



ideas that work

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10/24/16

October 21, 2016

Via First Class Mail

RE: Pre-Application Community Meeting for Bloom Montgomery Village

Dear Neighbor:

On behalf of USL2 Montgomery Village Business Trust (the "MVBT"), Monument Realty invites you to attend a Preliminary Plan Pre-Application Meeting to review plans for the future development of the above referenced project. The project is located at 19550 Montgomery Village Avenue, approximately one-half mile north of the intersection of Montgomery Village Avenue and Centerway Road. The property is zoned Townhouse Low Density ("TLD") and is approximately 147 acres.

MVBT will be filing a Preliminary Plan application with the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in the near future for the development of 467 homes, including single family attached and single family detached, along with over 65.5 acres of passive and active recreation/open space.

In compliance with the County's Zoning Ordinance, this pre-submission community meeting will be held to share the plans with you. At this meeting, the applicant will discuss the proposal and answer any questions. For those familiar with the history of this project, the Preliminary Plan application is consistent with the plans that were adopted by the County Council as a part of the Montgomery Village Master Plan.

The meeting will be held from 6:30 PM to 8:00 PM on Tuesday, **November the 1<sup>st</sup> at the North Creek Community Center** located at **20125 Arrowhead Rd., Montgomery Village, MD 20886**. RSVPs are appreciated, but not required. You may e-mail your RSVP to [rsvp@bloominmv.com](mailto:rsvp@bloominmv.com) (with "Bloom Community Meeting" in the subject line of your e-mail, or call 202-777-0153.

If you would like to find out more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their web site at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

We look forward to meeting with you on November 1<sup>st</sup>.

Very truly yours,

Patricia A. Harris



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**Patricia A. Harris**

Meeting Minutes

USL2 MR Montgomery Village Business Trust  
Montgomery Village Golf Course  
Preliminary Plan – Pre-submission Meeting

Prepared by Patricia A. Harris

Applicant Attendees: Yovi Sever, Pam Frentzel-Beyme and Russell Hines, Monument Realty; Chanda Beaufort, Josh Sloan and Kate O'Brien, VIKA; Erik Aulestia and Larry Brady, Torti Gallas; Chris Kabatt and Michael Workosky, Well and Associates; and Pat Harris and Lawrence Ferris, Lerch, Early & Brewer.

Attendees: See attached sign in sheet

Place: North Creek Community Center, 20879 Arrowhead Rd.

Date and Time: November 1, 2016, 6:30 PM

Attendees were directed to one of three “stations” where representatives of the Applicant discussed the proposed Preliminary Plan and answered questions. Each station featured four informational boards: one board summarizing Preliminary Plan information (see attached); one summarizing community outreach design principles (see attached); one showing the overall plans for the entire development; and one with multiple sheets showing the development plan for each sub-area within the project. A fourth station was dedicated solely to traffic and circulation issues. This format allowed more in-depth interactions that gave each community participant the full opportunity to ask questions and provide feedback on a one-on-one basis.

The questions/comments from the attendees were as follows:

1. General questions regarding increased traffic and circulation issues within and around the project area, the ability of various streets and highways to handle additional capacity, and traffic mitigation measures being proposed.

A Local Area Transportation Review traffic study is being prepared for the Preliminary Plan application. The preliminary results indicate that the study intersection have sufficient capacity to accommodate the predicted increase in peak hour traffic. Traffic mitigation measures will be provided as necessary in accordance with Local Area Transportation Review guidance.

The extension of Stewartown Road will enhance circulation in Montgomery Village by providing a continuous east-west connection between Goshen Road and Watkins Mills Road. In addition, the planned interchange of I-270 and Watkins Mills Road will provide an option for Montgomery Village residents and through traffic besides Montgomery Village Avenue to and from I-270. Separate left turn lanes will be provided at the Montgomery Village Avenue intersections with new roads, where a median break is provided. A separate southbound left turn lane will also be provided on Watkins Mill Road at the Stewartown Road/Crested Iris Drive intersection.

2. Will there be a traffic signal at the intersection of Montgomery Village Avenue and Stewartown Road?

It has not been determined, at this time, if a traffic signal will be installed at the intersection of Montgomery Village Avenue and Stewartown Road/Crested Iris Drive. A traffic signal evaluation would typically be conducted at time of site plan.

