



# City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 WASHINGTON STREET

CAMBRIDGE, MARYLAND 21613

410-228-1955

## Planning and Zoning Staff Report

April 6, 2021

### I. BACKGROUND INFORMATION:

**Project Name:** Heron Point  
Waterford Estates, Phase 1

**Applicant/Owner:** All Pro Cambridge, LLC, contract purchaser  
Matthew McHale, NVR Inc., Ryan Homes

**P & Z Case No.:** PZ 2020-010

**Nature of Request:** Discussion about the Club House, Amenity Space and Landscaping

**Location of Property:** Washington Street

**Total Acreage:** Heron Point - 30 acres  
Waterford Estates, Phase 1 - 54 Acres

**Zoning:** R - Residential

- II. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission;
- a. Approve the request to acknowledge the applicant’s upfront construction costs and waive the requirement in the PWA for the construction of the clubhouse for the first phase and defer that construction of the clubhouse and its associated improvements to a later phase as determined by the Planning Commission.
  - b. Approve of the applicant’s proposed open space amenities and the reduction in landscaping, pending staff review and approval.

III. **DISCUSSION:**

The applicant, their landscape architect and staff walked both sites to review existing landscape buffers and reforestation areas. We discussed the proposed reduction to some of the original landscape plans. The applicant will submit for staff review, comment and approval a revised landscape plan. The applicant will provide more detail drawings and specifications regarding their proposed amenity space.

The applicant has provided documentation demonstrating the entrance improvements on both sides of Washington Street. As those improvements on the Waterford property will benefit the later phases, the applicant is requesting relief from the PWA to commence construction of the Clubhouse and have that amenity space deferred to a later phase.

Please note the City’s engineer’s comments and add conditions as the Planning Commission deems appropriate.

**Planning Recommendations:**

**Heron Point and Waterford Estates**

- 1. Staff recommends an overall reduction of residential plantings to one tree per lot.
- 2. All street trees shall be planted 30 feet on center. Tree specie will be reviewed with a revised landscape plan to be submitted. Overall, the street trees should be canopy trees that will mature and provide an enhanced street scape.
- 3. Street trees shall be planted on both sides of the Bypass from Washington Street entrance within both subdivisions. There may be a break in the trees in the Waterford site due to existing vegetation.
- 4. Trees planted in the Bypass median within the Heron Point subdivision shall be ornamental trees.
- 5. The large planting areas between the street and townhouses within the Heron Point subdivision shall be planted trees and shrubbery as discussed on the site visit.

6. Residential and street trees shall be a minimum 2" caliper with the exception to the entrance trees shall be 3" caliper.
7. The entrances at both properties shall have an enhanced landscape entrance feature consisting of trees, shrubbery, and seasonal plantings.
8. Buffer areas and afforestation shall be reviewed as part of the overall landscape plans. There are areas where the buffers will need to be enhanced.
9. Invasive or detrimental species shall be removed from all the buffer/reforestation areas.
10. Applicant to provide more detail regarding the amenity space and provide a construction time line.
11. The lighting is approved as submitted.
12. The Planning Commission shall make a determination regarding the timing of the club house and that will be included in the revised Public Works Agreement.
13. All fencing in the townhouse portion within the Heron Point subdivision shall be reviewed by the City to ensure consistent styles and design.

## **Engineering Comments**

### **Heron Point Subdivision Plat Review**

I have reviewed the preliminary subdivision plat for the Heron Point townhomes and have the following comments:

1. The proposed subdivision plats as prepared appear to be acceptable.
2. The fee simple townhouse lots take in the proposed sidewalk running adjacent to the parking lot. Will maintenance of these sidewalks be the responsibility of the homeowner or HOA?
3. Will there be restrictions in place to ensure fences installed by townhouse owners will be consistent in appearance?

### **Waterford Estates**

I have reviewed All Pro Cambridge's proposal to amend the Public Works Agreement as it pertains to the Open Space/ Recreational Areas and have the following comments:

1. I'm okay with what they are proposing and concur that they are absorbing a significant amount of up-front costs that the developer(s) of future phases will not have.
2. The proposal does not mention a timeframe for completing the community space. This is something that should be discussed and included in the PWA.



March 16, 2021

City of Cambridge Planning and Zoning Commission  
1025 Washington Street  
Cambridge, Maryland 21613

Re: Proposed Amendment to Waterford Estates Public Works Agreement

Dear Planning and Zoning Commissioners:

On behalf of our client, All Pro Cambridge, and as a follow-up to the Planning Commission's March 2<sup>nd</sup> discussion, the purpose of this letter is to provide the Commission with further information regarding All Pro Cambridge's proposed amendment to the Waterford Estates Public Works Agreement ("PWA"), particularly with regard to the anticipated community center and proposed community open space for Waterford Estates. As the Commission is aware, the Final Site Plan for Waterford Estates was approved in 2004 with a total of 702 dwelling units on 161,375 acres. While some infrastructure related to the project was thereafter installed, no homes have been constructed. The PWA executed with the City in relation to this development contains as Item No. 15 on page 5 of 5, Open Space/Recreational Areas, a requirement that the construction of a community center for the Waterford Estates subdivision occur either 2 years from start of construction of the first home or the completion of the 140<sup>th</sup> home, whichever occurs soonest.

All Pro Cambridge has purchased a total of 90 lots in Phase 1 of 6 Phases in Waterford Estates. All Pro Cambridge does not own the land the City of Cambridge has approved for construction of the community center, nor does it control enough units to satisfy the 140 unit requirement in the PWA. As such, All Pro Cambridge has requested a modification to the PWA to remove the two-year trigger for the construction of the community center. While the Commission indicated at its last meeting that a monetary contribution for future construction of the community center may be appropriate in exchange for modification of the condition, for the reasons explained below, we believe All Pro Cambridge will be doing more than its fair share to advance the overall Waterford Estates development.

In recognition of the fact that the community center will not immediately be available to residents of this first phase of development, All Pro Cambridge is proposing to devote a number of the developable lots into community space for this first phase, and will install on that land a fenced-in dog park, a walking trail, picnic tables and grilles, and open spaces for recreation, all as shown on the attached plan. This space is proximate to the area reserved for the future community center and would provide important community amenities for the enjoyment of all of the Phase 1 residents.



Additionally, All Pro Cambridge will complete significant Maryland State Highway improvements, such as the widening of roads, installation of bike lanes, and installation of new paving on roads, as well as the extension of electrical service to areas of the community that were not serviced before. These improvements will benefit the entire development and will help the City of Cambridge plan for future growth. The costs for these improvements total over \$1.6 million dollars.

Together, the costs associated with the above amenities and improvements constitute an almost \$2 million dollar contribution by All Pro Cambridge to the overall development and Community of Cambridge. Requiring All Pro Cambridge to also make a contribution towards a future community center, above and beyond these costs, would therefore be an unfair burden and would result in All Pro Cambridge bearing a disproportionate share of the overall project costs. For these reasons, we ask that the Commission reconsider its recommendation that a contribution be required for the community center and approve the community open space and amenities proposed to be provided to the Phase I residents.

Thank you for your consideration of this information. After over 15 years of no development on the property, we know that both All Pro Cambridge and the City are anxious to see construction started, and your approval of All Pro Cambridge's modifications to the PWA is a critical step in finally making Waterford Estates a reality.

Sincerely,

A handwritten signature in black ink that reads 'Erin E. Girard'.

Erin E. Girard

cc: Pat Escher (via email)  
Jason Iannotti (via email)  
David Angelini (via email)

