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Application Statement
BLOOM MONTGOMERY VILLAGE
Montgomery Village Avenue, Gaithersburg, Maryland
Application for Preliminary Plan of Subdivision

December 28, 2016

USL2 MR Montgomery Village Business Trust (the "Applicant") requests approval of a Preliminary Plan 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").¹ The Preliminary Plan will facilitate the subdivision of the Former Golf Course into a new residential community that accommodates housing, including single-family and townhouse units and generous open spaces (the "Project", or "Bloom Montgomery Village").

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 Applicant intends to file the required Site Plan for the Project during the first quarter of 2017.

I. Property Description

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. 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-65.² The Property is also subject to the Montgomery Village Overlay Zone ("Overlay Zone").

¹ The golf course ceased operation in November 2014. The existing golf course improvements (*e.g.*, fairways and trails) have not been removed and remain in place, although certain structures (*e.g.* the clubhouse and maintenance buildings) have been removed.

² Only a limited portion of the Property – described as "Area 1" – is zoned CRN. The remainder of the Property is zoned TLD.

As a result of the former golf course use, existing improvements on the Property include abandoned fairways, cart paths and irrigation ponds. There has been significant disturbance to the Property's natural features. An on-site stream valley has been deforested to a large extent and is currently crossed with paved paths. Artificial ponds have been created for golf course irrigation. Grasses exist that are not native to the area, and trees are limited to the stream banks and the perimeter of the Property (*i.e.*, where they were "out of play" for the former golf use). Outdated stormwater management features also exist on-site, serving both the Property and other neighborhoods by sending stormwater to large regional ponds.

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"). The revised floodplain, which will be submitted to FEMA for review, updates the previously mapped FEMA floodplain and reflects more accurate topographic information for the Property as well as more accurate hydraulic modeling of the associated drainage area. The revised floodplain line also reflects necessary adjustments to accommodate the proposed March 2016 Approved and Adopted Montgomery Village Master Plan ("Master Plan") road and the Project per the grading plan.

Established neighborhoods surround the Property in a mix of detached houses and townhouses. As described in Section II below, the proposed Preliminary Plan uses the precedent set by these existing communities to ensure that new residential development will fully integrate into the Montgomery Village community, as the Master Plan recommends for the Property.

II. Proposed Subdivision

The Applicant proposes to subdivide the Property into new record lots for the purpose of redeveloping the Former Golf Course as a new residential community under the optional method of development for the TLD Zone and under the standard method of development for the CRN Zone. The proposed subdivision will allow for the following on the Property:

- A maximum of 32 detached house units;
- A maximum of 450 townhouse units;
- A maximum of 6 duplex units (mirroring the townhouse unit style, but in groupings of two);
- Dedication of approximately 3.2 acres for the extension of Stewartown Road;
- Dedication of approximately 47 acres of land to the Montgomery County Department of Parks ("Parks Department") to connect the Great Seneca and Cabin John Parks;
- Dedication of approximately 9 acres of land to the Montgomery Village Foundation for a community park, and

- Preservation of approximately 10 acres of additional open space and environmental buffers that will be owned by the homeowners' associations created for the respective Areas of the Project.

With respect to housing, the Project will include a minimum of 13.8 percent Moderately Priced Dwelling Units ("MPDUs") for the TLD-zoned portions of the Property (*i.e.*, Areas 2-6), and a minimum of 12.5 percent Moderately Priced Dwelling Units ("MPDUs") for the CRN-zoned portion of the Property (*i.e.*, Area 1).³ 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 for subdivisions with 20 or more dwelling units, and, thus, will qualify for use of the optional method of development for the TLD Zone. Based on the tract area of the respective zones on the Property (*i.e.*, 119.541 acres for the TLD Zone and 29.634 acres for the CRN Zone), including land that will be dedicated for Parks Department use, the proposed residential density of the TLD portion of the Property will be approximately 3 units per acre, and the residential density of the CRN portion of the Property will have a floor area ratio ("FAR") of approximately 0.25.⁴ The proposed density for the Project will, therefore, be well below that permitted under the Zoning Ordinance for the respective zones.

