

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 &
WISSENER, CHTD.**
7600 BROWNCON AVE., SUITE 700
BETHESDA, MD 20814

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

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

10% of the site area will be broken down proportionally between public and common to serve the townhouse and 2-unit condominium multifamily uses. Site area is defined in Section 59.4.1.7.A.2. as: "an area of land including all existing and proposed lots and parcels in one application, except proposed and previous dedications and rights-of-way." This means it includes everything on the site aside from dedications and rights-of-way - all the private roads and alleys, not just the building footprints.

Approximately 554,435 SF of the existing site area is to be rezoned. The previous R.O.W dedications (49,420 SF) are not included in the site area calculation. For the purposes of this Open Space Exhibit, it is assumed that there is a maximum of 210 dwelling units with 50% townhomes and 50%-2 unit multifamily condominiums. The final unit mix and gross square foot areas for common open space and public open space will be determined during site plan. Therefore 10% of 554, 435 SF site area will require 55,444 SF of Open Space, with 27,722 SF required for each Common and Public Open Space at 50% each.

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

- Public Open Space: 27,722 SF
- Common Open Space: 27,722 SF

Total Open Space: 54,444 SF

The Public Open Space is located adjacent to and accessible from Crabbs Branch Way (a public street) while the Common Open Space is distributed throughout the site, where feasible. Open space, environmental and recreation areas are organized along a pedestrian promenade that leads to a central park space with both Public and Common Open Space areas located. A paved pedestrian path is dedicated to fire lane use and will serve as a pedestrian pathway in which no vehicles are permitted, however, it will not be defined as either Public or Common Open Space. The tree-lined pedestrian pathway runs perpendicular to the primary internal road and includes seating areas. The central park area potentially contains a large lawn area and is bordered by a tree-lined pedestrian path. The secondary internal road and 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.

COMMON OPEN SPACE

As noted, the site area for the townhouses is approximately 27,722 SF. 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

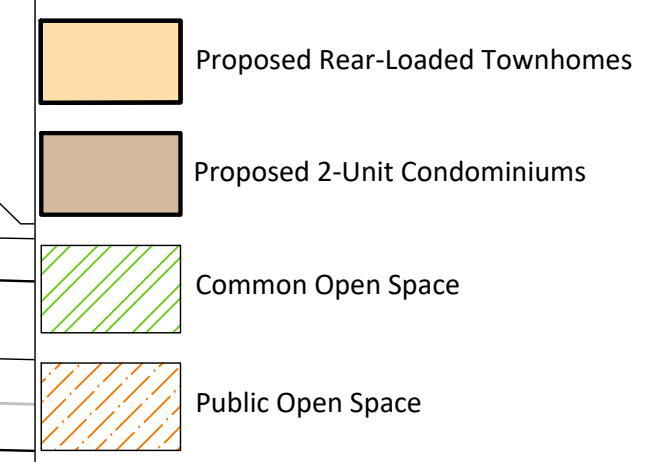
Public open space is defined under section 6.3.6.a.2 as outdoor areas devoted to public use or enjoyment that attracts public appreciation due to its location and amenities. The public open space is centrally located adjacent and accessible to Crabbs Branch Way, a public street. There are four design requirements under the standard method of development for public open space:

- A. About 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. We expect the public open space will be used by the residents of the community, and by the community at large.

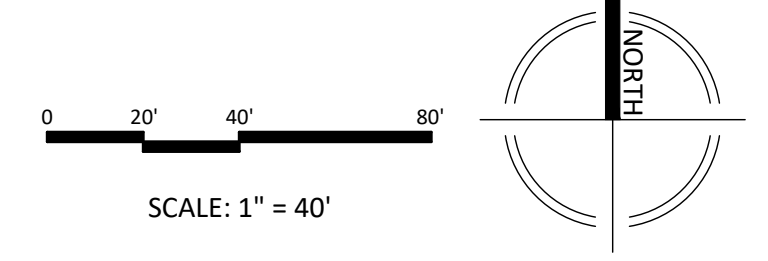
ALLOWED & PROHIBITED FEATURES

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, paths, walkways, trails, natural resource- and facility-based recreation, utility easements for below-grade utilities, and ESD stormwater management facilities.

