

ATTACHMENTS

List of Attachments

- Attachment 1** ----- *Consistency with Mandatory Referral Guidelines*
- Attachment 2** ----- *Memorandum from Community-Based Planning Division (September 16, 2008)*
- Attachment 3** ----- *Letter regarding traffic study from Transportation Planning (Oct 6, 2008)*
- Attachment 4** ----- *Letter to Recreation Department Regarding the Memorandum of Understanding (date)*
- Attachment 5** ----- *Community Notification Letter for Mandatory Referral (October 29, 2008)*
- Attachment 6** ----- *Original Mandatory Referral Covering Letter, Project Narrative and Attachments (August 11, 2008)*
- Attachment 7** ----- *Covering memorandum for Mandatory Referral Re-Submission package (October 24, 2008)*
- Attachment 8** ----- *White Oak Community Recreation Center APPROVED Project Development Form in FY09-14 Capital Improvements Program (June 4, 2008)*
- Attachment 9** ----- *Letter Montgomery County Planning Board Chairman, Derick Berlage, and Attachments (March 25, 2006)*
- Attachment 10** ----- *Revised Decision Memorandum (October 28, 2004)*

Attachment 1 - Consistency with Mandatory Referral Guidelines

Staff has considered the mandatory referral for the White Oak Recreation Center and determined that:

1. The proposal is consistent with the County's General Plan, functional plans such as the *Master Plan of Highways*, *Environmental Guidelines*, the approved and adopted area master plan or sector plan, and other public plans or programs for the area;
2. The proposal is consistent with the intent and the requirements of the zone it is located;
3. The nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties;
4. The locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
5. The proposal has an approved Natural Resource Inventory/Forest Stand Delineation and a preliminary Storm Water Management Concept Plan, and meets the requirements of the Forest Conservation Law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects.
6. A preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65 (d)(4)).

**Attachment 2 - Memorandum from Community-Based Planning Division
(September 16, 2008)**



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE: September 16, 2008
TO: Tanya Schmieler, Park Planning and Stewardship
FROM: Glenn Kreger, Acting Chief, Community Based Planning Division
William R. Barron, Team Leader, Community-Based Planning Division
Kathleen A. Reilly, AICP, Planner Coordinator
Community-Based Planning Division
SUBJECT: White Oak Recreation Center, Mandatory Referral (08904-DGS-1)



The proposed White Oak Recreation Center is located on April Lane. The site contains approximately 43 acres of land and is zoned R-90. The site is covered in the Approved and Adopted White Oak Master Plan 1997. The master plan states, "Community facilities such as schools, libraries, community centers, and recreation facilities are an important component of community character and livability. They help create and reinforce a sense of social cohesion – a sense of community." (p. 63)

The plan stated that "The community facilities goals in the White Oak Master Plan area is to strengthen the link between community facilities and the White Oak Master Plan area residents and to encourage creative approaches in providing community facilities in proximity to the neighborhoods they serve." (p.63)

This plan also stated that, "Community recreation centers provide a location for large community meetings and social gatherings and for smaller social and programmed activities for all age groups. Community recreation centers should be designed to support administrative needs, sports and fitness, social activities and dance, art programs, and general community meeting space" (p.64). To that end, the plan made the following recommendation:

Provide a new community recreation center in a location central to the community and if possible, within walking distance of the higher density housing in the White Oak community. The Maryland-National Capital Park and Planning Commission, Department of Park and Planning should study the possibility of incorporating a community recreation center into their plans for development of the April-Stewart Lane Park. The Preliminary Draft of the Department of Recreation and Community Recreation Facilities Long Range Plan, 1994 recommends a facility for a population of 30,000. These standards indicate the need for a community recreation center in the White Oak Master Plan area in addition to the proposed East County Recreation Center. (p. 64)

Thus, the proposed community center is recommended in the Approved and Adopted White Oak Master Plan and is in conformance with the plan's recommendation.

