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STATEMENT OF JUSTIFICATION

BLOOM MONTGOMERY VILLAGE

Montgomery Village Avenue, Gaithersburg, Maryland

Application for Site Plan 820170130

This Site Plan Application (the "Application") is submitted for consideration by the Montgomery County Planning Board on behalf of USL2 MR Montgomery Village Business Trust (the "Applicant"), for property formerly known as the Montgomery Village Golf Course, consisting of approximately 147 acres of land located in Gaithersburg, Maryland, as more specifically described below (the "Property", or the "Former Golf Course"). The Applicant proposes to redevelop the Property with a residential community, including both single-family and townhouse units, generous open spaces and related site improvements (the "Project").

This Application is submitted for review under the requirements of the Montgomery County Zoning Ordinance (effective October 30, 2014) for development under the optional method for the Townhouse Low Density ("TLD") Zone, and for development under the standard method of development for the Commercial/Residential Neighborhood ("CRN") Zone.

The Project includes a number of notable components, including the following:

- Provision of a total of 67 MPDUs in townhomes or duplexes
- Utilization of only 42 percent of the allowable density
- Dedication of 47 acres for public parkland – equivalent of a 4,100 square foot dedication for each unit provided
- Introduction of new housing stock to support retail and restaurant uses and improve overall area

I. History of Approvals

In connection with the proposed Project, the Applicant submitted a Concept Plan to the Montgomery County Planning Department ("Planning Department") on May 16, 2016 (Concept Plan No. 5-20160090; DRC date June 13, 2016) which provided the Planning Department Staff and other related agencies of County government and certain utilities an initial review of the Project. This process afforded the Applicant an opportunity to evaluate aspects of the Project and, where appropriate, make certain adjustments to the proposed design.

After incorporating feedback received through the Concept Plan, the Applicant submitted an application for Preliminary Plan of Subdivision (filed on December 5, 2016), which is currently under review by Park and Planning Staff. The Preliminary Plan proposes to subdivide the Property into 488 lots with various open space and private road parcels and dedicate a total of 47 acres to various park purposes. Based on conversations with Staff, the Applicant anticipates that the Preliminary Plan and Site Plan applications will be reviewed concurrently by the Planning Board.

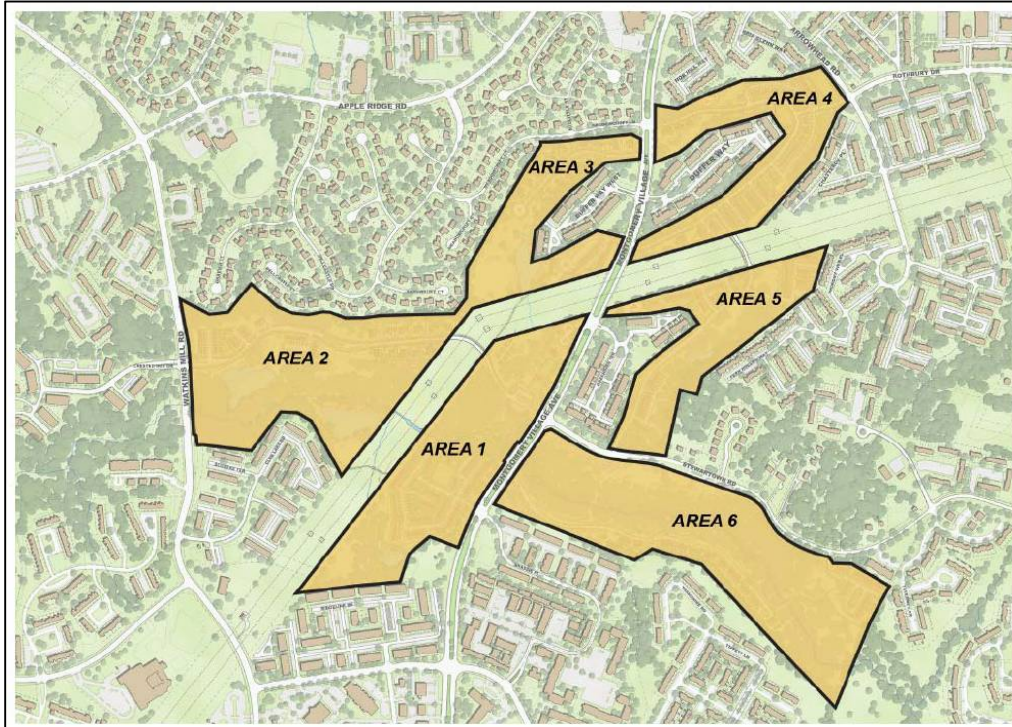
II. Property Information

A. Site Location and Characteristics

The Property is irregularly shaped and located roughly in the center of Montgomery Village, straddling Montgomery Village Avenue and extending generally north toward Arrowhead Road and west to Watkins Mill Road. A PEPCO/Exelon transmission line and a large Colonial Pipeline easement stretch across the Property on both sides of Montgomery Village Avenue.

The Property has a gross tract area of 147 acres. As part of the Project, the Applicant proposes dedicating approximately 47 acres to the Montgomery County Department of Parks ("Parks Department"); approximately 9 acres to the Montgomery Village Foundation for park purposes; and 3.26 acres for public right-of-way for the extension of Stewartown Road. Of the total acreage, 120.3 acres is located in the TLD Zone and 26.7 acres is located in the CRN Zone.

Due to the configuration of the Property the location of the existing public roads and the PEPCO/Exelon right-of-way, the proposed residential community has been divided into six general areas, as shown on the figure below:



Map 1: Bloom Montgomery Village ("Bloom MV") Areas

B. Zoning and Permitted Uses

Pursuant to Sectional Map Amendment H-112, approved by the Montgomery County Council sitting as the District Council on June 21, 2016, the Property is currently zoned TLD and CRN 0.5, C-0.0 R-0.5 H-65, with only a limited portion of the Property, described as "Area 1", zoned CRN. The remainder of the Property is zoned TLD. The entire Property is also subject to the Montgomery Village Overlay Zone ("Overlay Zone").

Pursuant to Section 3.1.6 of the Montgomery County Zoning Ordinance (the "Zoning Ordinance"), single-family living, townhouse living and two-unit living are all permitted uses in the CRN and TLD zones. As discussed in this Statement, the Project satisfies the various requirements of the Zoning Ordinance.

C. Existing Conditions

The Property is currently improved with a vacant golf course, which ceased operation in November 2014. As a result of the former golf course use, existing improvements on the Property include abandoned fairways, cart paths and irrigation ponds. Although the golf course improvements (*e.g.* fairways and trails) remain in place, certain structures associated with the prior golf course use (*e.g.* the clubhouse and maintenance buildings) have been removed.

Approximately 48 acres of the Property is encompassed within a floodplain line that was recently revised pursuant to a Floodplain Delineation Study approved by the Montgomery County Department of Permitting Services ("MCDPS"). Critically, the floodplain as it currently exists is not in its natural state. Rather, the floodplain was altered in the 1960's in order to create a playable golf course. As a result, the Applicant's proposal involves the alteration of an artificially, man-made floodplain – not the alteration of a natural floodplain. Importantly, the Applicant's proposal will reestablish elevations within the flood plain to make them more consistent with natural conditions.