3. How will the intersection of Stewartown Road and Watkins Mill Road be configured?

The Watkins Mill Road/Stewartown Road/Crested Iris Drive intersection will be a four legged intersection separate northbound and southbound left turn lanes, single lane approaches on Stewartown and Crested Iris, and marked crosswalks across each leg. As mentioned previously a traffic signal evaluation may be conducted at the time of site plan.

4. Will there be improvements to Stewartown Road?

Improvements to existing Stewartown Road are not planned at this time.

5. How is traffic generation calculated for the project?

AM and PM peak hour traffic was generated for the proposed townhouses and single family homes using the Local Area Transportation Review and Transportation Policy Area Review Guidelines trip generation rates as established by the Montgomery County Planning Department.

6. How many access points will be provided in Area IV?

Four access points will be provided – two from Montgomery Village Avenue, one from Arrowhead Road and one from the south via Area V across the PEPCO right-of-way.

7. General comment that Stewartown Road and Montgomery Village Avenue are used as a cut-through by up-county residents and not solely used internally by area residents.

Comment acknowledged. Montgomery Village Avenue is classified as an Arterial or Major Highway through Montgomery Village and Stewartown road is a minor arterial. These roads were designed and intended to accommodate more than Montgomery Village traffic and this how they will operate.

8. Questions regarding roundabouts, traffic signals, and left-turn phasing on Montgomery Village Avenue.

The design operation of the study intersections will be reviewed by the Montgomery County Department of Transportation as part of the LATR review process.

9. Can a round-about be considered for the existing median in Area III?

There is not sufficient right-of-way, nor is there an adequate distance to the next intersection for a round-about at this location.

10. What will the new roads be named?

To be determined -- Road names will be determined as the process moves forward in consultation with County staff.

11. General questions regarding the proposed location of on-street parking, surface parking lots, driveway parking, and parking for families, visitors, trucks, and commercial vehicles.

New residential areas will be subject to the same covenants as the rest of Montgomery Village which prohibit overnight truck parking in the driveways or on the street. All market rate lots will have a minimum of two parking spaces and MPDU lots will have at least one space, as required by zoning. Many lots will have additional parking spaces on their lots located on exterior driveways. On-street parking will be provided in select locations.

12. What covenants will be established for the project with respect to permitted hours for parking and access to parking?

Covenants will mirror those of existing neighboring HOA's.

13. What parking will be provided for public access to public open spaces?

Dedicated on-street parking will be provided at the Central Park.

14. How will widening Goshen Road impact trees and adjacent properties?

This is outside the purview of the subject property. The impact to trees and adjacent properties will be determined if and when the widening project moves forward. The widening of Goshen Road was not considered with this application since it is not funded at this time.

15. What will happen to the existing trees along Stewartown Road?

Although the final limits of disturbance and forest conservation plan has not been approved, at this point it is anticipated that most trees along Stewartown Road will be

preserved because there is little development proposed. Only two new private roads are proposed and impacts will be limited to the areas around these improvements.

16. In Area III, why is the road proposed to connect to Montgomery Village Avenue instead of Doolittle Street, as was previously agreed to? Will this require residents to make a u-turn, which would not make sense?

The connection to Doolittle was contingent on the ability of the Patton Ridge Homes Corp (“PRHC”) to provide an easement to the newly established HOA granting access and use of the existing road. A determination was made by the PRHC and its legal counsel that the granting of an easement to a private entity was infeasible.

17. Will underpasses be maintained?

The intent is to close the underpasses between Areas 3 & 4, and Areas 1 & 6. The underpass located in the PEPCO right-of-way is beyond the purview of the subject property.

18. How will the different development sub-areas be sequenced?

The development will be phased and the phasing has yet to be determined.

19. What is the anticipated construction timeline and what will be the hours of disturbance?

It is the intent that construction will commence in 2019. The construction will need to adhere to the Montgomery County Ordinance in regard to construction hours.

20. What building company will handle construction?

A builder(s) had not yet been selected.

21. What measures will be taken with regard to rodent control during construction?

Rodent control will be implemented per Montgomery County Ordinances and standard builder practice.

22. What measures are being taken with respect to stormwater and groundwater?

The project will comply with all federal, state and county stormwater, floodplain and water quality regulations. Currently, no stormwater facilities serve the property (all existing ponds are either for irrigation or for treating runoff from neighboring properties); we will meet our full requirement on-site and outside of environmental buffers.