Due to the configuration of the contiguous portions of the Property located between existing public roads and the PEPCO/Exelon right-of-way, as well as the various deed references that collectively created the site, the proposed residential community has been divided into the six general Areas shown on Map 1, attached hereto as Exhibit A. 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 between the communities and reflect the character of Montgomery Village. 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 Preliminary Plan area. More specifically, for each Area, the Preliminary Plan generally mirrors the housing type and density in the existing adjoining neighborhoods, and in many instances the density is lower. *See* the Area Concept Description and Maps 2 and 3, attached respectively as Exhibits B, C, and D.

Several design principles have been established and employed in the layout of the proposed subdivision to minimize the visual impact of new homes on existing homes that are located at the edges of the Former Golf Course:

- Along the perimeter of the Former Golf Course, there are a significant number of existing trees that currently act as a buffer. The proposed Preliminary Plan will allow for the preservation of a significant number of these trees and augmentation with additional plantings for screening.
- The proposed lot configuration and layout will allow the setbacks of new homes from adjacent site boundary lines to maximize separation from existing homes.

³ The precise number of MPDUs proposed for the Project will be determined at the time of Site Plan review.

⁴ 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.

- The site design of the Preliminary Plan takes advantage of existing topography by placing many new homes in locations where the surrounding neighborhoods are at a significantly higher elevation than the Former Golf Course, and will consequently reduce the impact on viewsheds for those existing homes.
- Development will be clustered to facilitate the preservation of open space and view corridors.
- Mews (*i.e.*, rows of homes oriented perpendicular to the street and facing a green space) will be used to create view corridors and minimize facades facing adjacent homes.

This context-sensitive approach to the development of the Former Golf Course ensures compatibility with adjacent neighborhoods while providing a needed injection of new housing stock in Montgomery Village. At the same time, the Preliminary Plan creates 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), thereby providing opportunities for new amenities that are desired by the existing community. A new Central Park will be developed in conjunction with the MVF to provide a gathering place for both new and existing Montgomery Village residents. The Central Park will be located in the northern portion of Area 1. That portion of the Central Park that will be improved is located immediately to the north of Stewarttown Road and south of the PEPCO right-of-way. The unimproved portion is located to the north of the PEPCO right-of-way. While specific details for the Central Park will be determined at the time of Site Plan, the Applicant anticipates that it will provide a new dog park with a small dog and large dog area, a picnic shelter, a tot lot, a community garden, walkways, a "great lawn" and parking. A new Stream Valley Park will also be provided, incorporating walking trails that connect and access not only to the new Central Park but also the existing Montgomery Village-wide pedestrian network, as well as the County and regional trail system beyond. Specific details for the proposed trails will be established at the time of Site Plan review.

Finally, with the exception of Stewarttown Road Extended (which will be dedicated for public use at the time of Record Plat), the Preliminary Plan proposes to create new private street parcels, consistent with all the other streets within Montgomery Village. The proposed private streets will be subject to Public Access Covenants and will be designed to tertiary standards. Please refer to Exhibit E attached hereto for justification for utilizing private roads for the Project.

It should be noted that, in connection with the proposed Project, the Applicant submitted a preliminary 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 an initial opportunity to receive input on the Project from Planning Department Staff and from other related agencies of County government and certain utilities. This process afforded the Applicant an opportunity to evaluate aspects of the Project and, where appropriate, make certain adjustments to the proposed Preliminary Plan. For a detailed summary of the Applicant's responses to these preliminary comments from the Planning Department and County agencies (including information about the specific changes that have been made since the time of the Concept Plan submission), please refer to the Development Review Committee Comment Response Summary attached as Exhibit F.

It should also be noted that, while the Preliminary Plan will establish the framework for the future development of the Property in general accordance with the Concept Plan, the following aspects of the Project will be addressed at the time of Site Plan:

- Final delineation of afforestation areas and variance tree mitigation plantings;
- Final grading, LOD, and sediment and erosion control measures;
- Finish floor elevations and building height measurement points;
- Final setbacks not established by the Ordinance or the Preliminary Plan;
- Landscape buffer plantings, street tree locations, and unit landscaping;
- Recreation and open space area dimensions and facilities in compliance with Article 59-6;
- Street and open space lighting;
- Parcel, lot, and unit composition and dimensions; and
- Architectural guidelines or performance standards for street-facing façades.

III. Sector Plan Conformance

The Property is located within the Middle Village area of the Master Plan, which is identified as the heart of Montgomery Village. The Master Plan specifically 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.