The Applicant's proposal provides the opportunity to remedy the following significant disturbances to the Property's natural features which have occurred over the years:

- An on-site stream valley that has been significantly deforested and is currently crossed with paved paths
- Artificial ponds created for golf course irrigation
- Non-native grasses, shrubs, and perennials
- Minimal number of trees limited to the stream banks and the perimeter of the Property (*i.e.*, areas they were "out of play" for the former golf use)
- Outdated stormwater management features, serving both the Property and adjacent neighborhoods which transmit stormwater to large regional ponds.

D. Surrounding Zoning and Land Uses

The Property is surrounded by a variety of residential uses, including a mix of single-family detached houses, townhouses and condominiums, in various residential zones. As

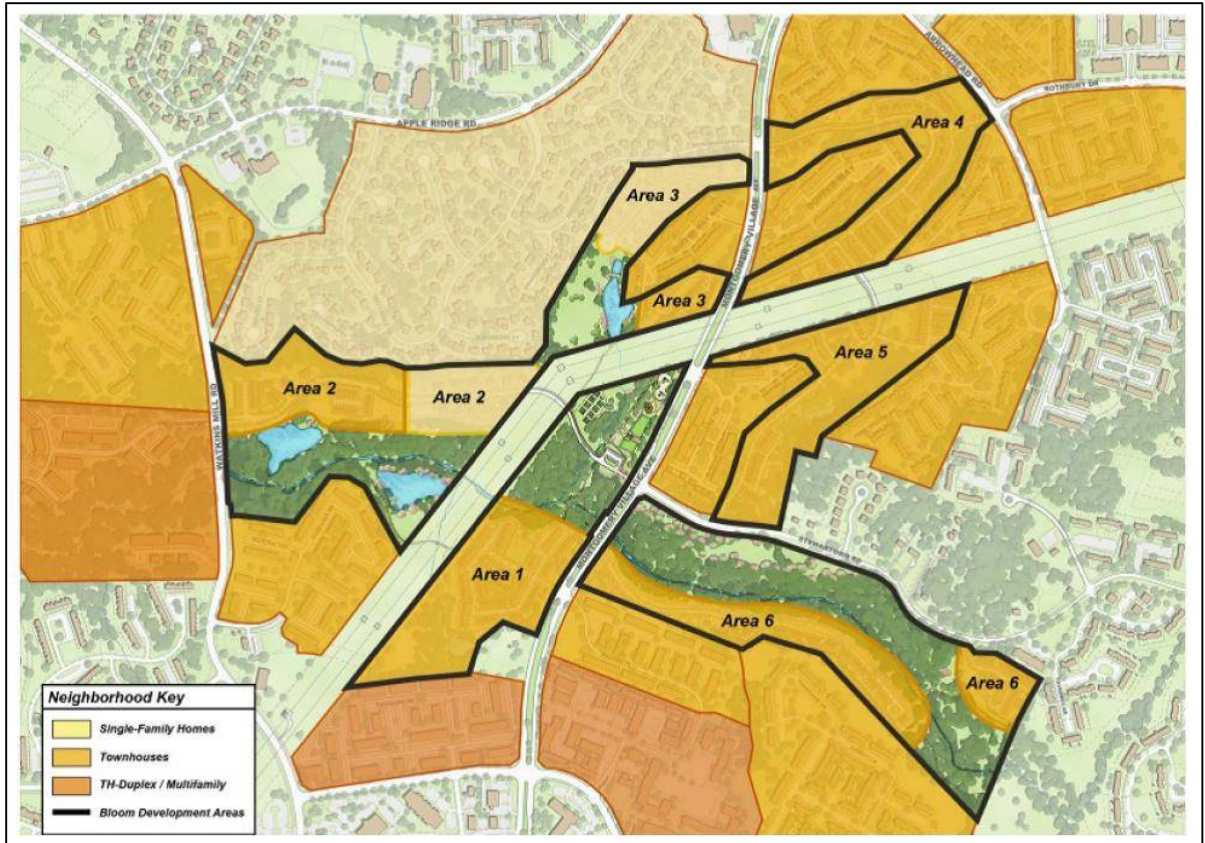
discussed below, the Project provides a context sensitive design that will ensure compatibility with the established neighborhoods surrounding the Property.

II. Proposed Development

The Former Golf Course is proposed for redevelopment with a new residential community under the MPDU optional method of development for the TLD Zone and under the standard method of development for the CRN Zone. The Applicant does not intend to develop the Property but rather, seeks to engage one or more builders to complete the Project. Given the size of the Property, it is very likely that the Applicant will contract with multiple builders in order to complete the build-out of the six Areas within a reasonable timeframe. The phasing and staging of the Property is discussed below in Section II B. In anticipation of multiple builders being involved in the development of the Property, the Applicant plans to establish design parameters that will ensure compatible development and at the same time incorporate flexibility in the Project design to allow for individualization by the future builder(s).

The Project design is based on many months of community outreach and numerous neighborhood charrettes, as well as individual conversations with homeowners, which revealed the following priorities: (i) maintain to the extent feasible neighborhood open spaces; (ii) incorporate townhouse mews where possible to retain views through the site; (iii) position new single-family homes between existing homes to preserve views through the site; and (iv) preserve and/or augment landscape buffers. As illustrated below, the Project reflects a maximum of consideration to these concerns.

The Project includes two residential unit types, single-family detached homes (SFD) and single-family attached homes (duplex and townhouses), which have been strategically located throughout the Property to complement the existing development in the surrounding neighborhoods. This "like-with-like" approach, illustrated on the figure below, ensures the proposed development will be compatible with the character of the established residential neighborhoods surrounding the Property.



Map 2: Bloom MV Areas, By Unit Type

The Project proposes to develop a total of 488 residential units, including a maximum of 31 single-family detached house units; a maximum of 455 townhouse units; and a maximum of 2 duplex units (six townhouse units are paired and technically meet the definition of a duplex, but are being designed and implemented as townhouses consistent with the other units in the respective areas). Current unit counts broken down by Area are as follows:

- Area 1: up to 124 townhouse units (including 12.5% MPDUs or up to 16 units)
- Area 2: up to 52 townhouse units (including 13.8% MPDUs or up to 9 units) and up to 13 single-family detached units
- Area 3: up to 26 townhouse and duplex units (including 13.6% MPDUs or up to 6 units) and up to 18 single-family detached units
- Area 4: up to 94 townhouse units (including 13.8% MPDUs or up to 13 units)

- Area 5: up to 83 townhouse units (including 14.5% MPDUs or up to 12 units)
- Area 6: up to 78 townhouse units (including 14.1% MPDUs or up to 11 units)

The total number of MPDUs for Areas 2-6 equals 14% MPDUs (51/364), as reflected in the data table. The overall density for the Project is significantly – 40 percent -- below that which is permitted under the Zoning Ordinance. Based on the tract area of the respective zones on the Property (*i.e.*, 120.3 acres for the TLD Zone and 26.7 acres for the CRN Zone), including land that will be dedicated for parks/conservation use and the Montgomery Village Foundation, the proposed residential density of the TLD portion of the Property will be approximately 3 units per acre (as compared to 9.76 units per acre of useable area permitted in the TLD Zone), and the residential density of the CRN portion of the Property will have a floor area ratio ("FAR") of approximately 0.25 (as compared to a total permitted residential density of 0.5 FAR in the CRN Zone).¹

The Project will comply with the requirements of Chapter 25A of the Montgomery County Code. Specifically, the CRN-zoned portion of the Property (*i.e.* Area 1) will include 12.5 percent Moderately Priced Dwelling Units ("MPDUs") or up to 165 units. The MPDUs for the TLD-zoned portions of the Property will be in excess of the amount required by Chapter 25A of the Montgomery County Code and, thus, will qualify for use of the optional method of development for the TLD Zone. Specifically, the TLD-zoned portions of the Property (*i.e.* Areas 2-6) will include a minimum of 14 percent MPDUs (or up to 51 units). The MPDUs will be spread throughout the Project to ensure each area is individually sustainable (*i.e.* Area 1 will provide a minimum of 12.5 percent of its units as MPDUs and Areas 2-6 will each provide a minimum of 13.8 percent of its respective units as MPDUs – the entire TLD-zoned area providing 14 percent, as noted above). It is possible that with each Area, not all of the units will be constructed at one time. Thus, the Applicant is working with the Department of Housing and Community Affairs on an agreed upon schedule for the timing of the delivery of the MPDUs within each Area.