**Attachment 3 - Letter regarding traffic study from Transportation Planning
(October 6, 2008)**



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 6, 2008

Mr. Carl R. Wilson, Jr., P.E., P.T.O.E.
Project Manager
The Traffic Group, Inc.
9900 Franklin Square Drive – Suite H
Baltimore, MD 21236

Re: Review of Traffic Study
Proposed White Oak Community Recreation Center
April Lane
Fairland/White Oak Policy Area

Dear Mr. Wilson:

We have completed our review of the traffic study (dated September 24, 2008) submitted for the subject mandatory referral and find it complete. Copies of the above traffic study are being forwarded to both Maryland State Highway Administration (SHA) and Montgomery County Department of Transportation (DOT) for their review and comments.

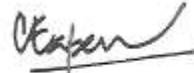
The White Oak Community Recreation Center is proposed to be located at the terminus of April Lane, to east of US 29 and Stewart Lane in White Oak. The proposed 51,000 square-foot facility with several athletic fields, a joint project by the Montgomery County Department of Recreation, DOT, and Montgomery County M-NCPPC Department of Parks, is planned to provide recreational opportunities for many residents living in communities within walking distance of the facility in White Oak. Vehicular access to the center is proposed from April Lane.

A traffic study was required for the proposed project per the *2007 Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) Guidelines* since the use was estimated to generate 30 or more total peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and/or evening (4:00 p.m. – 7:00 p.m.) peak periods. Our review indicated that the traffic study adequately addressed LATR and PAMR impacts of proposed project.

Mr. Carl R. Wilson, Jr., P.E., P.T.O.E.
October 6, 2008
Page 2

Please call me at 301-495-4525 if you have any questions.

Sincerely,



Cherian Eapen, Planner Coordinator
Transportation Planning Division

CE:tc
Enclosures (as noted below)

cc: Khalid Afzal
Shahriar Etemadi
Tanya Schmieler
Jose Dory
Greg Leck (with 4 copies of the traffic study)
Corren Giles (with 5 copies of the traffic study)
Area Civic/Homeowner Associations

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Attachment 4 - Letter to Recreation Department Regarding the Memorandum of Understanding (October 6, 2008)



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 20, 2008

Mr. Gabriel Albornoz
Director, Department of Recreation
4010 Randolph Road
Silver Spring, MD 20902

Dear Mr. Albornoz:

Park, Recreation, and County legal staff met on October 1, 2008, to discuss future maintenance and operation of the White Oak Recreation Center. This Center will provide much needed recreation for the densely developed White Oak apartment and surrounding areas, and will be a wonderful facility for Montgomery County.

As indicated in the mandatory referral submission, the County will be responsible for the upkeep of all improvements within the limits of disturbance of this project. Our region staff has developed the list of tasks requiring maintenance which is shown on the back of this letter. At the meeting, it was agreed that all items except # 19, primary police responsibility, will be the responsibility of the Recreation Department. Also, # 15, repair of any erosion problems on entire site has been revised to include just those related to the Recreation Center Project.

Park staff has been working closely with Recreation Department and County staff during the development of the concept plans for the White Oak Center, and looks forward to continuing this collaborative relationship as we complete the project. We will work with the County when they apply for a park permit which will be required prior to any construction on park property. Our attorney, Derrick Rogers, will be coordinating with Walter Wilson from the County Attorney's office to develop an agreement on the long-term maintenance and use of the site.

Sincerely,


Mary R. Bradford
Director of Parks

MB/TS:tt

WHITE OAK COMMUNITY CENTER MAINTENANCE

General Park Maintenance

1. Litter and Trash collection, (recycling)
2. Snow removal and leaf collection.
3. Mowing around building and parking lots.
4. Parking Lots (Lining, Patching, Resurfacing, Curb repair).
5. Lighting (Routine maintenance of any light poles and/or fixtures, Bulb replacement, Pole/fixture replacement).
6. Timely graffiti removal.

Landscape Maintenance

7. Tree maintenance- Arboriculture practices on entire site (within 50 feet of construction limits of disturbance).
8. Landscaping (Installation, routine maintenance, replacement).