As previously stated, the Preliminary Plan has been designed for consistency with the Master Plan with respect to the placement and location of homes, roads and alleys, environmental features and amenities based on the natural features of the Property and compatibility with the surrounding communities. The new residential community will follow the planning legacy of Montgomery Village, which is characterized by clusters of development surrounded by landscaped open space. The central feature will be the restored natural stream valley as a publicly accessible open space, which provides a bucolic setting for a series of picturesque hamlets and villages with the new Central Park at its core. The key elements driving the design of the Preliminary Plan are based on the specific recommendations set forth on Page 64 of the Master Plan, and are as follows:

- Consider clustered, compact development patterns compatible with adjacent surrounding neighborhoods. While each hamlet and village will have a unique character that is responsive to the terrain, landscape, and the adjacent neighborhoods, a guiding principal of the design is

to place like next to like: new townhouses next to existing townhouses, and new singles next to existing singles wherever possible. This character will be enhanced by unique elements of the public realm such as greens, parks, enhanced vistas, and other community elements that provide a sense-of-place and recreational opportunities.

- Consider viewsheds from surrounding communities when locating new development clusters. The Preliminary Plan ensures that as many existing homes as possible will have views through the new community rather than of the backs of new houses. The design was based on fieldwork and community charrettes, as well as individual conversations with homeowners, which revealed the following priorities: (i) provide undeveloped areas; (ii) incorporate mews where possible to retain views through the site; (iii) position new homes between existing homes; and (iv) preserve and/or augment landscape buffers. The Preliminary Plan reflects a maximum of consideration to these concerns.
- Where feasible, enhance connectivity between new development and existing communities. A prime component of the redevelopment will be the introduction of trails to integrate the Property into the larger Montgomery Village path system. In addition, the Preliminary Plan has been designed with pedestrian connectivity in mind. 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 to create a gracious and walkable neighborhood. Where significant environmental and easement constraints exist, some front-loaded units will be provided. Sidewalks and paths will be provided to create a walking loop through the neighborhoods. The specific details for these improvements will be confirmed at the time of Site Plan review.
- Provide adequate transitions between new and existing communities. Landscaped buffers – currently illustrated on the supplementary Open Space Plan exhibit – are provided between the existing community and new development where there are no significant grade changes or existing vegetation. Otherwise, distance and natural features, such as grade changes and the utility right-of-way will, constitute the buffer. The perimeter of the Property has several large trees and the layout has been crafted to maximize the number of trees that can be saved at the edges.
- Provide open space accessible to both new and existing communities, where feasible. The Applicant is working with the MVF to determine the programming for the community-wide facilities that will be located in the Central Park area, such as a dog park, a community garden, and outdoor gathering places and shelters. In each individual Area, tot lots and open spaces will be provided to meet the Recreational Guidelines and provisions of Division 6.3, with final details to be confirmed at the time of Site Plan review. At the same time, as shown in the Open Space Plan provided with the Preliminary Plan, the Project is treated 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 intent is to provide the required space as an aggregate while ensuring each neighborhood has its own gathering space to reinforce the sense of community and connectedness. During Site Plan development, the final design, detailing,

and dimensions will comply with the Public and Open Space Requirements under Division 6.8, Alternative Compliance, due to the unusual circumstances and significant contributions to open space for the greater community. The final design, therefore, will show that the intent of Division 6.3 is satisfied; that the functional results will be greater than if achieved under the more restrictive guidelines; that there will be no adverse impacts; and that the public interest is better served when approached in this manner.

- *Provide a trail connection between Great Seneca Stream Valley Park and Cabin Branch Park.* The trail connection is the key element of the stream valley park, and its final design and location will be reviewed with the Department of Parks. 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 with additional trail connections designed during review with the Parks Department and the MVF.

IV. Zoning Ordinance Conformance

A. Purposes

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.

