



# OPEN SPACE NARRATIVE

The application proposes the rezoning of the property to the CRNF zone to accommodate the development of townhomes and two unit condominiums. These residential uses generate the need for open space pursuant Section 6.3.5 Common Open Space and Section 6.3.6 Public Open Space, per Montgomery County Zoning Ordinance: townhomes and multi-family require 10% open space for lots greater than 10,000 SF.

The entire rezoning application covers a site area of 603,855 sf, of which 218,880 sf will be used to site townhouses and two unit condominiums. Open space, environmental and recreation areas are organized along a pedestrian promenade that leads to a central park area where the pedestrian amenities are located. The promenade is bisected by a dedicated fire lane that will serve as a pedestrianized pathway in which no vehicles are permitted. The tree-lined pedestrian promenade runs perpendicular to the primary internal road and includes landscaping and seating areas. The central park area includes an open lawn park (5,532 SF), a shade structure, picnic seating areas and muli-age playground for children ages 2-12 (2,833 SF). The central park space is located adjacent to the intersection of Crabbs Branch Way and Monona Drive and is framed by the frontages (and front doors) of townhomes that provide "eyes on the park," as well as with seating areas and children play areas around the perimeter of the park area.

The amount of open space as required by the County is as follows:

• Public Open Space: 10,800 SF • Common Open Space: 11,088 SF.

#### COMMON OPEN SPACE

As noted, the site area for the townhouses is approximately 110,880 sf, requiring 11,880 sf of common open space, and 108,000 sf for the two unit condominiums, which requires 10,800 sf of public open space for a total area of 22,680 sf of open space. Approximately 23,431 sf common open space is provided-, well above the minimum required. Common open space is defined under section 6.3.5.a.2 as outdoor areas intended for recreational use by residents and their visitors. There are three design requirements for common open space:

- 1. Common open space must be located in a central position or central positions in the neighborhood bordered by streets or building lots. It may be public or private. Common open space may also be placed in a location taking advantage of an important adjacent natural feature or open space.
- 2. The minimum width for any required common open space is 50 feet unless the deciding body grants an exception for items such as a trail easement, a mid-block crossing, or a linear park, by finding that its purpose meets the intent of division 6.3.
- 3. A minimum of 50% of the required common open space must be in one contiguous area or only separated by a residential street. Any other areas must be a minimum of 2,000 square feet each and connected by sidewalks, paths, or trails.

As shown in the open space exhibit, the proposed layout meets each of these criteria. The spaces are centrally located and are connected by a pedestrian promenade and pathway (public open space) that connects the common open space to the far corners of the site. Each of the spaces is at least 50 feet wide and linked by a series of sidewalks and paths. These open spaces meet the intent of division 6.3 by providing access to light, air, and green space thereby promoting recreation while preserving and engaging with natural resources.

#### PUBLIC OPEN SPACE

Public open space is defined under section 6.3.6.a.2 as outdoor areas devoted to public use or enjoyment that attracts public appreciation due to its location and amenities. The pedestrian promenade and pedestrian pathway (Fire Department Access) are the two main public open space areas. There are four design requirements under the standard method of development for public open space:

- A. Abut a public sidewalk or other public pedestrian route;
- B. Be a minimum of 15 feet wide; C. Include seating and shade; and
- D. Be in a contiguous space.

Each of these design criteria are met with the proposed plan. While we expect all the public open spaces, such as the promenade and pedestrian pathway will also be used by the residents of the community, and by the community at large. The promenade and pedestrian pathway are more visible and directly linked to the sidewalks and entries into the residential community along the Standish Place. These areas are highly designed spaces that will entice frequent use by the public and provide a variety of recreational and aesthetic elements including shade and seating.

# **ALLOWED & PROHIBITED FEATURES**

Per section 6.3.3 of the Zoning Ordinance, no streets, parking areas, drain fields, or transitory uses are proposed in the common or public open spaces. Under the same section, allowed features within the common open spaces include conservation areas, lawns, plantings, walkways, paths, trails, natural resource-based recreation, facility-based recreation, non-structural ESD stormwater management facilities, water bodies and floodways and utility easements for below-grade utilities. Likewise, the public open space includes the following allowed features: lawns, gardens, patios, walkways, trails, natural resource- and facility-based recreation, utility easements for below-grade utilities, and ESD stormwater management facilities.

roposed Rear-Loaded Townhomes oposed 2-Unit Condominiums

Public Open Space

# Common Open Space

|   | Site Area  | Required      | Proposed              |
|---|------------|---------------|-----------------------|
| Multifamily Public Open Space (10% Required)                                    | 108,000    | 10,800        | 2                     |
| Townhouse Common Open Space (10% Required)                                      | 110,880    | 11,088        | 2                     |
| For the purposes of this Open Space Exhibit, it is assumed that there is a maxi | imum of 12 | 20 dwelling ι | units, with 90 2-unit |

condominiums, and 120 townhomes. The final unit mix and gross square foot areas for common open space and public open space will be determined during site plan.

**VIKA MARYLAND. LLC** 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR:

TRI POINTE HOMES 12435 PARK POTOMAC AVE., SUITE 600 POTOMAC, MD 20854

CONTACT: GIO ESPOSITO (301)-803-4832 ATTORNEY:

LERCH, EARLY & BREWER, CHTD. 7600 WISCONSIN AVE., SUITE 700 BETHESDA, MD. 20814

CONTACT: PATRICK O'NEIL (301)-986-1300 ploniel@learchearly.com

REVISIONS DATE \_\_\_\_\_



4TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 220NW07 & 221NW07 TAX MAP: GS341 & GS342



PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Name, P.E. LICENSE No.: XXXX EXPIRATION DATE: Month XX, XXXX DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE. IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, L VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY: <u>KP</u> DESIGNED BY: KP DATE ISSUED:

50602

OPEN-1

23,17

23.43

SHEET NO.

PROJECT

DRAWING

NO.