



TOWN OF BOONSBORO

DEPARTMENT OF PLANNING, ZONING & ENGINEERING
WWW.TOWN.BOONSBORO.MD.US ♦ 301-432-5690

BOND REDUCTION/RELEASE REQUEST: SYCAMORE RUN PHASE I PLANNING COMMISSION STAFF REPORT June 26, 2018

PROJECT: SYCAMORE RUN (King Road Associates)

OWNER: King Road Associates
1054 31st Street, NW Ste 340
Washington DC 2007

TAX ID: TM 73/ P/O Parcels 10, 200, and TM 601 Parcels 804 and 809, TC(R) ZONE

LOCATION: Along the East side of US Alternate 40 abutting the Boonsboro Cemetery

REQUEST: To reduce the \$501,026.90 bond for public improvements/construction in Phase 1 of Sycamore Run (original surety was in the amount of \$1,586,640.39).

PROJECT NOTES:

1. On June 28, 2011, the Planning Commission approved the preliminary plans for King Road, Phase I for a total of 104 lots on 45 acres.
2. On December 3, 2013, the Planning Commission approved the Final Plat for Sycamore Run contingent upon rezoning (approved by the Mayor and Council on February 3, 2014).
3. The Open Space parcels, Stormwater Management areas, and roads will be dedicated to the Town of Boonsboro upon completion of one year maintenance agreements after final inspections have been completed.
4. On March 17th, 2014, a public works agreement between King Road Associates and the Mayor and Council of Boonsboro was signed for Phase 1 of Sycamore Run.
5. A performance bond for a surety of \$1,526,006.39 was signed by King Road Associates on February 25, 2014.
6. This is the second bond reduction for Phase 1 of Sycamore Run. On October 5, 2015, the Boonsboro Mayor and Council voted to reduce the bond for Sycamore Run Phase 1 by \$1,085,613.49 for a retained surety of \$501,026.90.

STAFF COMMENTS:

1. As was the case for the first bond reduction for Sycamore Run (voted on by the Mayor and Council on October 5, 2015), the planning commission should provide a recommendation to the Mayor and Council for Approval or Denial or the developer's request to reduce the bond.
2. The as-builts and site have been reviewed by Town Staff and ARRO in accordance with the approved site plan. In a letter dated June 4, 2018, ARRO provided its review and recommendation to the Town Planner.
3. ARRO's letter, dated June 4, 2018, states that the current surety held for Phase 1 is in the amount of \$512,026.90. Further research from the Town Planner revealed that the current surety held for Phase 1 is in the amount of \$501,026.90, per the meeting minutes from the October 5, 2015 Regular Meeting of the Boonsboro Mayor and Council and a letter, dated December 21, 2015, signed by Megan Clark from the Town to King Road Associates that states the latter retained surety amount.
4. The Town Planner met with Steve Oder of Cavalier Development on June 20, 2018 to walk Phases 1 and 2 of the Sycamore Run neighborhood and go over the items that need addressed. The Town Planner will



TOWN OF BOONSBORO

DEPARTMENT OF PLANNING, ZONING & ENGINEERING

WWW.TOWN.BOONSBORO.MD.US ♦ 301-432-5690

- provide the developer with a checklist of items (with photographs) for Phase 1 and Phase 2 that need to be addressed before any further bond releases.
5. In addition to the items identified in ARRO's letter, dated June 4, 2018, the following items need to be addressed:
 - a. All of the roundabouts in Phase 1 need to conform to the "Typical Roundabout Detail" found on Sheet 3 of the Sycamore Run Plan Set and landscaped according to Sheet 3 and Sheet 68 of the Phase 2 As-Builts, which includes a tree and landscaping within each roundabout. This oversight was confirmed by the engineer (Piedmont Design Group) and a photo will be provided to the Planning Commission at the June meeting.
 - b. Crosswalks are needed at all roundabouts in Phase 1, and must conform to the "Typical Roundabout Detail" found on Sheet 3 of the Sycamore Run Plan set, as well as Sheet 6 of the Phase 2 As-Builts. (ARRO's letter references crosswalk striping)
 - c. Cattails and Native Trees have begun seeding themselves in some of the stormwater management infrastructure. The developer was encouraged to let the cattails grow in the stormwater infrastructure, as well as to leave any native trees above six (6) feet in height even if not on the landscaping plan. Photos will be provided to show examples of native trees and cattails establishing themselves in stormwater infrastructure. This benefits both the Town and the developer.
 - d. 8 street trees that are supposed to front open space or stormwater management areas are missing along Monument Drive (both sides) and East Wing Way in Phase 1. The trees will likely be planted this fall, when conditions become appropriate to plant again. (ARRO's letter references 13 trees)
 - e. Trees and Shrubs missing or needing replaced in stormwater management areas will be catalogued by the Town Planner and sent to the developer.
 - f. The sidewalk in front of Lot 19 and SWM-14 still needs to be completed. (ARRO letter references that the sidewalk by the model home is missing)
 - g. Bare areas on the site need seeding and mulching and permanent vegetative cover.
 - h. As-built information needs to be provided for the surface conditions, and plan and profile for the new street and curb.
 6. A 95% bond reduction, corresponding to 95% of the work complete for Phase 1 of Sycamore Run, would result in the execution of a One-Year Maintenance Agreement. It is the opinion of Town Staff that the Phase 1 punch list items must be satisfactorily addressed by the developer before the next bond reduction request will be considered to reduce the bond to the 95% bond reduction level.
 7. It is the opinion of the Town Planner and ARRO that, per Public Works Agreement: Sycamore Run, Phase 1, No. 2014-01, the public works performance amounts may be reduced by a total of 75% corresponding to 75% completion.

STAFF RECOMMENDATION:

The Town Planner recommends reducing the associated surety in accordance with the PWA by 75% for 75% of the work completed for a retained surety of \$396,660.10. This would reduce the associated surety by \$104,366.80, from \$501,026.90 to \$396,660.10. (75% of the original surety of \$1,586,640.39 equals \$396,660.10.)

Respectfully Submitted,

Ethan Strickler
Town Planner/Zoning Administrator