For the Commercial/Residential Zones (which apply only to the Area 1 portion of the Property), Section 59.4.5.1 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. Section 4.5.1 specifies the following general purposes:

- (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 is currently not in productive use) 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 new open spaces and amenities that are desired by existing residents. Densities and heights 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. The Project complies with the various applicable standards for these zones as follows:

Development Standard		Required/Permitted by the Zoning Ordinance			Proposed Preliminary Plan			
		Detached House	Duplex	Town-house	Detached House	Duplex	Town-house	Total
TLD Zone (Areas II-VI) Optional Method								
	Density (units per acre, max)	9.76			3.08			
	Units, Market Rate				32	6	330	
	MPDUs	>12.5%			13.8%			51
	Units, Total:				32	6	330	368
	Lot area (min)	3,000 SF	1,500 SF	800 SF	6,000 SF	1,700 SF	1,000 SF	
	Lot width (at front bldg line, min)	Determined at site plan			60'	22'	16'	
	Lot width (at front lot line, min)	15'	15'	14'	60'	22'	16'	
Development Standard		Required/Permitted by the Zoning Ordinance			Proposed Preliminary Plan			

	<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	<i>Total</i>
Lot coverage (max)	60%	60%	n/a	60%	60%	90%	

Development Standard		Required/Permitted by the Zoning Ordinance			Proposed Preliminary Plan			
CRN 0.5 Zone (Area I) Standard Method								
	Units				n/a	n/a	120	
	MPDUs	12.50%			12.5%			15
	Total:				n/a	n/a	120	120
	Density (FAR, max)	C-0.0, R-0.5 FAR			0.25			
	Lot area (min)	1,000 SF	500 SF	800 SF	1,000 SF	500 SF	800 SF	
	Lot width (at front bldg line, min)	25'	12.5'	12'	25'	12.5'	12'	
	Lot width (at front lot line, min)	10'	10'	n/a	10'	10'	10'	
	Lot coverage (max)	90%	90%	n/a	90%	90%	90%	
	Total Units Proposed:				32	6	450	488
Building Height:		<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	
	TLD Zone (max)	40'			35'	40'	40'	
	CRN 0.5 Zone (max)	65'			45'			
Building Setbacks (FT):		<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Town-house</i>	
	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			Determined at site plan			
	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			

Development Standard		Required/Permitted by the Zoning Ordinance			Proposed Preliminary Plan			
Build-to Area (max setback & min % of building façade):		Detached House	Duplex	Town-house	Detached House	Duplex	Town-house	
	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:		Detached House	Duplex	Town-house	Detached House	Duplex	Town-house	Total
	TLD & CRN 0.5 Zone	Baseline Min. 2.00 per unit			64	12	834	910
	MPDU	0.5 times baseline / 1.00 per unit					66	66
	Total:				64	12	900	976
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%	

V. Findings for Approval

A. Preliminary Plan

1. Subdivision Regulation Compliance

The Preliminary Plan indicates that, following recordation of a the Record Plat(s), the Property will provide residential lots, open spaces and private streets that are of the same general character as other lots, open spaces, and streets in the surrounding blocks, neighborhoods, and subdivisions with respect to street frontage, alignment, size, shape, width, area and suitability for residential use. The surrounding properties in Montgomery Village have been purposefully arranged and configured over time to accommodate a diversity of residential development types, including single-family dwellings, townhouses, apartments, condominiums, and senior assisted living facilities. As a result of the context-sensitive design of the Project (which, as described in Section II above, mirrors the existing development pattern and densities of the immediately surrounding communities), the proposed Preliminary Plan will ensure specific compatibility with the neighborhoods that directly border the Former Golf Course despite the broad array of housing types provided elsewhere in Montgomery Village.

2. Sediment Control/Water Quality

The Preliminary Plan has been designed for compliance with the June 2000 Approved and Adopted Environmental Guidelines ("Environmental Guidelines"), as described in the Environmental Guidelines Compliance Statement attached as Exhibit G. Applicable requirements under Chapter 19 are addressed in a Concept Stormwater Management Plan that has been submitted to the MCDPS for review. Notably, the proposed development will provide new stormwater management for the Property, designed

to current stormwater regulations that employ Environmental Site Design and Low Impact Development techniques. Specifically, the stormwater management for this site will comply with the 2009 Maryland stormwater regulations, which require Environmental Site Design ("ESD") to the Maximum Extent Practicable ("MEP"). This will be achieved through the use of non-structural practices such as micro-bioretenment 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.

3. Adequate Public Facilities

Public facilities are adequate to support and service the area of the proposed subdivision. 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 of 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.