¹ As stated in Section 4.4.2.A.5 of the Zoning Ordinance, land dedicated for public use for a school or park site may be included in the calculation of the density of development if the development of the remaining land satisfies Section 4.4.2.A and the optional method MPDU standards. The Project satisfies both requirements. Further, less than 50% of the tract is within environmental buffers, so there is no reduction for such area from usable area.

A very significant component of the Project is the proposed improvements to the environmental features on the Property. The Applicant is committed to the reforestation and stream restoration of the Cabin Branch Steam Valley which as recommended by the Master Plan may be achieved either by conservation easements or the dedication of the land to the Parks system. To this end, the Applicant is in the process of negotiating a Parks Facilities Agreement with the Parks Department.

A. Phasing

The Project will be developed in phases and the timing will be market driven. The Applicant intends to convey the individual Areas to one or more builders who will be responsible for the construction of the units within a given Area. Thus, it is extremely difficult to anticipate the phasing sequencing at this time. The timing and delivery of the various environmental improvements will be set forth in the Parks Facilities Agreement.

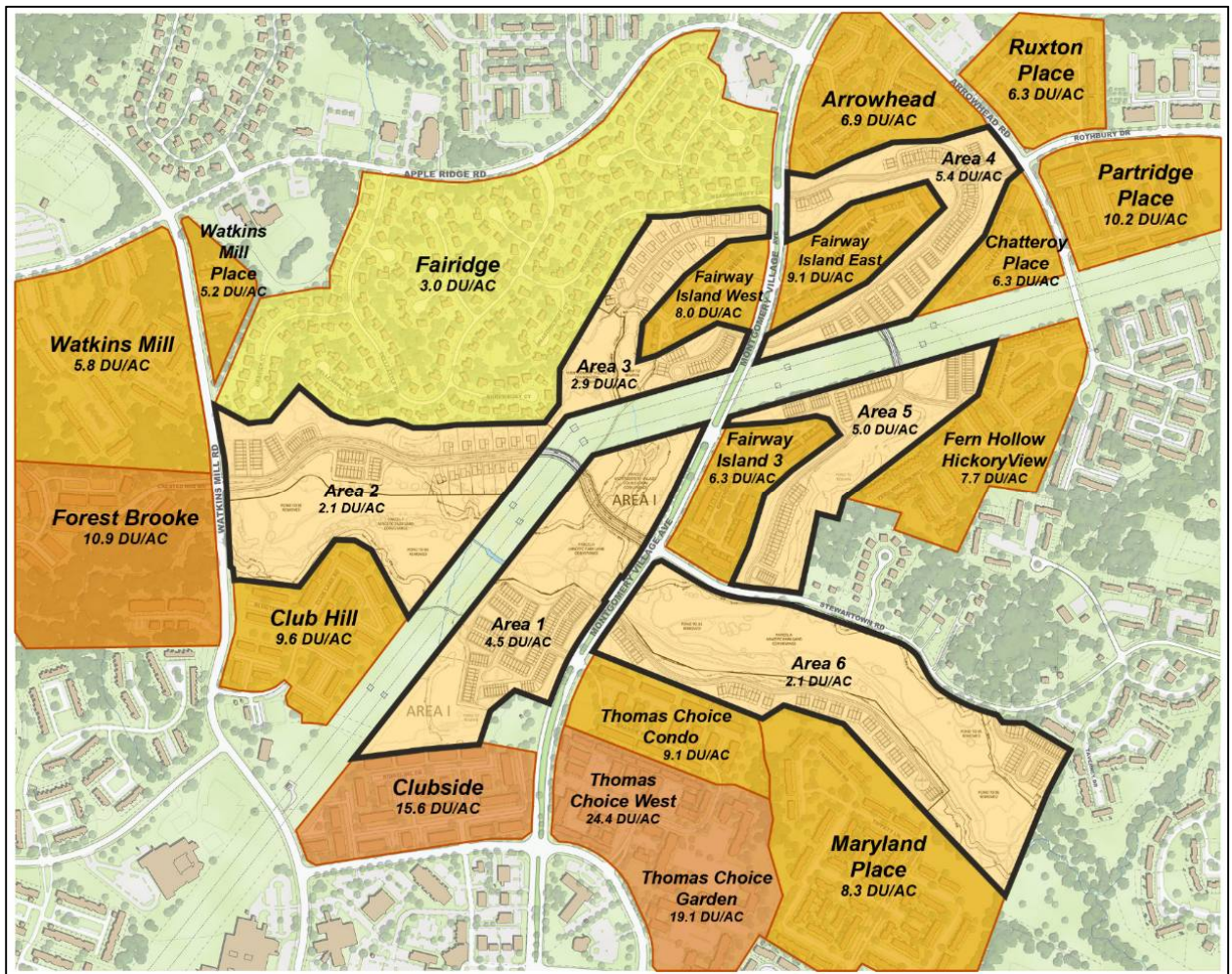
B. Neighborhood Areas

The Project is unique in that each Area has been designed to function as a separate and distinct parcel. Each Area has been independently designed based on the features of the immediately surrounding communities, but is connected to the other internal Areas to create consistency within the overall development, improve connectivity of streets and trails within and around the Project, and reflect the character of Montgomery Village.

A distinctive characteristic of the Project is the significant and meaningful preservation of open space throughout the project, including substantial restoration of natural habitat in the stream valley, as well as the creation of diverse parklands and outdoor recreation areas. Given the extent of open space within the Project, accessible open space lies in close proximity to each residential unit, upholding and improving upon one the founding design principles of Montgomery Village. Even in those Areas with relatively denser development, neighborhood park space is close-by, reachable by a short walk. The sidewalk and trail system serves to connect parks and open space not only within and among the Areas, but will connect at its periphery to the existing local and regional network of pedestrian and biking routes, enhancing the connectivity of the overall county system. In addition to this expansive natural environment,

a substantial new recreation area will be provided between Areas 1-3 and additional tot lots and play areas will be provided in Areas 4-6.

As mentioned above, the Applicant has endeavored to use a "like-with-like" approach (*i.e.*, locating house types that are the same as the surrounding neighborhoods) throughout the Site Plan area. More specifically, for each Area, the proposed development generally mirrors the housing type and density in the existing adjoining neighborhoods – in fact, in all instances the proposed density is lower than that of the immediate surrounding neighborhoods (*see* Map 3).



Map 3: Bloom MV Density Comparison

The following provides a summary of the key features of each neighborhood Area.

i. **Area 1 – Former Clubhouse Site**

124 townhouse units, including 16 MPDUs

Area 1 is zoned CRN and will be developed in accordance with the standard method of development. The Area is mostly detached from most existing neighborhoods. It has a presence on Montgomery Village Avenue, is bisected by the stream valley, and includes the proposed Central Park in its northern extent (discussed below).