Recreation Facility Maintenance

9. Basketball court maintenance (Net replacement, Standard (backboard, rim, pole) maintenance/replacement, Court resurfacing, Re-striping).
10. Skate Park (Structure repair/replacement, Surface repair/replacement, Fence repair/replacement (if one exists)).
11. Play lots (Monthly inspection and documentation, Maintenance and upkeep of surface material, Timely repair of routine and emergency issues, Replacement of broken or damaged equipment, Total renovation).
12. Plan for future facility renovations.

Ballfield Maintenance

13. Soccer field (Routine mowing, Routine lining, Turf maintenance – yearly seeding, aeration, top dressing, fertilizing, Complete field renovation). Artificial turf if possible.
14. Retaining wall and fence maintenance (Installation, repair and replacement of entire structure).

Utilities and Storm Water

15. Repair of any erosion problems related to project.
16. Maintenance of storm water facilities (if any).
17. All utility repair on site (water, sewer, electric, gas).
18. Maintain storm water management facilities.

Policing, Security, and Liability

19. Primary police responsibility – M-NCPPC
20. Assume liability for onsite injuries.

Attachment 5 - Community Notification Letter for Mandatory Referral (October 29, 2008)



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Wednesday October 29, 2008

Dear Community Resident:

This is to notify you that on **Thursday November 20, 2008 a Montgomery County Planning Board Mandatory Referral Hearing** has been scheduled regarding the construction of White Oak Recreation Center (application #MR07901-DH&CA-1). The proposed recreation center will provide needed recreation facilities for the densely developed White Oak community and surrounding areas.

It is proposed for construction on parkland near the intersection of April and Stewart Lanes in White Oak. This large Center will have facilities for all ages including youth and seniors and is proposed to be completed by December 2010. It will also have outdoor recreation facilities that serve as a neighborhood park and include playgrounds, basketball court, skateboard area and a multi-purpose field area. The Center concept is shown on the reverse of this notice.

The hearing will take place in the Auditorium of the Montgomery Regional Office at 8787 Georgia Avenue in Silver Spring, Maryland. The time is subject to change due to fluctuations in the Boards scheduled items. The final notice of the hearing will be published in the Planning Board's weekly agenda, which can be viewed on the Planning Board's web page at www.montgomeryplanningboard.org/agenda/.

All County development projects are submitted to the Planning Board as Mandatory Referrals for review and comments which are advisory in that the statute allows the applicant to overrule the Planning Board's decision and proceed. However, as the White Oak Recreation Center project is on park property, the applicant will be required to comply with conditions before obtaining a park permit for construction on park property.

The Recreation Department is hosting an additional public meeting has been scheduled for **7:00 pm Wednesday November 12, 2008** at the East County Regional Services Center 3300 Briggs Chaney Road in Silver Spring. Call (240) 777-4980 for more information. Previous community meetings were held on April 10, 2008 and June 18, 2008.