4. Relation to Master Plan

The Project substantially conforms with the Sector Plan, as described in Section III above. The Project – a new residential community with 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.

5. Forest Conservation

The Maryland-National Capital Park and Planning Commission approved a revised Natural Resource Inventory/Forest Stand Delineation for the Property on December 27, 2016 ("NRI/FSD No. 420170430"). A Preliminary Forest Conservation Plan has been submitted for review in connection with this Preliminary Plan and Site Plan application. There is 0.79 acres of forest on site that will be preserved. Otherwise, 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 will also be provided throughout each Area in high-priority areas free of utilities and easements.

6. Stream Valleys and Floodplains

As described above, approximately 48 acres of the Property is encompassed within a floodplain line that was recently revised pursuant to a Floodplain Delineation Study approved by Montgomery County Department of Permitting Services ("MCDPS"). The revised floodplain reflects more accurate topographic information for the Property as well as more accurate hydraulic modeling for the associated bridge, culverts, and watershed, as well as necessary adjustments to accommodate the Project per the grading plan. No development is proposed within the revised 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.

VI. Community Outreach

The Applicant conducted the required pre-application meeting on November 1, 2016, at the North Creek Community Center (*i.e.*, 20125 Arrowhead Road). 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 Preliminary Plan 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 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 Preliminary Plan and was documented at the time of the prior Concept Plan submittal.

VII. Staging and Adequate Public Facilities Validity Period

The Project will be developed in phases and the timing will be market driven. The primary factor in determining the phasing sequence for the Property is the ultimate ownership of each of the six areas of the Property. Because the Applicant does not intend to develop the Property, it is difficult to anticipate the sequencing at this time. The Property is unique in that each Area is a separate and distinct parcel. Thus, each Area could be sold and developed as a separate parcel; the entire Property could be sold to a single entity which could develop the entire Property; or a combination of these two scenarios. Under any circumstances, the location and zoning of Area 1 make it likely that it would be the first Area to develop. A possible development sequence would be Area 1, 4, 5, 3, 2 and then 6. However, given that a developer has not yet been selected, it is not possible to project the sequence of development with any certainty.

Given the scope and complexity of the Project -- 488 units, 147 acres and six discrete development areas, the Applicant requests an Adequate Public Facilities Validity Period of ten years.

VIII. History of Property

Montgomery Village was originally approved in 1965 by Local Map Amendment, culminating in an approved Development Plan. Subsequently, various Development Plan Amendments and zoning cases were approved by the Montgomery County Council over the past 46 years to allow revisions to the original Montgomery Village Development Plan. Most recently, as it specifically relates to the Property, a Development Plan Amendment (DPA 15-01) was filed on December 30, 2014 for the construction of 84 townhouses on a 17.34 acre parcel of the Property, currently referred to as Area 4. In connection with DPA 15-01, NRI 420151680 was approved. The District Council denied DPA 15-01 by Resolution 18-316, dated November 3, 2015.

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 Preliminary Plan as proposed.