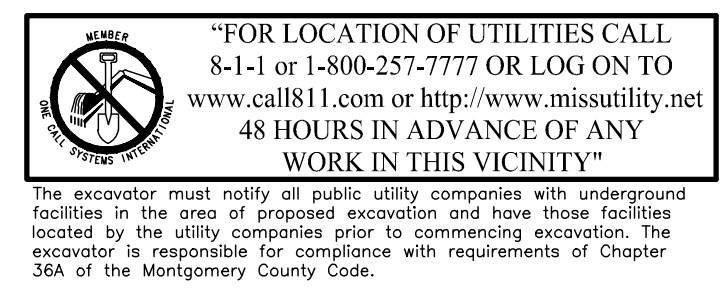


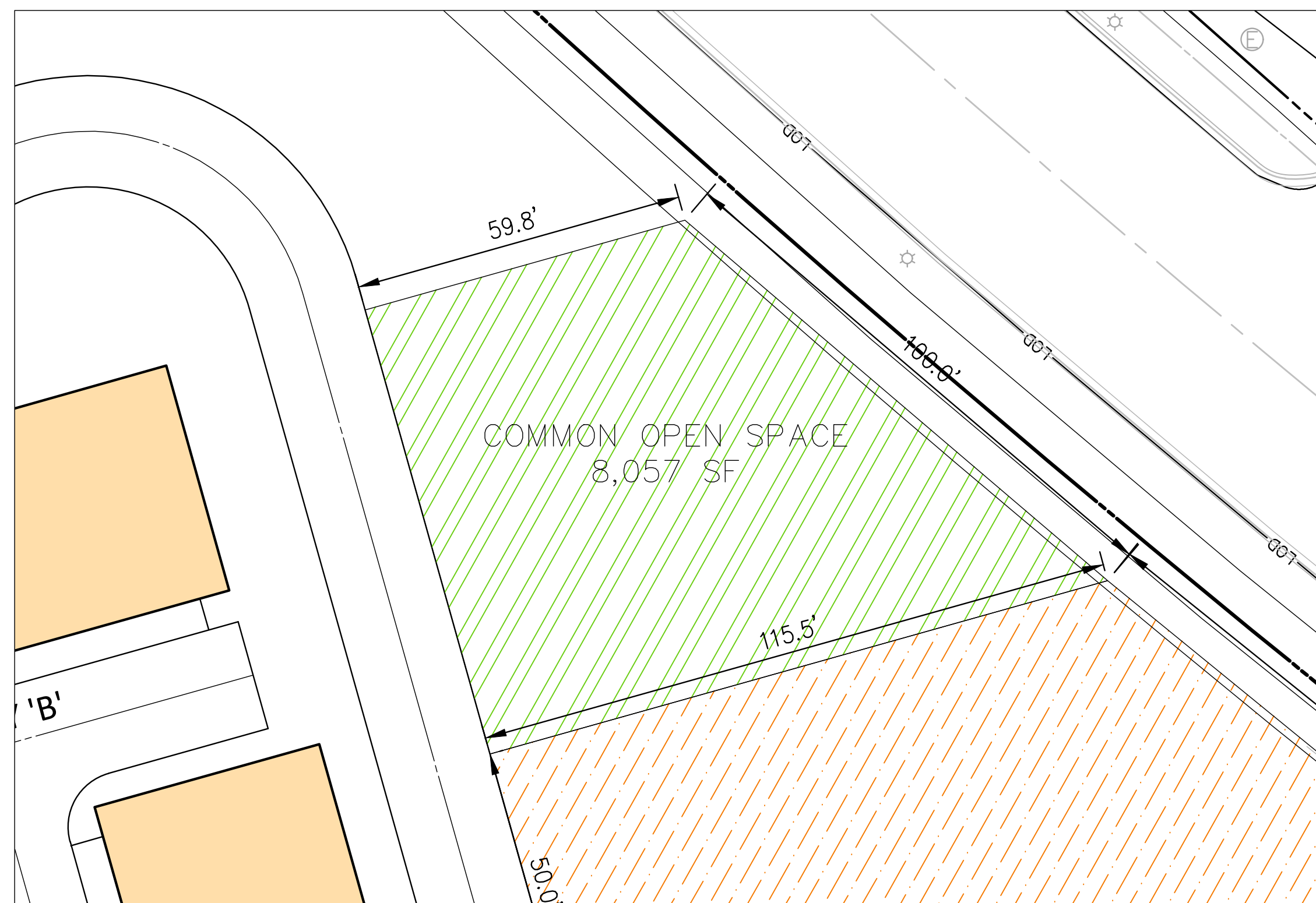
Open Space Calculations			
		%	Required
Site Area (Combined Common and Public Open Space)	554,435 SF	10%	55,444 SF
Multifamily Public Open Space (50%)		50%	27,722 SF
Townhouse Common Open Space (50%)		50%	27,722 SF