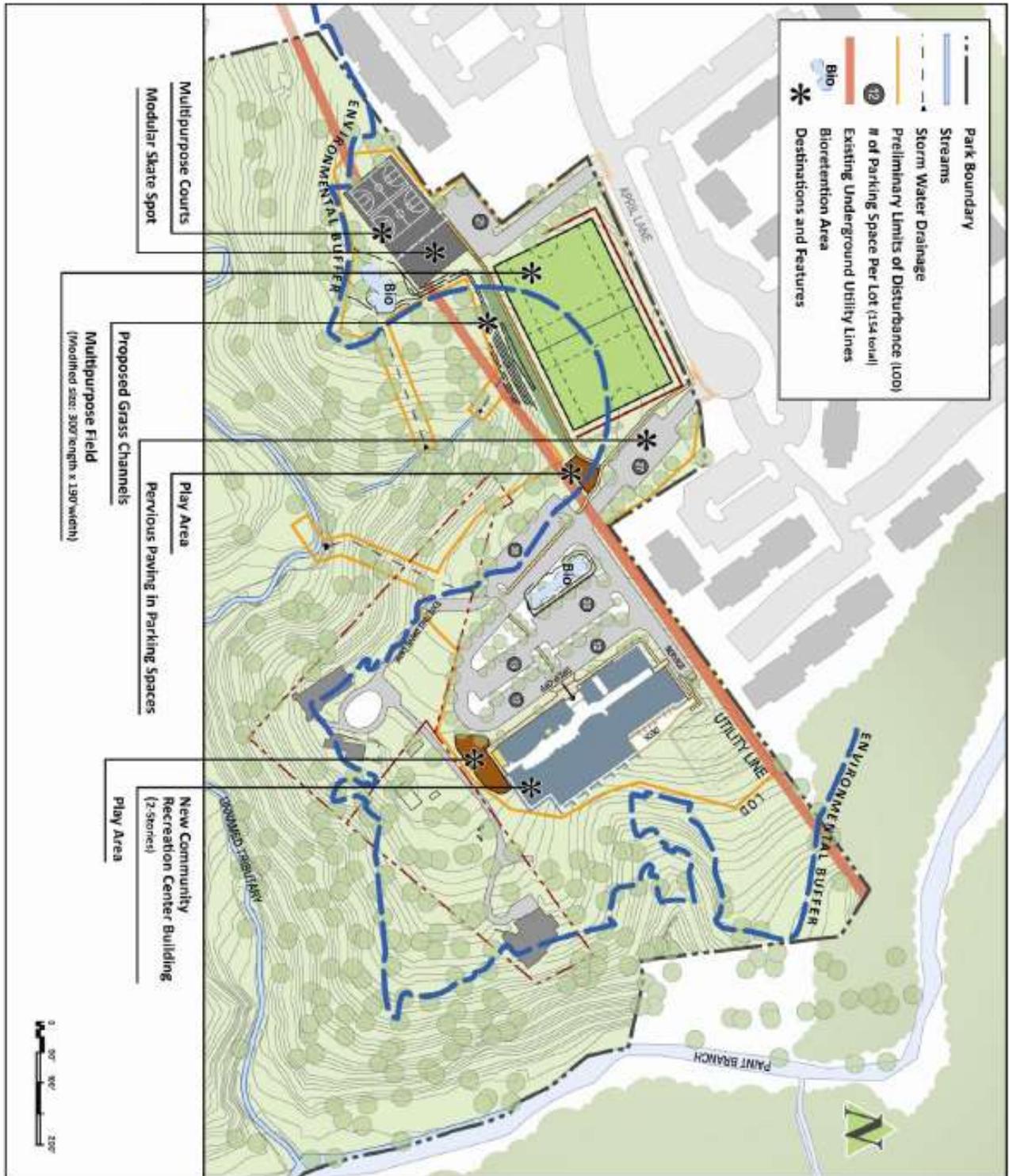
If any members of your community have any concerns or comments you may sign up to testify at the November 20, meeting by calling 301-495-4600 or at the meeting prior to the beginning of the item. Written testimony is encouraged and you may submit any official written comments for the mandatory referral record to Chairman Royce Hanson, 8787 Georgia Avenue, Silver Spring, Maryland, 20910 or <mailto:Chairman@mncppc-mc.org> before November 20, 2008. If you have any questions, please contact Tanya Schmieler 301) 650-4392, Tanya.Schmieler@montgomeryparks.org. The participation of individuals with disabilities is encouraged. For information on meetings in progress, call 301-495-1333, or other information 301-4600 or the TTY (teletypewriter used by persons with hearing or speech impairments) at 301-495-1331.

Sincerely,

Tanya Schmieler
Park Planning Coordinator
Park Planning and Stewardship Division
www.ParkPlanning.org

White Oak Community Recreation Center

DESIGN DEVELOPMENT PHASE - SITE LAYOUT



Attachment 6 - Original Mandatory Referral Covering Letter, Project Narrative and Attachments (August 11, 2008)



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

MEMORADUM

August 11, 2008

To: Royce Hanson, Chair
Montgomery County Planning Board

From: David E. Dise, Director *[Signature]*
Department of General Services

Re: White Oak Community Recreation Center (CRC) submission for
Mandatory Referral
CIP Project # 720101

Montgomery County Government is pleased to submit this Mandatory Referral package for White Oak CRC to the Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board. At this time this project is in the Design Development phase.