EXHIBIT A

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

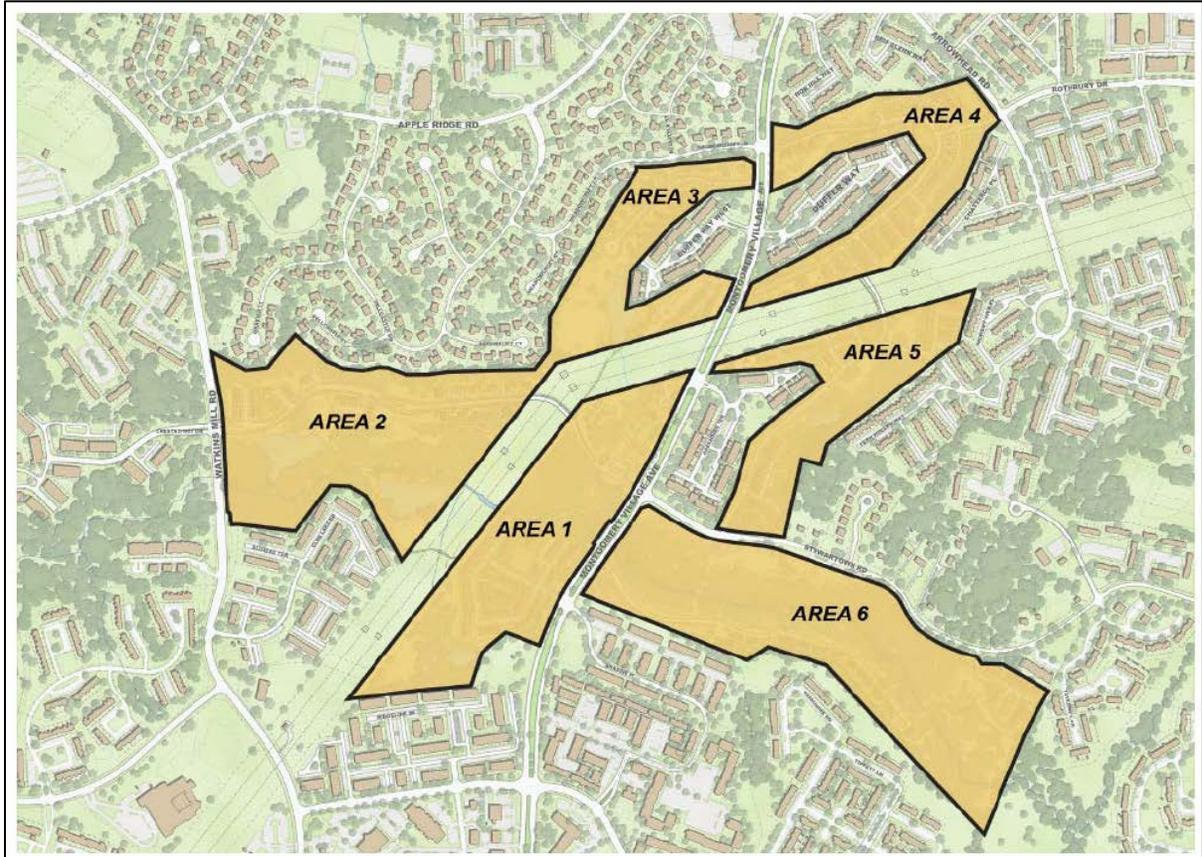


EXHIBIT B

Area Concept Description

As described at the time of the preliminary Concept Plan submittal, the proposed redevelopment of the Former Golf Course is defined by the natural features of the site and the desire to link the new communities with the surrounding ones while maintaining the individuality of each. The key features of each neighborhood area are anticipated to be as follows, but will be finally determined at the time of Site Plan:

a. **Area 1 – Former Clubhouse Site (120 Units)**

This area is fairly detached from most existing neighborhoods. It has a presence on Montgomery Village Avenue, is situated immediately adjacent to the stream valley, and is close to the central park. Capitalizing on these amenities, the neighborhood is designed to create a strong sense of connectivity with nature. The entry drive passes by a large neighborhood green that opens up a large vista to the stream valley, thereby maximizing views and access to the natural corridor. Townhomes are organized in a relatively compact cluster to preserve open space and promote habitat restoration. Townhomes are three- and four-story, with a mix of street-accessed and alley-accessed parking. The pedestrian path system connects this hamlet with the larger regional network.

b. **Area 2 – Southwest Side of Fairidge Neighborhood (65 Units)**

The majority of this area is being dedicated to the Stream Valley Park which will incorporate walking trails. To the north is the Fairidge Neighborhood (single-family) and to the west is the Forest Brooke Neighborhood (townhomes). Like the neighborhood to the north, this area is designed to have an informal character inspired by rural settings. Trees exist along much of the property line and many are preserved. The westernmost area is over forty feet below the Fairidge neighborhood where a townhouse hamlet is carefully organized around a mews to preserve view corridors for adjacent existing homes. Approaching the eastern area from the west, there is a small apple tree grove which marks a transition to the single-family detached homes to the east. Here, single-family lots and homes are comparable in size to those found in the Fairidge Neighborhood.

