation amenities within walking distance. This is consistent with the Master Plan's vision of growth being concentrated near existing population and business centers, walkable design, and an efficient use of land and transportation resources. Further, the additional housing provided by the proposed development will support the office, retail and restaurant components of Watkins Mill Town Center.

B. *To encourage orderly, staged development of large scale comprehensively planned multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.*

   Development will occur in a single phase due to the size of the property.

C. *To encourage design flexibility and coordination of architectural style of buildings and signage.*

   Building architecture will be developed to create an overall consistent and aesthetically appealing site plan. The architecture will be developed to include certain architectural elements and materials from the architecture that is used in the Watkins Mill Town Center, such as predominantly masonry fronts and sides with combination of stone, brick, and cementitious panels and/or siding.

D. *To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by uses such as commercial, recreational, open space, employment and institutional uses and amenities within a multi-use development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.*

This development includes a single use, residential. It will incorporate open space areas within the plan and a possible direct access for vehicles, bikes, and/or pedestrians to the adjacent city owned parkland. Although this development is separate from the adjoining development, it will work in conjunction with the surrounding uses and facilities to provide a cohesive development to enhance the overall residential environment.

E. *To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.*

A high standard of land planning and site design will be incorporated in to each stage of development. The MXD Zone is particularly important for a project of this small scale. The development standards provided by this zone offer flexibility in the layout which will allow incorporation of a pedestrian friendly design with pockets of open space, greater pedestrian circulation and access to the commercial & retail opportunities in the adjacent Watkins Mill Town Center.

F. *To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other non-vehicular circulation systems; retaining and providing useable open space and active recreation areas close to employment and residential populations; and providing for the development of comprehensive non-vehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.*

The proposed development provides a range of house types (stacked condominiums and towns of various widths), which together with the 15% MPDUs/WFHUs set aside, will provide residential options for citizens in a diverse range of ages and incomes. Open space and pedestrian circulation routes will be incorporated into the site plan. Existing recreational areas, open spaces, a future CCT station, non-vehicular circulation systems, employment, retail, and public facilities from the neighboring developments are also all in walking distance and can be easily accessed. The additional housing provided by the proposed development will support the future office, retail and restaurant components of Watkins Mill Town Center.

G. *To provide a superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.*

All possible options will be incorporated in order to provide a natural environment to the overall development. The approved NRI/FSD, provides in detail the description of the forest stand, any trees on site that are 24" DBH or greater, and locates on the plan, those said trees and any other natural or man-made features.

H. *To allow development only in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.*

A single phase of development is proposed due to the type of development and size of the area. Existing water and sewer services located in Exchange Avenue, in the adjacent development named Parklands at Watkins Mill Town Center, are available for the proposed project to tie into. The Property is within the ten (10) minute response areas of Montgomery County Department of Fire and Rescue Services Station 22 and Gaithersburg-Washington Grove Fire Station. The property is within 10 minutes of the Montgomery County Police Station at 45 W. Watkins Mill Road. The Property lies within the Quince Orchard Cluster of the Montgomery County Public School (MCPS) system, which includes Brown Station Elementary School, Lakelands Park Middle School, and Quince Orchard High School. School capacity is available within this cluster.

(2) The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan.

The property is included within the 2009 Master Plan: Land Use Element as part of specific map designation 7. The 2009 Master Plan recommends two scenarios for the property:

Scenario A

- Retain open space land use designation for stream valley buffer along I-270
- Adopt Commercial-Office-Residential land use designation for remainder
- Zoning remains MXD

Scenario B

- Retain open space land use designation for stream valley buffer along I-270
- Adopt Commercial/Industrial-Research-Office land use designation for remainder
- Zoning remains MXD

Redevelopment of this area must respond to, and shall be compatible with, development of the adjacent Watkins Mill Town Center. The plan will be developed as residential and will be harmonious with the adjacent Watkins Mill Town Center development. The property will remain zoned MXD. As such, the plan is consistent with the recommendations in the 2009 Master Plan: Land Use Element.

(3) The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.