23. Are flooding issues being addressed?

Flooding issues have been fully modeled and changes are being made to decrease the floodplain limit and ensure community health, safety, and welfare. It should be noted, however, that most of the impacts neighbors face are from lack of upstream controls and

the Project site is almost completely downstream from neighboring properties. That said, no restrictions on flow through the property will impede the safe conveyance of stormwater.

24. What type of parks are planned for the site?

Approximately 40-50 acres will be dedicated to M-NCPPC and 30-40 for additional park and buffer areas. Common open space and other parks will include play areas, benches, passive recreation, tot lots, community garden and a dog park.

25. Will there be comfort stations?

No.

26. How is the project's common open space being calculated?

Each developable area with the TLD Zone is required to provide 20% open space; within the CRN Zone, 10% open space is required.

27. What will happen to the existing irrigation ponds located in the floodplain?

All existing ponds are artificial features. To the extent permitted and feasible, existing irrigation ponds will be filled-in to restore the site to its natural condition.

28. Will picnic areas be located within the floodplain?

No picnic area is planned in the floodplain.

29. Will parks be accessed via a cross-walk across Montgomery Lane and, if so, how will crosswalk safety be addressed?

Crosswalks across Montgomery Village Avenue are not proposed at this time for uncontrolled locations. If crosswalks are installed, appropriate measures and standards will be followed to address safety.

30. Will pedestrian crossings be at grade or will tunnels be required?

The existing tunnels are unsafe and a security concern and it is the Applicant's intent to abandon these. At grade crossings will be provided.

31. How many new residents are expected as a result of the development and what will be the demographic?

This has not been closely analyzed, but based on a general census number of 2.2 persons per household, we would anticipate approximately 1100 new residents.

32. Why did the number of units increase since the Applicant's last community meeting?

The Montgomery Village Foundation approved Concept Plan allowed 598 units. As the plan has move forward through the County approval process, the plans has been refined to be more responsive to market condition with respect to townhouse types. This has resulted in some fluctuation in the number of lots, but within a limited range. The current number remains under 500 lots.

33. What are the affordable housing requirements for the project and how will Moderately Priced Dwelling Units (“MPDUs”) be distributed across the site?

In Area I, which will be developed per the Standard Method, 12.5% of the total number of units will be affordable. In Area II through VI, which will be developed in accordance with the Optional Method, MPDUs will be provided in excess of the required 12.5%. The affordable units will be distributed proportionally based on the number of units in each area.

34. Will any of the homes be Section 8 housing?

No.

35. Will any of the units be rental?

All units will be for-sale units.

36. How will the Homeowners Association be structured and what will the fees be?

We do not yet know, but the intent is to have as few new HOAs as possible. All new HOAs will be under the purview of the Montgomery Village Foundation

37. Are the proposed townhomes livable for young families?

Yes.

38. How have safety issues been addressed, particularly with respect to children?

Site design focused on creating a pedestrian-friendly environment throughout the site. Sidewalks are provided on all streets. Open space is distributed throughout the site to provide safe play areas, easily accessible from sidewalks. Cross-walks will be provided at intersections. Streets are designed to reduce traffic speed and promote traffic calming.

39. Can the Applicant save the trees in the buffer area for Area IV?

Every effort will be made to preserve existing trees at the edges of the site to maintain a buffer with existing neighborhoods. However, some trees near the edge will need to be removed, either because they are in poor condition and unsafe, or site grading prevents their retention. New trees will be planted as replacements and to enhance the buffers.

40. When will existing dead trees be removed?

Each area to be dedicated to Parks will be dedicated in connection with the development associated with that particular area. Any existing dead trees will be removed prior to the dedication. Any dead tree on the remainder of the site will be removed as conditions warrant.

41. What will happen to the existing fences along the site and will current maintenance issues be addressed?

To the extent possible, all existing fences will be maintained.

42. General comment that increasing the overall population income per acre provides economic density to support new retail and improve home values and area schools.
43. General comment that the existing golf course is a blight and has received the minimum level of maintenance.
44. Can the spacing between buildings in Area IV be increased to provide more and larger views?

We may be able to provide some additional space between buildings around the crescent and will explore this potential as we move into more detailed design at Site Plan.

45. What size are the proposed houses?

Townhouse lots are currently sized between 1,650 to 2,400 square feet; detached units will be larger and determined when a builder is brought on board.