The new street will be a public extension of Stewartown Road, but is designed as a residential street with homes fronting 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. Curves in the street provide traffic calming.

c. **Area 3 – East of Fairidge Neighborhood (43 Units)**

Similar to Area 2, this area 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 Fairidge

Neighborhood except for a small grouping of townhouses that are located south-east of Fairway Island West adjacent to existing townhomes. Homes will have garages recessed behind the front façade line of the homes. The eastern 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. On the east side of the pond, a small group of new townhomes are adjacent to the existing pond. The new street will connect directly to Montgomery Village Avenue.

d. Area 4 – East of Montgomery Village Avenue/North and South of Fairway Island East Neighborhood (94 Units)

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 provides an open lawn, preserved specimen trees and benches. 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 is marked by an open space Commons. 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 the preservation of trees. A road connection to the south provides connectivity to Area 5.

e. Area 5 – East of Greenside Terrace Neighborhood (85 Units)

A tree-lined street winds from Stewartown Road to Area 4 along a Cabin Branch tributary that will be preserved, enhanced, and reforested. The hilltop at the southern end 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.

f. Area 6 – Stream Valley North of Thomas Choice Neighborhood and Maryland Place Neighborhood (81 Units)

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 and Maryland Place Neighborhoods 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 that presents two-stories facing south allows for a sensitive response that preserves a sense of openness for the existing homes. Located on the north-eastern most corner, townhomes are organized around a hamlet green that opens up to views of the stream valley and the hamlet is artfully crafted overlooking the Stream Valley Park.

