

1. Common Open Space

- a. Provide a minimum of fifteen percent of the total site area as common open space. Fifty percent of the common open space must be a contiguous area.
- b. Make sure all common open space provided meets the definition and design standards of the Zoning Ordinance. Specifically, identify 15% common open space, which is intended for recreational use by residents and their visitors. Only the truly usable recreation areas within any conservation easement can be counted as common open space. Any stormwater management areas must not be counted as common open space. Clearly delineate the amount and intended function of all open spaces.
- c. The 5 acre reservation area identified by the Concept Plan is needed to satisfy the Zoning Ordinance requirement, so it should be dedicated as open space rather than put in reservation. Final size and location of this area will also be determined during Preliminary Plan and Site Plan review, but must at least meet the minimum requirements of the Zoning Ordinance.
- d. Provide a continuous trail/sidewalk around the perimeter of the developed area to compensate for the loss of the existing natural surface trail around the site. Where feasible, this trail should be on the outer edge of the new road with forest on one side and the houses on the other (along the northern and southern forest edge of the site); in other parts of the site (eastern and western edge) this connection can be a sidewalk along the residential street.

2. Roads

- a. All roads are expected to be provided as public roads. Provide rationale for why any of the roads should be private.
- b. The Greyswood Road extension is:
 - i. A master planned primary residential street within a 70 foot public right-of-way;
 - ii. Must be a dedicated public road, and
 - iii. Must connect directly to the northern stub of Greentree Road, as show in the 1992 North Bethesda/Garrett Park Master Plan.
- c. Provide a third public connection to the proposed development from Renita Lane.
- d. In order to provide adequate, safe, and efficient vehicular and pedestrian circulation, there must be three remote points of access to the property.
- e. Any roads on the WMAL site connecting to Greentree Road should align directly opposite an existing road and form a four-way intersection (i.e., connect at Grubby Thicket Way or Barnett Rd).

3. Environment

- a. Forest Conservation
 - i. Plan will be subject to Chapter 22A, Forest Conservation Law.
 - ii. As this plan is proposing to use an optional method of development, it will be subject to 22A-12(f) – Special provisions for minimum retention, reforestation, and afforestation.
 1. On-site forest retention must equal the conservation threshold.
 2. The site is 74.83 ac therefore minimum forest retention must equal 14.97 ac.

3. All planning and zoning options must be used to try to meet this. For example, unit type mix and lot size and arrangement.
 4. If less retention is proposed, the Planning Board must make a finding that forest retention of 14.97 ac is not possible. Forest retention, planting, and landscaping must be maximized on site, if finding is made. Neither plan submitted shows forest retention meeting the 14.97 ac requirement, therefore the Applicant must make a convincing argument as to why the plans show the maximum possible forest retention.
 5. Without a convincing argument and exploration of all planning and zoning options to maximize retention, staff cannot support the plan.
- iii. Plan shows a dog park within the forest retention area. This is not an acceptable use of forest conservation, as that use requires clearing. This use must be moved or the forest must be counted as cleared.
- b. Environmental Guidelines
 - i. The plans do not show the area of environmental buffers as protected by easement or planted with forest. Please protect this area.
 - ii. Any encroachments must be minimized and mitigated for.
 - c. Noise
 - i. A noise study must be provided with the Preliminary Plan at time of submittal.
 - ii. Any noise walls must be located at the property edge, with no areas of forest conservation on the beltway side of the wall.
4. Design
 - a. Provide sidewalks, lighting, and landscape panels along all roads and per code to encourage pedestrian-scale streetscapes.
 - b. Provide street parking along at least one side of each street.
 - c. Provide crosswalks per code.
 - d. Buildings should be designed to turn the corner at each intersection to relate to the streetscape.
 - e. Buildings should be built along the streetscape if not close to the street in order to enhance streetscape scale and interaction.
 - f. To the extent possible, buildings should face areas of forest retention area rather than backing up to them. This is to make sure that the forest retention areas are not privatized and that there are “eyes on the park”.