The proposed plan will be developed to incorporate the existing vehicular and pedestrian circulation systems, recreational areas, and certain architectural elements and material from the Watkins Mill Town Center. In doing so, it will create an overall site plan that is aesthetically consistent and harmonious.

Conclusion:

As demonstrated by this Proof of Compliance, the Sketch Plan satisfies all the applicable requirements of the City of Gaithersburg Code. The proposed project will comply with the development standards of the MXD zone. The overall site plan layout, including the townhouses, open space, landscaping, and pedestrian and vehicular circulation will be designed to be adequate, safe and efficient.

For the reasons set forth herein, we respectfully request that the City of Gaithersburg approve the requested Sketch Plan application. We appreciate your consideration on this matter.

Sincerely,

Sallie P. Stewart, PLA, ASLA
Section Head, Planning & Landscape Division

N:\45092\DEPARTMENTS\PLANNING\DOCUMENTS\Sketch Plan\Proof of Compliance-160407.docx

Statement of Adequate Public Facilities
Metropolitan Grove Road Property
Sketch Plan #Z-7187-2015

Pursuant to Article XV of the Gaithersburg City Code ("Code") the adequacy of public facilities, including water and sewer service, emergency services, traffic impacts, and school capacity must be assessed for proposed development within the City and found adequate for an application to be approved.

The subject property, located on Tax Map FT122 and WSSC grid 224NW11, is located east of Exchange Avenue, west of Metropolitan Grove Road, and south of Interstate 270. The property includes 2 parcels consisting of P238, and P241. The gross tract area of the property is 248,020 square feet or 5.69 acres in the MXD zone. The proposed development will include up to 83 residential units. The site will be developed with all townhomes or a combination of townhomes and stacked condominiums. The proposed building heights shall not exceed 5 stories. Below is a summary outlining the sufficiency of public facilities related to this application:

Water and Sewer Service
The Metropolitan Grove Property currently has WSSC water and sewer service categories of W-3 and S-3, respectively. These category designations mean the property is in the vicinity of public service with water and sewer main extensions required for new development. Existing water and sewer services located in Exchange Avenue, in the adjacent development named Parklands at Watkins Mill Town Center, are available for the proposed project to tie into. Adequate water and sewer service shall be verified once a Hydraulic Planning Analysis plan is reviewed by WSSC.

Emergency Services
The City's APFO requires that any development project be served by at least two (2) fire stations with a ten (10) minute response time. The Property is within the ten (10) minute response areas of Montgomery County Department of Fire and Rescue Services Station 22 and Gaithersburg- Washington Grove Fire Station. The property is within 10 minutes of the Montgomery County Police Station at 45 W. Watkins Mill Road.

Joint Hearing - MCC & PC
Z-7187-2015
Ex 9

Traffic
Pursuant to Section 24-245 of the Code, applications for development approvals shall be subject to the adopted Gaithersburg Traffic Impact Study Standards regulations. It further states that no application for development approval shall be approved unless it complies with the requirements of Traffic Impact Study Standards regulations, or the applicant has obtained a determination from staff that the standards are not applicable to the applicant's proposed development. The City's current Traffic Impact Study Standards do not require a Traffic Impact Study at the time of Sketch Plan, so none is included as part of this application.

School Capacity
The Property lies within the Quince Orchard Cluster of the Montgomery County Public School (MCPS) system, which includes Brown Station Elementary School, Lakelands Park Middle School, and Quince Orchard High School. School capacity is available within this cluster. Brown Station Elementary School and Lakelands Park Middle School both will have capacity below 100% for 2017-2022; however, Quince Orchard HS enrollment for the same time period is expected to exceed capacity by more than 105%, therefore, pursuant to Sec. 24-246, a Gaithersburg Montgomery County School Facilities Payment Fee is required. This information is taken from a memorandum to the Mayor and City Council from the City Manager and Director of Planning and Code Administration dated June 17, 2016 for FY 2017-2022. School capacity will be tested again at time of future development approvals for the Property.