For the purposes of this Open Space Exhibit, it is assumed that there is a maximum of 210 dwelling units. For the purposes of the Open Space Exhibit it is assumed that there is 50% townhomes and 50% 2-Unit Multifamily Condominiums. The final unit mix and gross square foot areas for common open space and public open space will be determined during site plan.

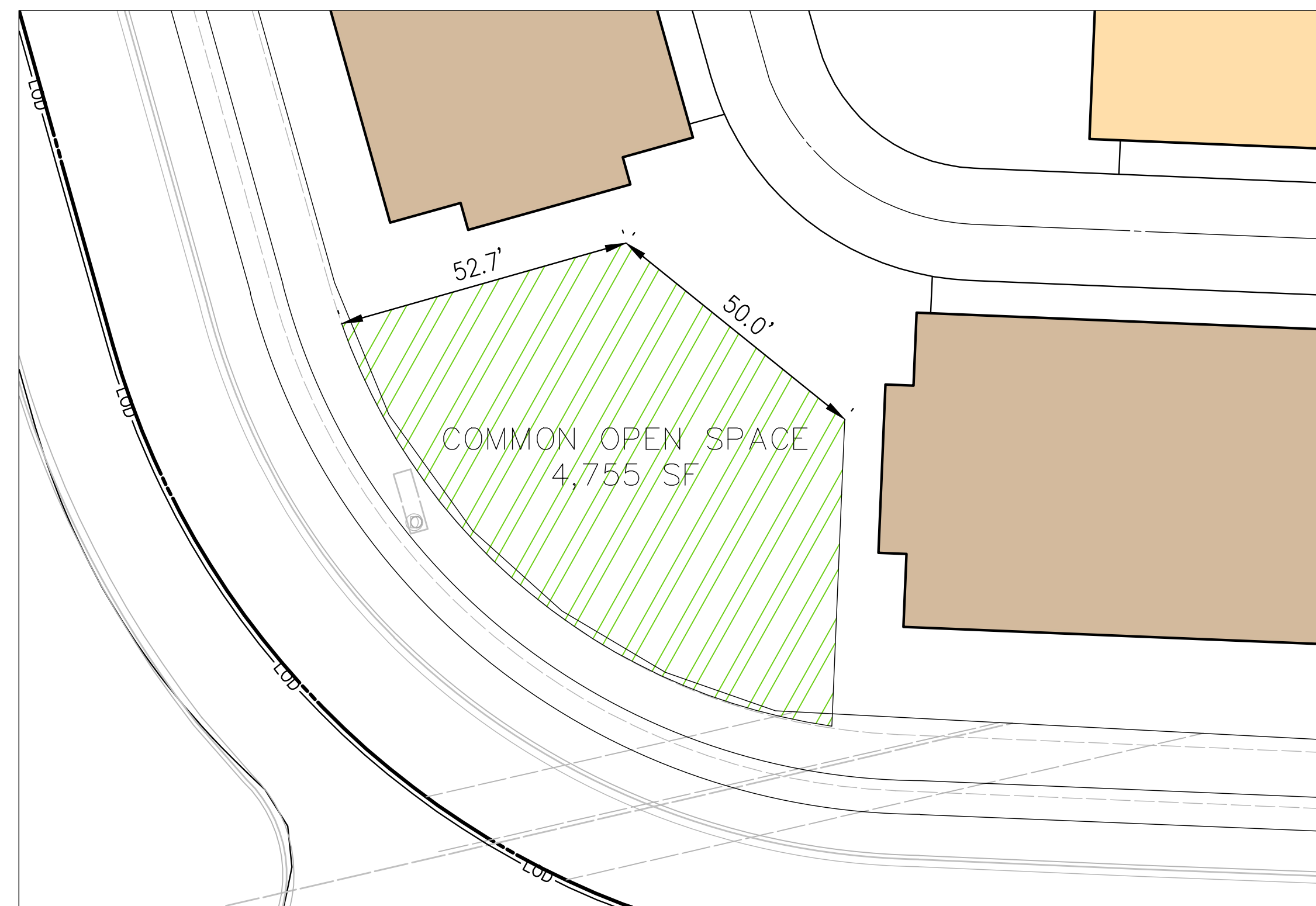


NOT FOR CONSTRUCTION

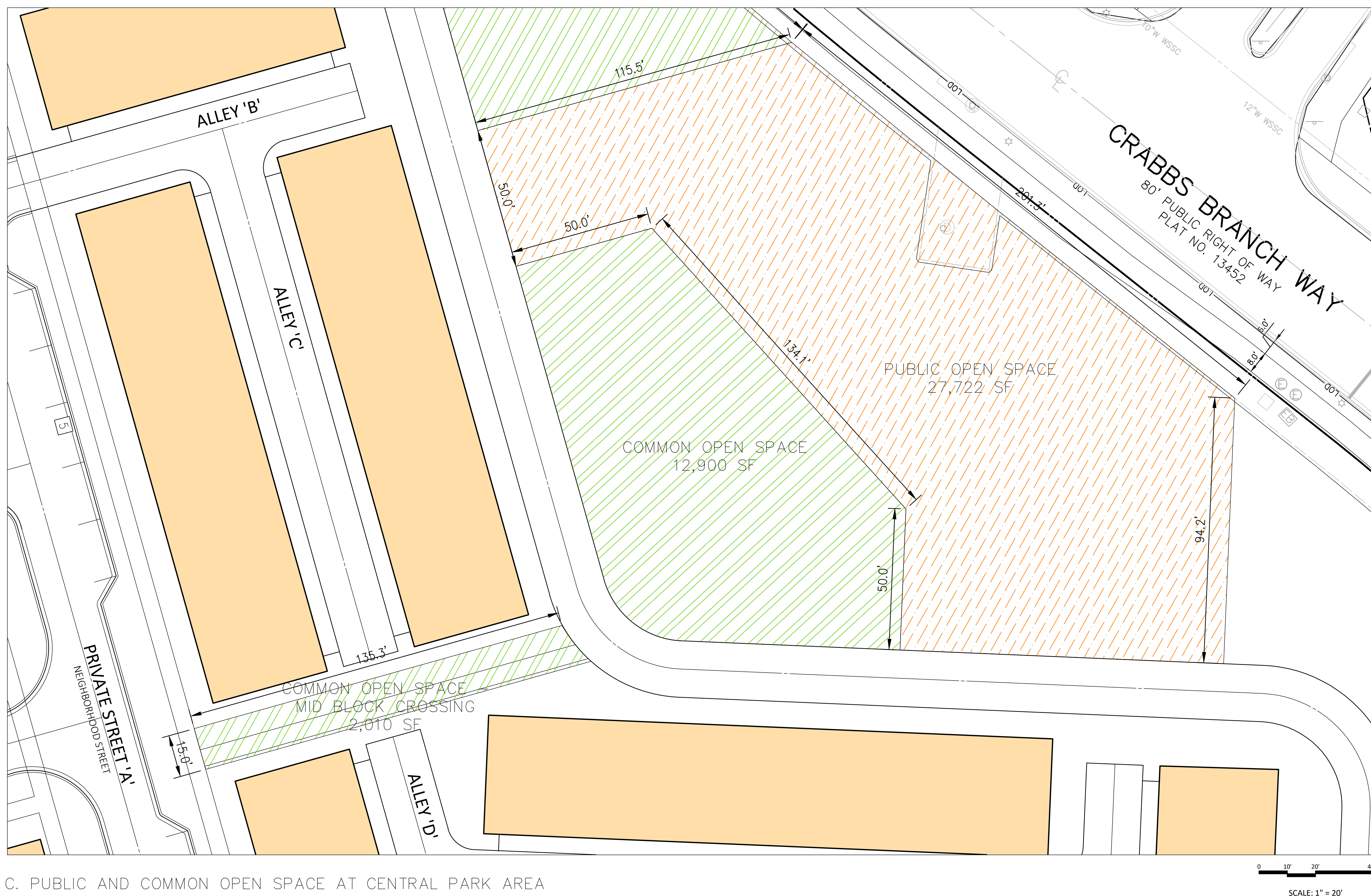




A. COMMON OPEN SPACE AT CRABBS BRANCH WAY

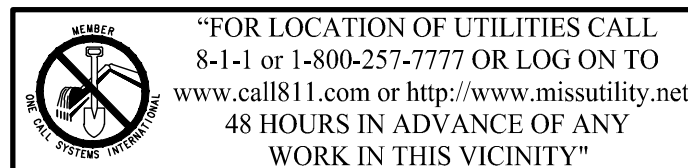


B. COMMON OPEN SPACE AT STANDISH PLACE

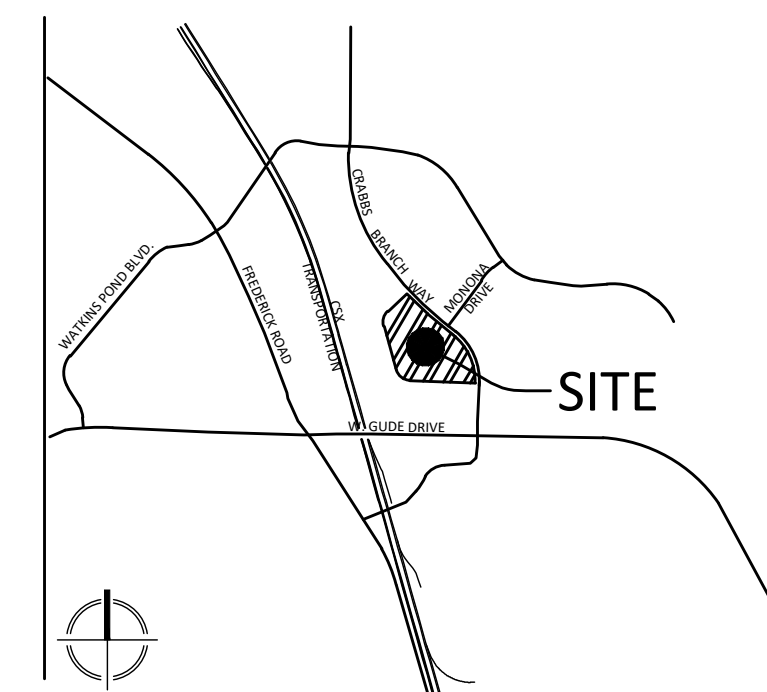


C. PUBLIC AND COMMON OPEN SPACE AT CENTRAL PARK AREA

NOT FOR CONSTRUCTION



The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



VICINITY MAP
SCALE: 1" = 2000'

VIKA

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COMMON OPEN SPACE

The site area for the townhouses is approximately 27,722 SF. Common open space is defined under section 6.3.5.a.2 as outdoor areas intended for recreational use by residents and their visitors and has been distributed throughout the site area, where feasible. The proposed Common Open Space design requirements for common open space:

Common open space is located through the site in “central areas,” adjacent to Crabbs Branch Way (public street) at the northern end of the site, along Standish Place towards the southern end of the site, and at the central park area of the site, located next to the intersection of Crabbs Branch Way and Monona Drive.

All Common Open Space locations comport to the minimum width of 50 feet, except for the pedestrian pathway mid-block crossing that connects Standish Place with the central park area and Crabbs Branch Way. All of the required Common Open Space (50% minimum is required) is located adjacent to the residential street. All Common Open Space areas are above the minimum of 2,000 square feet. The Common Open Space may include seating areas, pathways and lawn areas.

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 pathway that connects the common open space to the far corners of the site. Each of the spaces are 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 attract public appreciation due to its location and amenities. The Public open Space is centrally located adjacent to the Crabbs Branch Way. The proposed location and configuration will meet 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 is met with the proposed plan. We expect public open space will also be used by the residents of the community, and by the community at large, and will include a variety of recreational and aesthetic elements including a shade structure and seating, open lawn area and a playground.

[illegible]

7501
STANDISH
PLACE

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

OPEN
SPACE
PLAN
ENLARGED
PLANS

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: MICHAEL B. GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: 7/19/2026

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DRAWN BY: _____
DESIGNED BY: KP

DATE ISSUED: _____ RP _____


VIKA
PROJECT 50602

DRAWING


NO. OPEN-2



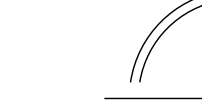
SITE PLAN KEY



Common Open Space



Public Open Space



Open Space Calculations

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