The existing residential communities abutting or confronting Area 1 are developed with townhouse and condominium units. As such, Area 1 will be developed with townhouse units, to complement the development pattern of the surrounding neighborhoods. The townhomes are organized in a relatively compact cluster, located on the southern portion of Area 1, to allow for the preservation of open space and to promote habitat restoration. The northern half of Area 1 will be dedicated to the Parks Department for the Stream Valley Park, will include the proposed right-of-way dedication for the extension of Stewartown Road and will include land dedicated to the Montgomery Village Foundation for the Central Park. Townhomes are three story, rear-loaded units with alley-accessed parking; units front on either Montgomery Village Avenue, adjacent park and open space, or a neighborhood mews. In addition to the on-site parking, ten on-street parallel parking spaces and four head-in spaces, are provided.

Capitalizing on its proximity to the proposed recreational amenities (*i.e.* the Stream Valley Park and Central Park), the neighborhood has been designed to create a strong sense of connectivity with nature. The entry street traverses a large neighborhood green that opens up a long vista to the stream valley beyond, thereby maximizing views and access to this natural corridor. In a similar manner, several of the townhouse clusters front on parkland mews, which themselves open upon the surrounding parks and open space. A pedestrian path system connects the neighborhood with the Central Park and adjacent neighborhoods within the Project, and will connect this hamlet with the larger community and regional network.

ii. **Area 2 – Southwest Side of Fairidge Neighborhood**

65 units (52 Townhouses, 13 Single Families), including 9 MPDUs

Area 2 is located on the western portion of the Property, with frontage on Watkins Mill Road. Located to the north is the Fairidge Neighborhood, comprised of single-family detached homes, and to the southwest is the Forest Brooke Neighborhood, a townhouse community. Like the neighborhood to the north, this area is designed to have an informal character inspired by rural settings. Area 2 will include both single-family detached dwellings and townhouse units, in keeping with the character of the surrounding areas. The single-family dwelling units will be located on the northeast portion of the site, directly adjacent to the single-family homes in the Fairidge Neighborhood. The single-family lots and homes proposed are comparable in size to those found in the abutting neighborhood. Approaching the western area from the east, there is a small apple tree grove which marks a transition to the townhouse hamlet to the west. The northwest portion of Area 2 will be comprised of townhouse units, to complement the townhome communities located to the southwest and confronting the Property across Watkins Mill Road. Trees exist along much of the property line and many are preserved. Additionally, the westernmost portion of Area 2 is over forty feet below the Fairidge Neighborhood to the north. Thus, the forested buffer and grade change will effectively screen the townhouse units from the single-family residential neighborhood to the north. Furthermore, the proposed townhouse hamlet has been carefully organized around a mews to preserve view corridors for adjacent existing homes. The southern half of Area 2 is being dedicated to the Stream Valley Park which will incorporate walking trails. Eight head-in spaces are provided behind the townhouses.

The new street will be a public extension of Stewartown Road, but is designed as a residential street with homes fronting on a tree-lined street with a sidewalk on the north side and a recreational path on the south side. This street connects to the new Central Park and Montgomery Village Avenue. The informal and serpentine character of the street will promote traffic calming.

iii. Area 3 – East of Fairridge Neighborhood

44 units (24 Townhouses, 18 Single Families, 2 Duplex), including 6 MPDUs

Similar to Area 2, Area 3 is designed to be informal and suburban in character. The majority of this area is composed of single-family homes that are comparable in size to the Fairridge Neighborhood to the north, except for a small grouping of townhouses that are located south-east of Fairway Island West neighborhood, adjacent to existing townhomes. MPDU's are provided in two formats, townhomes in the townhouse cluster to the southeast, and an MPDU Duplex in the northwest SFD neighborhood. The SFD homes will have garages recessed behind their front façade line to minimize their prominence. The western end of this Area will be preserved as open space, including the existing pond, and will be included in the park space dedicated to the MVF. The small group of new townhomes is situated on the east side of the existing pond, providing additional character to the neighborhood. Vehicular access will be provided through two new private streets, which will connect directly to Montgomery Village Avenue.

iv. Area 4 – East of Montgomery Village Avenue/North and South of Fairway Island East Neighborhood

94 Townhouse units, including 13 MPDUs

In another example of the “like-with-like” design principle, Area 4 is composed of townhomes throughout to complement the existing townhouse developments that surround this neighborhood on all sides. Tree-lined streets and sidewalks lead to the Crescent Green, which is at the heart of this small, village-inspired neighborhood. Centrally located, the Crescent Green is lined with townhouses designed to follow the curvature of the street and reinforce the spatial quality of the crescent shape; it preserves specimen trees, provides an open lawn, play areas, benches, and serves as a community gathering place. Eleven on-street parallel parking spaces are provided within this Area for visitor parking.

The entry to the northwest from Montgomery Village Avenue provides a picturesque setting with a small group of townhomes, followed by open lawn and preserved trees, before arriving at the Crescent Green. The entry at Rothbury Drive leading to the Crescent Green

features the Commons, a large open lawn fronted by townhomes and preserving the existing tree stand along Rothbury Drive. South of the Crescent Green, the majority of townhomes are configured in mews to minimize the number of townhomes facing existing homes and to preserve view corridors through the site. There are significant existing trees at the perimeters of this area and homes have been strategically situated to maximize distances from the adjacent homes and to preserve many of the existing trees along this edge. A road connection to the south provides vehicular connectivity to Area 5.

A tot lot is proposed on the northern side of the new internal street providing play facilities, seating and lawn area for active play for multiple age groups. These amenities are accessible directly from a sidewalk and crosswalks connected to each of the units.

v. **Area 5 – East of Greenside Terrace Neighborhood**

83 Townhouse units, including 12 MPDUs

Area 5 is predominately surrounded by townhouse communities, except for a small number of single-family detached dwellings located to the southeast of the site and effectively screened from view by a forested buffer. Thus, in keeping with the surrounding character, Area 5 will be improved with several townhome hamlets.

A tree-lined street winds through this Area along a Cabin Branch tributary that will be preserved, enhanced, and reforested, providing a vehicular connection between Stewartown Road and Area 4. Toward the southern end, closest to Stewartown Road, the hilltop situates a small hamlet of townhomes that overlooks the stream valley and provides an opportunity for charming hilltop architecture that can be viewed from a distance across the stream valley. Proceeding north, a large expanse is retained that preserves views from existing townhomes before arriving at a grouping of townhomes to the west and to the east. Many townhomes are alley-accessed and provide front facades and primary entries facing either a street or an open space.

A multi-aged playground is proposed at the western end of the site where there is ample room for play equipment, shaded benches, and open space to provide opportunities for active and

healthy living. A winding sidewalk leads from the neighborhood to this space, which is connected to a secondary lawn area providing additional recreation opportunities.

vi. **Area 6 – Stream Valley North of Thomas Choice Neighborhood and Maryland Place Neighborhood**

78 Townhouse units, including 11 MPDUs

The stream valley makes up over two-thirds of this area and is to be reforested creating an idyllic setting with a path system. The Thomas Choice Condominiums and Maryland Place Neighborhood (townhomes) are situated high above the southern edge of the stream valley, and a sequence of new homes are situated along the lower slopes where they will overlook the stream valley below. The lower elevation of the site and the uphill configuration preserves a sense of openness for the existing homes. Located on the north-eastern most corner, hamlet is artfully crafted overlooking the Stream Valley Park with townhomes that are organized around a hamlet green that opens up to views of the stream valley beyond.