BACKGROUND

The Department of Recreation Facility Development Plan (FY97-10) had identified the need for two community centers to serve the White Oak region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC recommended development of a facility to serve the Colesville-White Oak planning area. Project preliminary design was completed via the Montgomery County Facility Planning project in the FY00-01 timeframe, prior to the establishment of this stand-alone project.

This facility will serve the communities in the White Oak region included in Planning Areas 32 and 33. This region is a densely populated and ethnically diverse area with a variety of apartments, townhouses, and single-family neighborhoods that have no existing community recreation center facility. The center is projected to serve an area population of over 65,000 people.

The White Oak Master Plan, updated and adopted in 1997, recommends that a new recreation center be constructed in a location central to the community, and if possible, within walking distance of the highest density housing in the White Oak Community. The site proposed in the White Oak Master Plan is MNCPPC's April Stewart Lane Park due to the

Office of the Director
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www.montgomerycountymd.gov

Royce Hanson
August 11, 2008
Page 2

proximity of this undeveloped park site to the many nearby apartment complexes. The Planning Board, during a work session on the White Oak Master Plan, voiced a preference for the April-Stewart Lane site because of its proximity to many thousands of apartment residents in the area. Although use of the April Stewart Lane Park makes for a difficult site environmentally, the County Executive and Council chose the Park over other locations. The project is included in the 2005 PROS Plan (Land Preservation, Park, and Recreation Plan).

The Montgomery County Council approved funding for the White Oak CRC originally in FY05 and updated the funding level as part of the FY09-14 Capital Budget. Construction for this community center is scheduled to begin in late FY09.

This project provides for the design and construction of a 33,000 net square foot community recreation center. This facility includes a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, computer lab, multi-use athletic court, and storage space. The exterior amenities include a playing field large enough to accommodate U-10 and above soccer matches, two multi-purpose courts, a skate spot, two playgrounds with play equipment, and on-site parking. The Montgomery County Department of Recreation intends to operate and maintain the facilities at the White Oak Community Recreation Center, 1700 April Lane, in essentially the same fashion as other centers developed and operated on Park property in the past. Unless otherwise specified, the County will be responsible for the upkeep of all improvements within the limits of disturbance of the project.

The 2005 PROS Plan indicated that the County has a large shortage of large rectangular fields. Locating the playing field and other recreation facilities by April Lane and closest to the surrounding community will allow this field and the other outdoor amenities to be used by the community like a neighborhood park.

DESIGN PROCESS

During FY08, a design team including the MC Department of Recreation, MC Department of General Services, East County Regional Services Center, MNCPPC Planning and Park staff and the architectural consulting firm Grimm + Parker Architects Inc, and their sub-consultants, was formed to design and prepare the approved design for construction. This team looked at a number of design options during the Conceptual Design Phase. After careful review of the site, it was determined that only a small portion of the entire property would be available for development due to environmental challenges. Out of a total of approximately 42.94 acres, the final design scheme will develop approximately 9.23 acres of this site which includes the Limits of Disturbance (LOD) for all construction. The LOD for the site includes areas that will be disturbed for installation of a sanitary sewer and stormwater outfall, which will penetrate the stream valley buffer zone on-site, to attach to a WSSC main and a stream located below the developed site.