46. How will the project affect access to the existing path system, specifically in the following locations north of the property: at Meadowcroft Lane; at the unpaved art between Dellcastle Court and Gravier Court; and at the path behind Shrewsbury Ct.?

No direct trail connections are planned with the Fairidge neighborhood. A direct connection is planned at the intersection of Meadowcroft Lane and Doolittle Street.

47. How will the project impact school districts?

The impacts on the schools were evaluated based on the year 2020-2021, when the first phase is expected to be completed. There is adequate school capacity to handle the additional students. The highest capacity will be Neelsville Middle School at approximately 115%. The remaining schools are 101% capacity or below.

48. How will bus routes be adjusted in response to the project?

Bus routes are not anticipated to be adjusted with this project.

49. When and where will the Preliminary Plan be available online?



Once the Preliminary Plan is filed, the plans will be posted on-line via M-NCPPC's website and on the project website at [www.bloominmv.com](http://www.bloominmv.com)

50. Comment claiming that the floodplain in Area V is wider than shown on the existing plans.

A model of the location of existing floodplains has been conducted and approved by DPS. Proposed modifications to permit development are being prepared for the next round of reviews by the appropriate federal and county reviewing agencies.

51. What noise impacts will the development have?

The construction of the project will comply with the Montgomery County noise ordinance.

52. Comment that the overall density is too much and that green space is lost.

The density is consistent with the Master Plan and a very significant amount – 40-50 acres of land is being dedicated to Parks Department, in addition to other park and open space being provided.

53. Why did the Montgomery Village Foundation not purchase the land?

The MVF made no attempt to purchase the land at the public bankruptcy auction.

54. Will there be a new swimming pool?

No, it was determined that existing facilities in Montgomery Village have sufficient capacity.

55. What are the plans for Lakeforest Mall?

This is outside the purview of the subject property.

**Additional comments:**

1. Monument and their team have been honest throughout the process and have kept good faith with us.
2. When can I buy one of these new houses? This is exciting and very good for our community.
3. Why is it taking so long to begin construction?
4. The project will create economic diversity which is so important to this area and will help support a better variety of restaurants and stores.

The meeting ended at approximately 8:30 p.m.



Bloom Preliminary Plan Pre-Submission Community Meeting  
 Meeting Registration Attendees  
 Tuesday, November 1, 2016

<u>First Name</u>	<u>Last Name</u>	<u>E-mail Address</u>	<u>Guests Attended</u>
George	Aoen	<a href="mailto:georgeaoendancers@yahoo.com">georgeaoendancers@yahoo.com</a>	1
Rosemary	Arkoian	<a href="mailto:rarkoian@hotmail.com">rarkoian@hotmail.com</a>	1
Ralph	Bally	<a href="mailto:ralphbally@hotmail.com">ralphbally@hotmail.com</a>	1
Dennis	Barnes	<a href="mailto:dennisjbarnes01@verizon.net">dennisjbarnes01@verizon.net</a>	1
Kathleen	Bell	<a href="mailto:kathbell666@yahoo.com">kathbell666@yahoo.com</a>	1
Dmitriy & Zakhiaariov	Beloslyudtesv		2
Max	Billinger	<a href="mailto:maxbillinger@verizon.net">maxbillinger@verizon.net</a>	1
Ted & Allison	Burrell		2
Deirdre	Burrell	<a href="mailto:dedeburrell@gmail.com">dedeburrell@gmail.com</a>	1
Karen	Bury	<a href="mailto:karenbury2002@yahoo.com">karenbury2002@yahoo.com</a>	1
Virginia	Buscemi	<a href="mailto:msvbuscemi@yahoo.com">msvbuscemi@yahoo.com</a>	1
Elizabeth	Canter	<a href="mailto:canterbeth@yahoo.com">canterbeth@yahoo.com</a>	1
Richard	Canter		1
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Douglas	Pool	<a href="mailto:dougj.pool@gmail.com">dougj.pool@gmail.com</a>	1
Robert	Portanova		1
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Mary Joe	Rais	<a href="mailto:mjhalone@aol.com">mjhalone@aol.com</a>	1
Peggy & Richard	Rattan	<a href="mailto:rattan@comcast.net">rattan@comcast.net</a>	2
William & Joy	Robertson	<a href="mailto:wrobertson3rd@verizon.net">wrobertson3rd@verizon.net</a>	2
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