520160020 WMAL Property - Bethesda
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MNCPPC Reviewer:

In an effort to improve our responsiveness and streamline development reviews, we will not be preparing a formal letter for this Concept Plan. These comments reflect MCDOT's official comments on this Concept Plan.

1. We recommend connecting Greetreen Road with Greyswood Road as shown in the master plan
 - a. The road should be Primary Residential road
 - i. 70 foot row
 - ii. 2 travel lanes
 - iii. MC-2003.08 standard which shows bike lanes; Master plan says shared roadway; new bicycle map shows no facilities
2. TPAR payment of 25%
3. Connect Renita Lane with the proposed development
4. All roads in the development should be public; any private roads need a stronger justification. What is the flexibility you get with private streets that you don't get with the context sensitive road standards?
5. Noise wall should connect to existing noise wall when possible
6. Provide pedestrian connections where road do not connect

STANDARD COMMENTS

1. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
2. Storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
3. Necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Show the location of proposed driveways on the preliminary plan.
5. At the preliminary plan stage, submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
6. Preliminary plan and record plat to reflect a reciprocal access and public utilities easement to serve the lots served by a common driveway.

7. Improvements in the public rights-of-way will need to comply with Executive Regulation No. 31-08AM (“Context Sensitive Road Design”).
8. The preliminary plan submission should address how this Executive Regulation has been satisfied – particularly with respect to target speeds, typical sections for the existing and proposed public streets, locations of existing and proposed public utilities, and stormwater management within the public rights-of-way.
9. In general, driveways and intersections are to be spaced opposite one another or located at least one hundred feet apart
10. Waiver from the Montgomery County Planning Board for lot(s) on a private right of way.
11. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to the following improvements:
14. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.
 - a. Enclosed storm drainage and/or engineered channel in all drainage easements.
 - b. Underground utility lines.
 - c. Streetscaping.
 - d. Street lights.
 - e. Street trees in amended soil panels.
 - f. Permanent monuments and property line markers.

Department of Parks Recommendations for the WMAL site

Finalized February 24, 2016

Approved park policies contained in the Vision 2030 Strategic Plan for Parks and Recreation (2010) the Parks, Recreation and Open Space (PROS) Plans since 1978 identify unmet needs for adult sized rectangular fields in this part of the County. Although the Commission has constructed a number of new parks in the downcounty area over the past thirty years, growth in the park system – and in particular increases in the number of athletic fields – has not kept up with community demand. These park facilities require significant space as compared with other facilities such as playgrounds, courts, dog parks, etc. Accordingly, park staff continue to advocate for these much needed facilities in areas of new development or redevelopment, such as the WMAL site.

Therefore, the Department of Parks recommends the applicant provide a park with at least two adult-sized rectangular fields and associated public infrastructure as listed below.

Facilities recommended to be owned and operated by the Department of Parks to include:

- 2 – Adult sized rectangular fields (220' x 360'), with 100 parking spaces and storm water management
- Shaded seating areas
- Portable Restrooms
- Water fountain and irrigation
- All ADA accessible

In addition, park staff recommend that the following facilities be provided within the planned community to serve local residents. These facilities may either be publically or privately owned. However, if they are publically owned staff encourage the applicant to site them adjacent to the aforementioned athletic fields in order to facilitate efficient maintenance and policing. A list of these facilities follows.

Facilities that could be owned and operated privately:

- 1 – Play area focused on 2-5 year olds (1500-2,000 square feet) 1 – Play area focused on 5-12 year olds (2,000-3,000 square feet)
- 1 – Dog park (minimum 10,000-15,000 square feet in size and fenced)
- 1 -sheltered picnic and seating area
- 1 – Basketball court (56 feet x 96 feet, to be incorporated into the school site, later)
- Looped walking and biking trails