Royce Hanson
August 11, 2008
Page 3

Prior to submission of the current plan, there has been a great deal of discussion between M-NCPPC staff and County staff about the location of the playing field and the building. Many options were reviewed. There is no perfect design, just a balancing of needs, costs and schedule, and compromising of competing interests. While it is possible for the building and fields to be located as proposed by either MNCPPC or MC staff (two different locations emerged as candidates), it is the County's final judgment that placing the field along April Lane and the building in the back of the site represents the better design for meeting needs/programs, cost, and schedule. Therefore, the submitted project locates the playing field along April Lane and locates the Recreation Center at the back of the site. This option was selected because in the design team's judgment the selected location of features provides the least long-term intrusion into the stream valley buffer; and greatest visibility of the playing field to the local community. It also allows the playing fields to be as close as possible to the surrounding neighborhood for use as a community park. The submitted design allows the building to meet the full Program of Requirements for the building; reduces the need for multiple underground crossings of the national fiber optic line which bi-sects the site; and allows the location of the underground wells for the building's geothermal HVAC system to be located directly adjacent to the building without crossing under the national fiber optic line. The playing field will encroach into the stream valley buffer, but will be replacing existing construction debris that is located on the site currently.

The design process incorporated community input from the East County Citizens Advisory Board and residents from the Saddle Creek community, Valley Stream Estates, Calverton community, Colesville Civic Association, Hillandale community, Gatestone HOA, White Oak Master Plan Committee and Fairview Estates. The design team met with the community as a whole two times and with Gatestone Home Owner's Association (HOA) by request, one time.

Due to the County's commitment to protect the environment, the project is at this time designed to meet the number of points required to achieve the USGBC's LEED Silver rating. As part of any design performed by the County, in the context of developing an environmentally sustainable project, the County considers Photo Voltaic (PV), organic vegetated covered roofing systems, and highly insulated highly reflective roofing systems for the building. When making the judgment as to what system or systems should be used, the County considers user department program, sustainability application for LEED certification, cost, and the County's ability to operate and maintain various systems. For this project, the highly insulated highly reflective roofing system has been selected as being the best option for the building. A vegetated roof had been on the list of mitigation possibilities provided to the project team by MNCPPC Planning staff, but will not be provided as part of this project. However, MNCPPC Planning staff provided a number of other mitigation options for consideration, which the design does provide, including the use of porous pavement, grass channels, and bio-retention areas.

Montgomery County's research and preparation for this submittal included a traffic analysis. The final report discusses the protocol and analysis performed to meet the LATR and PAMR Guidelines.

Royce Hanson
August 11, 2008
Page 4

This Mandatory Referral Package provides the required information to clearly describe the proposed site design and decisions for White Oak CRC as made by the Montgomery County design team. The team is available to discuss any concerns that might remain, and to answer any questions. Please contact Jan Wilson, project manager at 240-777-6058, if you have any questions or concerns.

DED:lg

cc: Tanya Schmieler, Park Planning Supervisor
Jeffery Bourne, Division Chief, MC REC-Community Services Division
Charles Crisostomo, Assistant Director, East County Regional Services
Rick Morrison, Principal, Grimm + Parker Architects
James Stiles, Acting Chief, DBDC, DGS
Don Scheuerman, Acting Section Chief, Project Management, DBDC, DGS
Suresh Patel, Team Leader, Project Management, DBDC, DGS
Jan Wilson, Senior Architect, Project Management, DBDC, DGS

Project Narrative

Project Overview

Introduction

This project is for the new White Oak Community Recreation Center facility in the Colesville area of Silver Spring, Maryland. The 33,000 nsf (approx. 50,000gsf) building is located between April Lane (to the North), the Pine Hill Subdivision (to the west), Regent Manor Court (to the south), and the Paint Branch (to the east). The site comprises 13+ parcels owned by Montgomery County and M-NCPPC and totals approximately 43 +/- acres. The project includes typical elements such as a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, conference room, offices, lobby, rest rooms, storage space, etc. The facilities included in the site development include a multipurpose ballfield, courts/game areas, playgrounds, parking and roadways, etc.