The primary open space is a lawn area within the northeastern grouping and the connection to the proposed parkland and the southern area of Area 6 via shared-use paths that lead to the primary recreation areas.

B. Architecture and Design

The Project provides a context-sensitive design that displays sensitivity to the surrounding residential neighborhoods and well-established character of the Montgomery Village community.

The Project employs several design principles in an effort to minimize the visual impact of the proposed development on the surrounding residential communities. The Project will provide a substantial buffer between the surrounding residential homes and the proposed development, through both new plantings and retention of a significant number of the existing trees on-site. The Project also incorporates Mews (i.e., rows of homes oriented perpendicular to the street and facing a green space) and clustered development to create view corridors for the existing residential neighborhoods surrounding the Property. Additionally, the existing topography on-site further minimizes the impact of the proposed development, as many of the homes in the surrounding neighborhoods are at a significantly higher elevation than the Former

Golf Course. These design principles will help to minimize any potential visual impacts of the proposed development on the surrounding residential communities.

Additionally, the Project seeks to promote the existing character of Montgomery Village. A fundamental element of the Village's character is the distinct and differentiating styles of individual neighborhoods. The Project will promote this diversity by providing a mix of unit types (including townhomes, duplexes and single-family residential units) and differing architectural styles among the various Areas. The architectural concept for the Project is not intended to mimic the existing surroundings but will provide contextual compatibility by responding to the various design elements and materials featured in the surrounding neighborhoods. Architectural elements will be combined to create a residential style that resembles more traditional residential development. To provide visual interest within each area, the building facades will incorporate various elements such as bay windows, balconies, dormers and covered porches. Façade materials will include familiar residential components such as brick, pre-cast, siding, trim, and metal railings. Similar architectural treatments, such as porches, bay windows, balconies or additional articulation, will be utilized to provide relief along end unit facades that face streets, mews, and other common open space.

The townhomes and single-family detached units are laid out in a manner that will encourage pedestrian activity. The majority of the Project has been designed so that the front doors are facing the public realm, with individual lead walks to each unit and rear-loaded garages accessed off of internal alleyways. However, due to existing site constraints, access to approximately 10 percent of the units will be provided directly off of the main internal private streets. As a result of the unique lot configuration of the Former Golf Course and the substantial dedication of parkland to M-NCPPC, there are several long and narrow portions of the Property. In order to provide adequate internal circulation and vehicular and pedestrian access, while also minimizing imperviousness on-site, front-loaded units must be constructed in these areas. While the Applicant understands the desirability of rear-loaded units, these select front-loaded units will provide several benefits, including increasing the diversity of housing opportunities within the Project and furthering the County's goal of providing more affordable housing stock. Unlike the rear-loaded units, the front-loaded units allow for the provision of small backyards which may appeal to a broader demographic, including families with small children. Additionally,

front-loaded units are less costly to build because they require the construction of alleys in addition to the streets that service the units. Regardless, these units will promote the overall economic diversity and affordability of the Project. Nonetheless, to minimize their visual impact, the garage doors will be recessed behind the front façades, painted darker colors, and utilize panel and fenestration patterns that break down scale.

Because the Applicant does not intend to develop the Property, the Applicant is requesting flexibility in the Project's architectural design to allow for individualization by future builders, once selected. The elevations submitted as part of the Applicant are intended to provide an illustrative example of the architecture. Similar to how architecture is currently treated within Montgomery Village, the Applicant will develop architectural guidelines that will govern development within each of the Areas via HOA governing documents. These guidelines will be compatible with the architectural criteria established by the Montgomery Village Foundation, to ensure compatibility among the various Areas and with the surrounding residential communities.

C. Parking

The Project accommodates parking in individual residential parking garages and will provide sufficient parking on-site. Section 6.2.4 of the Zoning Ordinance requires a minimum of two (2) parking spaces per market dwelling unit. Taking advantage of the parking reductions in Section 6.2.3 of the Zoning Ordinance,² in compliance with the parking requirements applicable to single-family residential uses, the Project will provide two (2) parking spaces per market rate unit and (1) space per MPDU. As noted in the Area descriptions above, additional parking areas are provided in Areas 1, 2, and 4 to further accommodate visitors.

D. Vehicular and Pedestrian Circulation

The Project is designed with pedestrian connectivity in mind. As discussed above, the majority of the Project has been designed so that the front doors are facing the public realm, with individual lead walks to each unit and parking typically relegated to the rear of the homes. Wide, tree-lined sidewalks line the private streets throughout the Project to enhance the

² Section 6.2.3 of the Zoning Ordinance provides that the baseline parking minimum may be reduced for MPDUs by multiplying the baseline minimum (*i.e.* 2 spaces/ unit) by 0.5.

pedestrian environment and improve safety, by providing a buffer between pedestrians and the street.

An important component of the redevelopment is the introduction of paths and trails, which will greatly enhance pedestrian connectivity. The Project incorporates a network of paths which, when connected with the sidewalks, create a walking loop through the neighborhoods. Additionally, as discussed in greater detail below, the Stream Valley Park will introduce trails to integrate the Property into the larger Montgomery Village path system.

Vehicular access to each Area will be provided through a series of private streets (with the exception of Stewartown Road Extended), which will promote safe and efficient internal circulation. As discussed in the Preliminary Plan, the public extension of Stewartown Road will provide an important vehicular connection between the proposed Central Park and Montgomery Village Avenue. Although it will function as a public street, Stewartown Road Extended will be designed as a residential street similar to the existing Stewartown Road with homes fronting on a tree-lined sidewalk on the north side and a recreational path on the south side. Traffic-calming measures, such as vertical and horizontal curvature, crosswalks, and minimal-width travel lanes, are incorporated to reduce vehicular speeds and maintain the neighborhood feel of Montgomery Village. The private streets are similarly designed with ample, street-lined sidewalks and minimal paving – only enough necessary to maintain safe and efficient access for regular traffic and emergency vehicles.

E. Open Space and Amenities

i. Open Space

The Project provides a substantial amount of new publically-accessible open spaces throughout the site and dedicates significant land area to the Parks Department (approximately 47 acres) and to the Montgomery Village Foundation ("MVF") (approximately 9 acres). The open spaces will accommodate both active and passive recreation and will provide opportunities for new amenities that are desired by the existing community.