EXHIBIT C

Map 2: Bloom MV Areas, By Unit Type

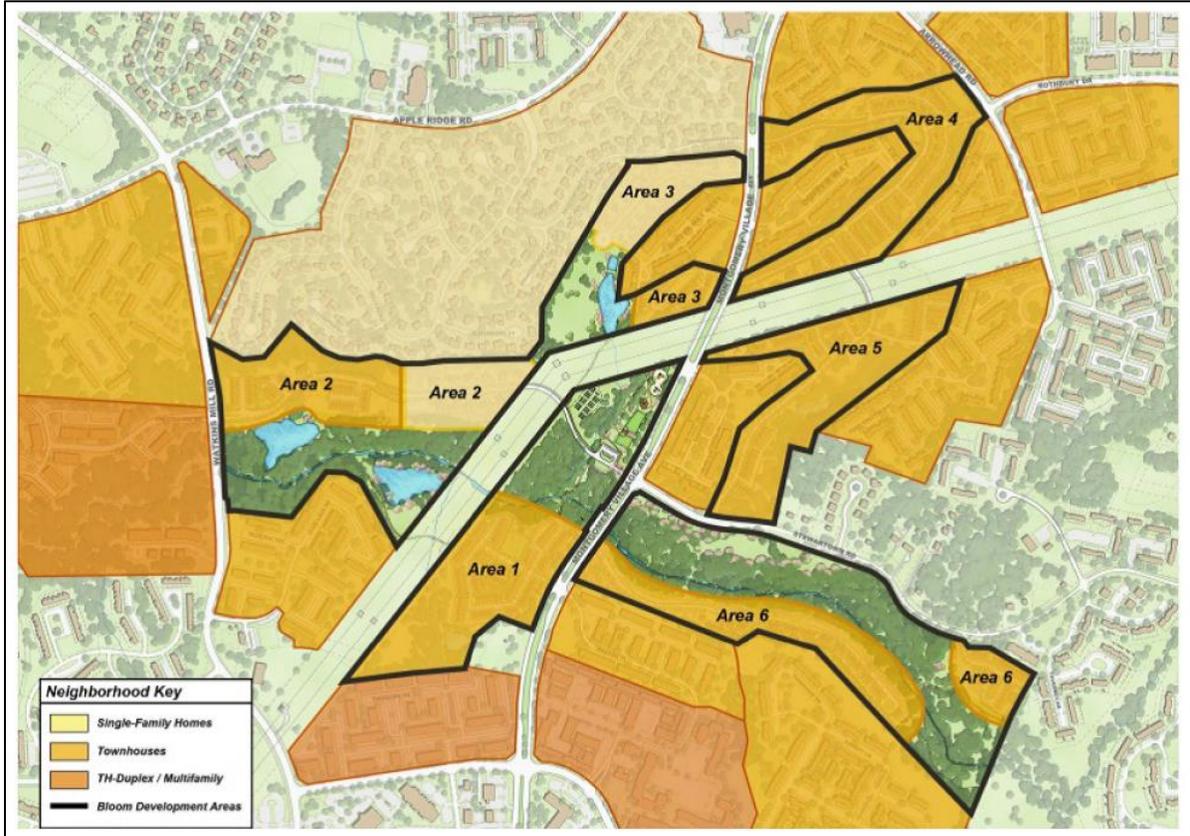


EXHIBIT D

Map 3: Bloom MV Density Comparison

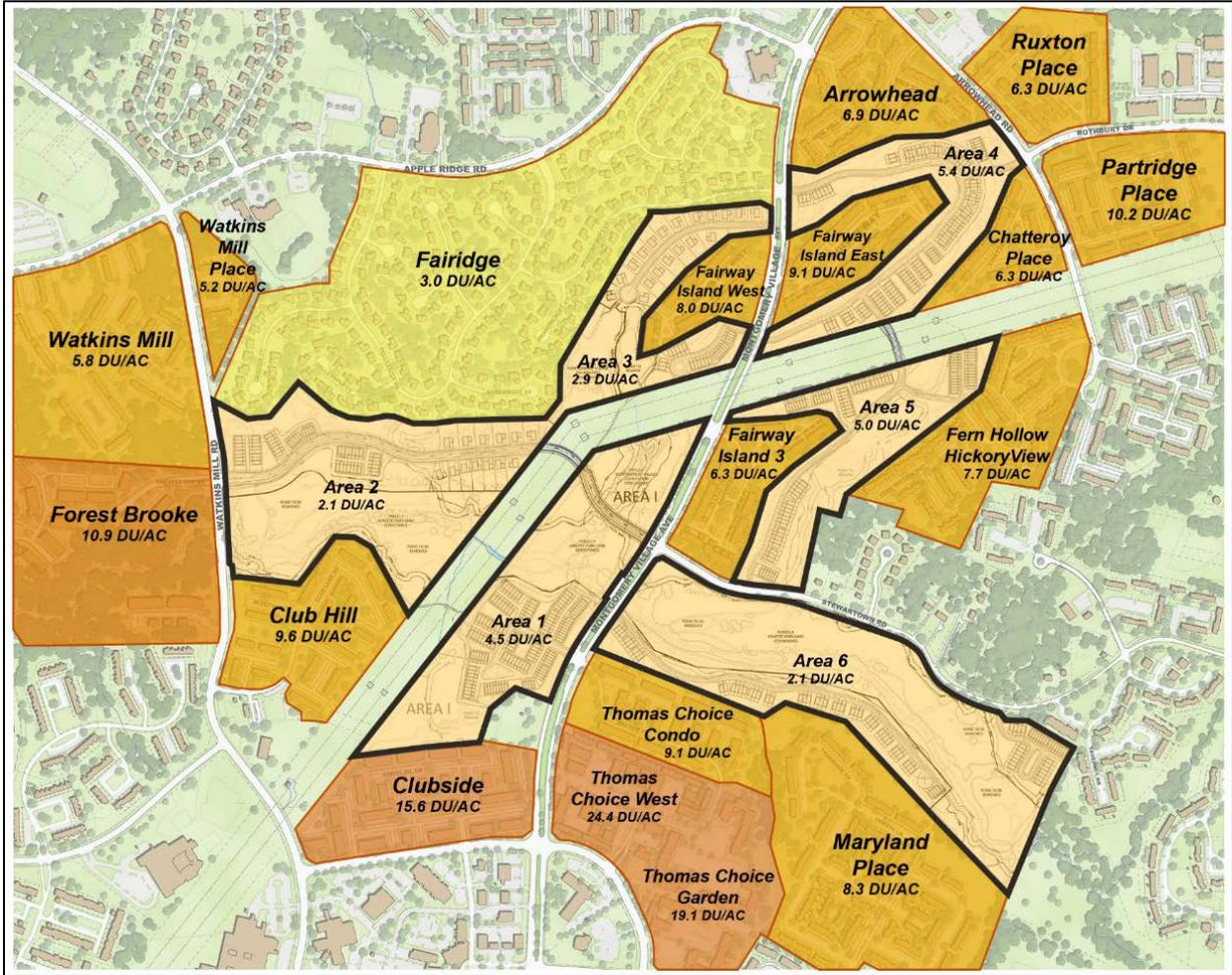


EXHIBIT E

Private Roads – Justification Statement

EXHIBIT F

Concept Plan – Development Review Comment Response Summary

EXHIBIT G

Environmental Guidelines Compliance Statement