Location

The site is situated along April Lane just off Columbia Pike (US Route 29) in Montgomery County, Maryland. The total site area is 43 +/- acres, but the usable area to the north of the unnamed tributary to the Paint Branch is approx. 10.5 +/- acres. The area to the south of the tributary will not be used as part of this building campaign; the property is too physically-separated from the northern area and too difficult to access to be usable. The zoning for a majority of the property is R-90, there is a portion of the property in the middle of the project (which doesn't touch any streets) that is zoned RE-1. Assuming that this property will probably not be used, the R-90 zone requirements will be used. The setbacks are as follows for the building: Front - 30', Side - 8', Sum of both sides - 25', and Rear - 25'. The site fronts on April Lane and is bounded on the south side by the unnamed tributary and more multi-family residential, on the west by residential properties and on the east by the Paint Branch. There are existing houses on site that will be removed and two properties (both M-NCPPC-owned and leased to individuals) that will be avoided. The Life Estate Property (to the west) is leased by M-NCPPC and this property is not permanently affected by the site development. The Long-Term Lease Property (to the east) is available after December 31, 2008, and the site development will not disturb this property.

Topography and Natural Resources

There is an unnamed tributary of the Paint Branch that runs through the middle of the site. There is also an incised channel flowing from the fill area on April Lane that has been classified as intermittent by M-NCPPC and has an associated buffer. This buffer, as well as all buffers, have been reviewed and approved by M-NCPPC as part of the NRI/FSD. The site slopes rather steeply towards this tributary with slopes in excess of 25%. There are more level (5%+/- slope) areas on the north side of the site. A majority of the site is wooded. Highly erodible soils are also present on the site. The only clear areas are areas on the north side of the stream adjacent to April Lane and the areas directly adjacent to the two homes on-site. The two homes are situated on a Life Estate Property

and a Long Term Lease Property, respectively. The views to the south stream buffer and to the east towards the Paint Branch are assets and will be highlighted from the building.

Based on the size of the site and the limited forest that will be permitted to the cleared (due to stream buffers), off-site forest conservation will not likely be required. There are some specimen trees on-site, but no County or State champion trees. The NRI/FSD was approved by M-NCPPC during this Schematic Design Phase.

Sidewalks and Trails, Parking and Traffic

Pedestrian access will be aided on site with new sidewalks connecting to the existing sidewalk along April Lane. A pervious path just south of the multipurpose ballfield will connect the eastern and western portions of the site.

The site is within ¼ mile of a stop for three public bus lines: Metrobus Z2, Metrobus Z6, and Montgomery County Transit Ride-On 10. Commuting via bike, public transportation, or walking will be encouraged. Two bike racks will be located at the front entrance of the building and preferred parking will be set aside for commuters and staff driving hybrid vehicles. Proper way-finding, signage, and pedestrian safety measures will be taken. An illuminated site sign will be located at the entrance from April Lane and the building's entrance will be visible from the driving entrance.

Two paved driveways will be provided from April Lane to service the building, multipurpose court, play area, and ball field. Connection to the existing access lane to the existing estate properties will be made through the proposed parking lot. Parking will be provided for approximately 154 vehicles on-site. Appropriate green space, lighting, handicap parking and a minimum building loading area are planned. Portions of the parking spaces are being considered for a pervious paving system. A copy of the traffic study is included in this Mandatory Referral Submission.

Conformance with Master Plan

The new White Oak Community Recreation Center Plan is in conformance with the County's General Plan, the Montgomery County Recreation Facility Development Plan (2005 Update), the 2005 PROS Plan (Land Preservation, Parks and Recreation Plan for Montgomery County), and the 1997 White Oak Master Plan.

Funding

100% of the funding source for this project will be from Montgomery County.

Hours of Operation

The projected hours of operation are as follows:

M-F: 9am – 9pm
Sat: 9am – 6pm
Sun: 11am – 6pm

The new recreation center is exempt from the Montgomery County's Noise Ordinance, Section 31(b) of the County Code, and is not affected by the Montgomery County Department of Park and Planning Noise Guidelines. Further clarification regarding this item is included in the Correspondence section of this narrative.