The central feature will be the restored natural stream valley which will either be dedicated to the Parks Department and/or subject to conservation easements and will provide

publicly accessible and useable open space in a bucolic setting for a series of picturesque hamlets and villages with the new Central Park at its core. The Stream Valley Park will incorporate walking trails that connect to the new Central Park and the existing Montgomery Village-wide pedestrian network, as well as the County and regional trail system beyond. As recommended in the Master Plan, the Stream Valley Park will provide trail connections between Great Seneca Stream Valley Park and Cabin Branch Stream Valley Park. The Applicant anticipates that the trail will be paved asphalt and will be approximately 5,200 feet in length between the western and eastern boundaries of the Project – the final design and location of the trail will be reviewed with the Parks Department. Additional trail connections will likely be designed during review with the Parks Department and the MVF: these will include north-south connections at key points to connect neighborhoods across the stream valley while taking advantage of existing bridges to minimize disturbance to the stream banks.. At the center of the Stream Valley Park is the new Central Park, which will be developed in conjunction with the Montgomery Village Foundation to provide a gathering place for both new and existing Montgomery Village residents. That portion of the Central Park that will be improved is located immediately to the north of Stewartown Road and south of the PEPCO right-of-way – this area (approximately 10 acres) will be dedicated to the Montgomery Village Foundation. The Applicant will improve the Central Park to include several amenities, such as a new dog park with a small dog and large dog area, a picnic shelter, a tot lot, a playground for older children, space for a community garden, walkways, a "great lawn", a fitness trail, and parking. The Applicant is working with MVF to determine the exact programming for these community-wide facilities. Additionally, the Project will preserve approximately 10 acres of additional open space and environmental buffers throughout the six residential Areas that will be owned by the homeowners' associations created for the respective Areas of the Project.

iii. Alternative Compliance

Sections 4.5.3.C and 4.4.11.C of the Zoning Ordinance require 10% common open space for standard method of development in the CRN Zone (*i.e.* Area 1) and 20% common open space for MPDU optional method of development in the TLD Zone (*i.e.* Areas 2-6), respectively. The general design requirements for common open space are outlined in Section 6.3.5 of the Zoning Ordinance. Due to the unusual circumstances and significant contributions to open space for the

greater community, pursuant to Section 6.8, the Applicant is requesting Planning Board approval for a slight deviation from the open space requirements to allow the open space requirements for the Project to be calculated on the entire Property, as opposed to each individual Area..

The Property is unique in that the open space is designed as a whole, with a network of neighborhood open spaces and play areas linked to the Central Park and the Stream Valley Park and trails. The requested deviation is necessary to accommodate the unique characteristics of the Property. Although each Area has been designed to have some gathering space to reinforce the sense of community and connectedness, not all open space provided satisfies the specific design requirements contained in Section 6.3.5 of the Zoning Ordinance (*e.g.* minimum of 50 feet wide). Furthermore, because much of the common open space provided has been located around the existing natural resources on-site (*e.g.* the Stream Valley Park) it is largely confined to a few Areas. However, as a result of the significant contributions to open space for the greater community, the Project as a whole provides the total required open space on-site.

Importantly, the open space provided on-site satisfies the intent of Division 6.3, which is to "provide adequate light, air, circulation, and recreation and encourage preservation and enhancement of natural resources, including improvement of water and air quality." The approximately 47 acre Stream Valley Park will allow for preservation and restoration of the natural resources on-site. Additionally, many of the neighborhoods have been designed with relatively compact development in order to preserve open space and protect the natural environment. As discussed above, the Project design emphasizes a strong sense of connectivity with nature and seeks to maximize views and access to nature where possible.

The functional result of the requested alternative compliance method will be to provide greater common open space than what could be achieved under the more restrictive guidelines. By granting flexibility to allow the Project to be treated as a whole for purposes of the open space requirements, the Applicant is able to provide more meaningful areas for community gathering and recreation. The Project dedicates substantial land area for parks, trails and open space, including 47 acres to the Parks Department for the Stream Valley Park and 9 acres to the Montgomery Village Foundation. The recreational amenities proposed on-site will serve both existing and future residents of Montgomery Village and allow for both active and passive recreation.

There will be no adverse impacts resulting from this alternative compliance method. Rather, the public interest is better served when approached in this manner, as it allows for the creations of significant publically accessible open space for all residents of Montgomery Village to enjoy.

F. Recreational Amenities

Section 6.3.9 of the Zoning Ordinance requires that any development containing 20 or more dwelling units must offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. The Project will provide a variety of recreational amenities in each individual Area, including playground(s), pedestrian connections, and shaded seating areas. Detailed recreation tables are provided on the site plan per area showing compliance with the demand for each area. As noted above, Areas 1-3 and 6 rely on the proposed MFV Park because of their adjacent location and strong connections; this allows for greater open space dedicated to environmental restoration rather than duplicative recreation facilities. Areas 4 and 5 provide additional playground and recreation facilities. The Applicant has prepared a recreation and amenity analysis, as required by M-NCPPC's Recreation Guidelines and the CR Zone, submitted concurrently with this Application.

III. Master Plan Conformance

A. Overall Vision

The Master Plan's vision is to "preserve, maintain, encourage and enhance." Specifically, the Master Plan seeks to:

- Preserve the Village's Character;
- Maintain the Village's Public Recreation and Open Spaces;
- Encourage Reinvestment in the Village; and
- Enhance the Village's Connectivity.

The Project will help to preserve the Village's character. As the Plan recognizes, the neighborhoods within the Village were purposefully planned to have distinct and differentiating

styles. The Project will contribute to this goal by providing a variety of unit types and styles –the neighborhoods will be designed to have their own unique architectural character, while also responding to the materials and architectural character of the surrounding areas to ensure compatibility.

The Project provides substantial contributions to the Village's public open space and recreational amenities. The Project has been strategically designed to preserve a significant amount of open space, as well as to maximize the view corridors on-site. The Stream Valley Park and Central Park proposed on-site will provide both passive and active recreation, as well as additional trail connections to enhance community connectivity.

The Master Plan describes the Former Golf Course as being one of four significant and important redevelopment opportunities in this area, and notes that reinvestment in the Property could bring positive change to the community. The Master Plan specifically supports residential development for the developable portions of the site with the remaining areas recommended for open space, conservation, or dedication. The Project will provide substantial reinvestment in Montgomery Village and will allow for the creation of diverse housing, through a variety of unit types and various levels of affordability. As the Plan recognizes, this additional residential development will also help to support the local retail.

The trails and paths proposed on-site will significantly improve connectivity within the neighborhoods and to the larger Montgomery Village community. As discussed above, the Project will incorporate a network of paths which, when connected with the sidewalks, create a walking loop through the neighborhoods. Additionally, an important part of the Stream Valley Park is the proposed trail, which will provide connections to the County and regional trail system beyond the Property.

B. Specific Recommendations for the Property

The Property is located within the Middle Village area of the Master Plan, which is identified as the heart of Montgomery Village. The Project is in substantial conformance with the Master Plan and has been designed to respond to and incorporate the specific recommendations for the Property outlined on page 64. In addition, the Project is very similar in design to the concept plan provided on page 62 of the Plan. The new residential community will

be characterized by clusters of development surrounded by landscaped open space and has been designed to locate like next to like (*i.e.* new townhouses next to existing townhouses, and new singles next to existing singles) wherever possible, to ensure compatibility with the surrounding neighborhoods and Village character. Additionally, landscaped buffers (through retention of significant trees on the perimeter of the Property and proposed plantings), significant grade changes, and the existing utility right-of-way on-site will ensure there are adequate buffers between the existing community and new development.

The site layout has been strategically designed to preserve viewsheds for existing homes. Additionally, the Project is laid out in a manner that will encourage pedestrian connectivity – a majority of homes will have front facades that face and define both public open space and tree-lined streets with sidewalks, with parking typically relegated to the rears of homes. A key element of the redevelopment will be the introduction of sidewalks, trails and paths to improve connectivity through the neighborhoods and integrate the Property into the larger Montgomery Village path system. The proposed Stream Valley Park includes a trail connection between Great Seneca Stream Valley Park and Cabin Branch Stream Valley Park (final design and location to be reviewed with the Parks Department). Additionally, the Project will provide substantial publicly accessible open space on-site, which will accommodate both active and passive recreational opportunities. (*See* Section II.E above for a detailed discussion).