Other Public Facilities
In addition to the above, the Property is also proximate to a number of other public facilities, including a public park and a senior center currently under development on a nearby property, regional parks, such as Seneca Creek State Park, and the Gaithersburg library.

Phasing
Development of the Property will occur in a single phase. Final phasing may be modified at the time of Schematic Development Plan and will be informed by the status and availability of school and transportation facilities at the time of those applications.

SKETCH PLAN
Z-7187-2015

June 22, 2016

Mr. Gregory Mann
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

RE: Metropolitan Grove Road Property Sketch Plan

Dear Mr. Mann,

The purpose of this letter is to provide a narrative for the attached sketch plan and to explain Craftmark's vision for the Metropolitan Grove Road Property (the "Property"). The 5.69 acre property, zoned MXD, is currently vacant. It sits adjacent to the future site of the Watkins Mill Town Center, a mixed use development featuring office, hotel, restaurants, retail, and residential. The Metropolitan Grove MARC station sits just to the south, along with a future stop on the Corridor Cities Transitway (CCT). Given the Property's close proximity to these commercial and transportation sites, an opportunity exists to enhance it through the development of a residential community. Not only would future residents benefit from having walkable shopping and transportation options, but the additional housing would help support the neighboring non-residential properties. In early 2015, Craftmark placed the Property under contract with the Stevenson family with this in mind.

The site is challenged by steep topography and limited buildable area, so as part of its feasibility process, Craftmark engaged Charles P. Johnson & Associates to complete a detailed study of grading, sewer, stormwater management and infiltration. Our goal is to address the site's challenges while maintaining a cohesive, pleasing neighborhood layout. We believe the layout shown in the attached sketch plan accomplishes that goal. An internal circulation road creates an efficient passage through the community, with residential units located in the center and along the perimeter. Open space is provided in the corners next to the City Park, as well as in the center of the community. Further, we were able to design the layout to exceed the minimum green space requirement of 40% of the residential site area square footage. Green space includes public and private open space along with active and passive recreational areas.

Another challenge the Property faces is access. As you know, the Property is landlocked, and no plans currently exist to provide access to the property. Metropolitan Grove Road has been deemed unacceptable as a single access for future development per the attached letter dated February 12, 2016 from John Schlichting and Michael Johnson. The only alternatives for access would be from the neighboring properties owned by BP Realty. We believe the most practical way of providing access would be to extend Exchange Avenue, which currently comes to a dead end less than 15' from the corner of the Property. Craftmark has discussed the issue with BP Realty and its

Joint Hearing - MCC & PC
Z-7187-2015
Ex 10

principals, but access remains uncertain. Craftmark's correspondence with BP Realty regarding this matter has been documented in an attached letter.

In order to have the flexibility to accommodate whatever access is provided in the future, we've shown multiple possible access points on the sketch plan. Craftmark's goal is to connect the Property to the neighboring Watkins Mill Town Center so future residents can enjoy shopping and transportation amenities within walking distance. These connections would accommodate vehicles, pedestrians and/or bicycles. We've also shown a possible connection to the City Park for vehicles, pedestrians and/or bicycles.

The community's architecture would be developed to include certain architectural elements and materials from the neighboring Watkins Mill Town Center, such as predominantly masonry fronts and sides with combination of stone, brick, and cementitious panels and/or siding. Craftmark would consider using architectural themes from our Carver Place community (www.carverplace.com), an infill townhome and stacked condo community we developed in Arlington, VA. The architecture has received positive feedback from residents of the existing neighborhood, and the first units will be delivered later this year.

If Craftmark were to build on this site today, our preference would be to have only townhomes, with no stacked condos. We feel townhomes better suit the current the market conditions. However, due to the uncertainty about what will be built on the neighboring properties owned by BP Realty, we've included the option to include some stacked condominiums in our sketch plan. This gives us the flexibility to adapt, should market conditions change. As shown on the submitted Sketch Plan, stacked condominiums would be limited to the area designated by the orange bubble, and the total number of stacked condominium units would not exceed 60% of the total units in that area.

Sincerely,

Chris Malm
Land and Finance Director
Craftmark Homes