The Master Plan correctly recognizes the numerous benefits that will be derived by the residential development recommended in the Plan. Most important among these, beyond providing needed housing, are the environmental improvements – including restoring the environmentally sensitive areas; enhancing the trail connections and providing publically accessible open space. While the Master Plan recommends limited residential densities, without the residential development, the wide array of environmental improvements would be difficult to achieve.

IV. Zoning Ordinance Conformance

A. Purposes

The Project promotes the overall goals of the Montgomery Village Overlay Zone. Per Section 4.9.10 of the Zoning Ordinance, the purpose of the Montgomery Village Overlay Zone is

to: (1) preserve the unique character of Montgomery Village; (2) protect existing open space and conservation areas; and (3) ensure a compatible relationship between new and existing development. The Project's architectural design, site layout and proposed uses have been strategically designed to complement the unique character of Montgomery Village. As discussed in this Statement, the Project preserves a substantial amount of existing open space throughout the site and dedicates significant land area to the Parks Department and the Montgomery Village Foundation. The Project also preserves of approximately 10 acres of additional open space and environmental buffers. Furthermore, the Project's "like with like" approach provides a context sensitive design that ensures compatibility with the surrounding residential neighborhoods.

As stated in Section 4.4.11.A of the Zoning Ordinance, the TLD Zone is intended to provide designated areas of the County for residential purposes at slightly higher densities than the R-90, R-60, and R-40 zones. The Zoning Ordinance states that it is also the intent of the TLD Zone to provide a buffer or transition between nonresidential or high-density residential uses and the medium- or low-density Residential zones. The Project promotes the goals of the TLD Zone by providing residential development that generally mirrors the housing type and density in the adjacent neighborhoods.

For the Commercial/Residential Zones (which apply only to the Area 1 portion of the Property), Section 4.5.1 provides a general intent to permit a mixture of residential and nonresidential uses at varying densities and heights, in order to promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities. The Project responds to the specific objectives of the CRN Zone as follows:

- (a) *Implement the recommendations of applicable master plans;*
- (b) *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses;*
- (c) *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street;*

- (d) *Allow a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods;*
- (e) *Integrate an appropriate balance of employment and housing opportunities; and*
- (f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

For the CRN Zone specifically, Section 59.4.5.1.B states as follows:

The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges. Retail tenant ground floor footprints are limited to preserve community scale.

As described in Section III above, the Project implements the various applicable recommendations of the March 2016, Approved and Adopted Montgomery Village Master Plan (District Council adopted the corresponding Sectional Map Amendment H-112 on June 21, 2016, pursuant to Resolution No. 18-534). With regard to the remaining objectives of the Zoning Ordinance for the TLD and CRN Zones, the Project targets the redevelopment of the Former Golf Course (which currently is vacant) to increase the diversity of housing in Montgomery Village. The Project improves the existing situation by replacing the existing, aging, and abandoned improvements on the Property with a pedestrian-scale, neighborhood-oriented community that will site buildings at appropriate locations to preserve existing viewsheds and buffers, as well as create new open spaces and amenities that are desired by existing residents. Densities, heights and unit types are allocated in a context-sensitive manner to appropriate, compatible locations within the Property.

B. Development Standards

Section 4.4.11.B. of the Zoning Ordinance establishes the specific requirements applicable to the optional method of development in the TLD Zone. For the CRN zoned portion of the Property, the maximum total residential FAR and height are set by the specific zone shown on the zoning map, with additional development standards for the standard method

specified in Section 59.4.5.3.C of the Zoning Ordinance. As illustrated below, the Project complies with the various applicable standards for these zones.

Development Standard	Required/Permitted by the Zoning Ordinance			Proposed Site Plan			
	Detached House	Duplicate	Townhouse	Detached House	Duplicate	Townhouse	Total
TLD Zone (Areas II-VI) Optional Method							
Density (units per acre, max)	9.76			3.08			
Units, Market Rate				32	2	330	
MPDUs	>12.5%			14%			51
Units, Total:				32	2	330	364
Lot area (min)	3,000 SF	1,500 SF	800 SF	3,000 SF	1,700 SF	1,000 SF	
Lot width (at front bldg line, min)	Determined at site plan			40'	22'	16'	
Lot width (at front lot line, min)	15'	15'	14'	15'	15'	16'	
Lot coverage (max)	60%	60%	n/a	60%	60%	90%	

Development Standard	Required/Permitted by the Zoning Ordinance			Proposed Site Plan			
	Detached House	Duplicate	Townhouse	Detached House	Duplicate	Townhouse	Total
CRN 0.5 Zone (Area I) Standard Method							
Units				n/a	n/a	124	
MPDUs	12.5%			12.5%			16
Total:				n/a	n/a	124	124
Density (FAR, max)	0.5 FAR			0.25 FAR			
Lot area (min)	1,000	500	800	n/a	n/a	800	

	SF	SF	SF			SF
Lot width (at front bldg line, min)	25'	12.5'	12'	n/a	n/a	12'
Lot width (at front lot line, min)	10'	10'	n/a	n/a	n/a	10'
Lot coverage (max)	90%	90%	n/a	n/a	n/a	n/a

	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>
Building Height:						
TLD Zone (max)	40'			35'	40'	40'
CRN 0.5 Zone (max)	65'			45'		
	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>
Building Setbacks (FT):						
TLD Zone - Optional Method						
Front from public street (min)	10'			15'		
Front from private street (min)	4'			4'		
Side street (min)	10'	10'	5'	n/a	10'	5'
Side or rear (min)	Determined at site plan			4'		
Side or rear abutting property not included in application (min)	Equal to detached building type setback in abutting zone under standard method			10' side / 20' rear		
Rear alley (min)	4'			15'		
CRN 0.5 Zone - Standard Method						
Front (min)	5'			5'		
Side street (min)	5'			5'		
Side abutting res zones (min)	6'	6'	4'	10'		
Side end unit (min)	n/a	n/a	2'	4'		
Side b/w lot and site boundary (min)	n/a	n/a	4'	4'		
Rear (min)	15'	15'	10'	15'		
Rear alley (min)	4'			15'		
Rear between lot and site boundary (min)	n/a	n/a	5'	n/a		
	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duple x</i>	<i>Town-house</i>
Build-to Area (max setback & min % of building façade):						

CRN 0.5 Zone							
Front setback (max)	n/a	n/a	15'	n/a	n/a	15'	
Building in front street BTA (min)	n/a	n/a	70%	n/a	n/a	70%	
Parking:	<i>Detached House</i>	<i>Duplicate</i>	<i>Townhouse</i>	<i>Detached House</i>	<i>Duplicate</i>	<i>Townhouse</i>	<i>Total</i>
TLD & CRN 0.5 Zone	Baseline Min. 2.00 per unit			64	4	910	976
MPDU	0.5 times baseline / 1.00 per unit					67	67
Total:				64	4	977	1043
Open Space:							
TLD Zone (min)	20%			> 20%			
TLD Zone Site Coverage (max) townhouse only	n/a	n/a	40%	< 40%			
CRN 0.5 Zone, as common open space (min)	n/a	n/a	10%	n/a	n/a	> 10%	
Additionally, per the requirements of section 4.9.10, the common open space provided on the Property will be recorded within a separate parcel with a protective easement or covenant in the land records.							

V. Findings Required for Site Plan Approval

The purpose of this portion of the statement is to provide justification that the Site Plan satisfies the applicable provisions of the Zoning Ordinance. As set forth below, the Site Plan Amendment satisfies each requirement of Section 7.3.4.E:

- 1. The proposed development satisfies any previous approval that applies to the site, including any development plan or schematic development plan in effect on October 29, 2014.*

Montgomery Village was originally approved in 1965 by Local Map Amendment, culminating in an approved Development Plan. Subsequently over the past 46 years, various Development Plan Amendments and zoning cases were approved by the Montgomery County Council to allow revisions to the original Montgomery Village Development Plan. However, the Development Plan no longer governs development on the Property, as the Property was recently

rezoned in connection with the Montgomery Village Master Plan by Sectional Map Amendment No. H-112.

2. *The proposed development satisfies applicable use standards, development standards, and general requirements in the Zoning Ordinance.*

As described in Section IV above, the Site Plan complies with the development standards set forth for the TLD and CRN zones, as well as the general requirements contained in the Zoning Ordinance. The Project also complies with the intent and standards of the Montgomery Village Overlay Zone.

3. *The proposed development satisfies the applicable requirements of Chapter 19, Erosion, Sediment Control, and Stormwater Management, and Chapter 22A, Forrest Conservation.*

The Project will comply with applicable requirements of Chapter 22A and Chapter 19.

The Maryland-National Capital Park and Planning Commission approved a Natural Resource Inventory/Forest Stand Delineation for Areas 1-3, 5, and 6 of the Property on December 27, 2016 ("NRI/FSD No. 420170430"). A previous NRI/FSD (420151680) was approved for Area 4 on April 3, 2015. A Preliminary Forest Conservation Plan has been submitted for review in connection with this Preliminary Plan and Site Plan application. There is 0.43 acres of forest on site that will be preserved. Additionally, the site is required to provide approximately 14 acres of afforestation, which will be met by reforesting the stream valley buffer. Mitigation for significant and specimen tree removal is proposed as additional reforestation of the stream valley rather than through individual replacement trees in each area.

Approximately 48 acres of the Property is encompassed within the existing floodplain line. Importantly, no development is proposed within either the revised 100 year floodplain line or the 500 year floodplain line and no habitable structures are within the floodplain buffer, therefore ensuring that the Project will protect the health, safety, comfort, and welfare of the present and future population and conserve water, drainage, and sanitary facilities, in accordance with Section 50-32(a) of the Montgomery County Code.

The Project has been designed to ensure compliance with the June 2000 Approved and Adopted Environmental Guidelines ("Environmental Guidelines"), as described in the Environmental Guidelines Compliance Statement submitted with the Preliminary Plan. Applicable requirements under Chapter 19 are addressed in a Concept Stormwater Management Plan that has been submitted to the Montgomery County Department of Permitting Services ("MCDPS") for review. As mentioned above, the stormwater facilities on the Property are outdated. The Project provides an important opportunity to improve treatment of stormwater management on-site. Moreover, the Project will improve the stormwater management conditions of the existing community located to the north of Area 2. The proposed stormwater management facilities will be designed to current stormwater regulations that employ Environmental Site Design and Low Impact Development techniques. The stormwater management for this site will comply with the 2009 Maryland stormwater regulations – the Project will use Environmental Site Design ("ESD") to the Maximum Extent Practicable ("MEP"), through the use of non-structural practices such as micro-bioretenion and dry wells.

This Property is not in a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to MCDPS for their approval prior to commencement of construction.

4. *The proposed development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

As thoroughly discussed above, the Site Plan proposes a series of private streets and the extension of Stewartown Road, which have been designed to ensure the adequacy, safety and efficiency of the overall development. Open spaces and site amenities have been located throughout the site in all six areas. The Project's open space and amenities have been strategically planned to complement the design of the specific Area in which they are located, as well as to provide connections and consistency among the overall development. Adequate parking will be provided on-site to accommodate both residents and visitors. As discussed in this Statement, the proposed parking has been strategically located to promote pedestrian connectivity and safety.

5. *The proposed development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Project substantially conforms with the Master Plan, as described in Section III above. The Project – a new residential community with significant open spaces and private roads – will be wholly compatible with the existing character of Montgomery Village and with the vision for the Property set forth in the Master Plan.

6. *The proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

As the Preliminary Plan demonstrates, the public facilities are adequate to support and service the proposed development.

With respect to roads, the Applicant's transportation consultant has prepared a Local Area Transportation Review ("LATR") and Transportation Policy Area Review ("TPAR") that analyzes each Area, which was submitted concurrently with the Preliminary Plan. The LATR and TPAR analyses verify that the Project will generate 250 new peak hour trips in the morning and 414 new peak hour trips in the evening. After development of the Project, all studied intersections will continue to maintain satisfactory CLVs and acceptable conditions based on the congestion standard of 1,425.

With respect to schools, the Subdivision Staging Policy Schools Test for FY 2017 (the "FY 2017 Schools Test") indicates that there is adequate capacity within the Watkins Mill cluster for the service areas of Whetstone and Stedwick Elementary Schools, Montgomery Village Middle School, Neelsville Middle School, and Watkins Mill High School. The current anticipated cluster percent utilizations at the elementary, middle, and high school levels are 96.7%, 94.8%, 97.5% and 95.0%, respectively.

With respect to other public facilities, the Project will be served by public water and sewer systems. Electric, gas and telecommunications services will also be available. Other public facilities and services – including police stations, firehouses and health care facilities – are

currently operating in accordance with the Annual Growth Policy, and will continue to be sufficient following construction of the Project. The Property is located approximately two miles away from the Gaithersburg-Washington Grove Volunteer Fire Station at 801 Russell Avenue. The nearest Montgomery County Police Department Station is District 6D Gaithersburg at 45 West Watkins Mill Road, approximately 3.9 miles away. The City of Gaithersburg Police Station is also currently located in close proximity, approximately 3.4 miles away at 14 Fulks Corner Avenue.

The Property is located in water and sewer category W-1/S-1, and is intended to be served by the existing water and sewer mains within the public streets and WSSC rights of ways adjacent to the Property.

7. *Proposed development on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood.*

This provision is not applicable.

8. *The proposed development is compatible with the existing and approved or pending adjacent development.*

As discussed in detail above, the Project has been strategically designed to ensure that it is compatible with the existing residential communities surrounding the Property. The "Like with Like" approach, in addition to the natural grade changes, substantial landscaped buffers and view corridors retained, minimizes the visual impact of the proposed development and ensures the Project's compatibility with the surrounding communities.

VI. Community Outreach

The Applicant conducted the required pre-application meeting on February 6, 2017, at the Whetstone Community Center (located at 19140 Brooke Grove Ct., Gaithersburg, MD 20879). Additional details regarding this meeting, including minutes, have been submitted with this Application as required by the Zoning Ordinance and by the Planning Department's Manual of Development Review Procedures.

However, it should be noted that this Project results from over three years of community outreach initiated by the Applicant independently, as well as in collaboration with the MVF. Throughout this period, the Applicant has met numerous times with the leaders of the adjoining communities and individual homeowners to discuss the framework for the redevelopment of the Former Golf Course and to respond to individual concerns. The result of this outreach and collaboration is reflected in the specific design of the proposed Site Plan and was documented at the time of the prior Concept Plan submittal.

IX. Conclusion

As discussed herein, the Project will provide important new housing and amenity opportunities in Montgomery Village, consistent with the recommendations of the Master Plan and in furtherance of its goals and objectives. The Project complies with all applicable requirements of the Zoning Ordinance that govern development under the optional method in the TLD Zone and development under the standard method in the CRN Zone. For the reasons expressed throughout this Statement, we respectfully request that the Planning Board approve the Site Plan as proposed.