Environmental and LEED Overview

LEED Status

This project has been mandated to be environmentally friendly and third party reviewed and certified using the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) criteria. This idea of creating a “green” building is proven not only to be sensitive to the environment, but also have long term financial benefits. Several design decisions will be considered to take advantage of the local environment. Glare-reducing strategies such as vertical sun-shading devices (“fins”), deep horizontal window mullions, and transparent roller shades will be used. The primary design intent is to highlight views to the surrounding stream buffer and forest.

Strategies include recycling construction waste, specifying local, recycled, and low-emitting materials, designing with Cool Roof systems including light colored metal and Energy-Star compliant roof systems, encouraging alternative commuting methods and paving some parking areas with pervious materials. The goal is Silver level certification. Although only 33 points are required for Silver level, the team will pursue additional points in case all of the points are not achieved.

Energy Efficiency and Indoor Environmental Quality

- Geothermal heat pumps will be used in conjunction with 100% outside air (ventilation) heat recovery units. Below the frost line, the earth's temperature is relatively constant. This ground source system operates by moving heat away from or towards the earth, using the earth as the loop's heat sink so that no fossil fuels are burned. This approach utilizes an inexhaustible source of renewable energy. Many smaller heat pumps are used throughout the building, giving staff more control for his or her space, leading to greater comfort and satisfaction.
- Temperature is controlled and monitored with the use of sensors throughout the building. Systems are controlled with an energy management system.

- 100% pre-conditioned outdoor air will be provided to individual spaces to support the health, safety, and comfort of the staff and users of the recreation center.
- Smoking is not allowed in the recreation center.

Building Envelope

- Large windows provide views of the outdoors while also allowing for natural daylighting. Daylight will be controlled on the east and west elevations with large vertical fins on the building and deep horizontal mullion caps on the window system.
- All normally occupied rooms have views to the exterior.
- High-performance, double-glazed, “Low-E” windows with thermal breaks to control solar loads. Low-energy glass is insulated and tinted to filter heat and UV rays from the sun and maximizes the amount of useable natural light to enter the building.
- Efficient building envelope: roof assembly designed to have an r-value of R-21 and exterior wall assembly designed to R-13. R-value is a measure of the capacity of a material to impede heat flow, with increasing values indicating a greater capacity.

Lighting and Power

- The lighting system will be designed to be efficient and appropriate for each type of space. T-5 lamps will be utilized wherever possible for energy savings.
- Dimming in the social hall and multiple switching in other spaces has been incorporated to allow various lighting levels, thus allowing the reduction of energy use when full lighting levels are not necessary.

Siting and Building Orientation

- The recreation center is situated to preserve the natural landscape as much as possible. The surrounding stream buffer has been avoided as much as possible. The building’s two-story massing has a very compact footprint. The parking lot has been reduced in size to mitigate the amount of impervious area. Pervious paving for certain parking areas as well as pervious path materials will be used on site. Recycled rubber play surfacing bonded over crushed sub-material will create pervious play areas on two portions of the site. Bio-filtration areas and grass channels will be used as well. A mitigation plan has been included in the Drawing portion of this submission for further clarification.
- Alternative transportation to the recreation center will be encouraged by providing reserved parking close to the entrance of the building for carpooling and hybrid vehicles. Also, bike racks will be provided near the entrance.
- Building orientation is not ideal for natural daylighting. Large vertical fins, broad roof overhangs, deep mullions on windows will all contribute to the shading strategy for the east and west-facing glazing.

- Shade trees will be planted strategically to shade paved surfaces and building facades as much as possible to reduce “heat island effects,” which contribute to higher summer temperatures. Heat island effects can result in increased cooling loads, which require larger HVAC equipment and energy for building operations. These effects can be mitigated through the application of shading and the use of materials that reflect the sun’s heat instead of absorbing it.
- An approved erosion control plan will be implemented during construction to prevent the loss of soil during construction by stormwater runoff and/or wind erosion and minimize polluting the air with dust and particulate matter.

Water Conservation

- Plumbing systems that minimize the use of water include dual-flush toilets, waterless urinals, low-flow showerheads and consideration for sensor-activated lavatory faucets.
- Native and drought-resistant plants that reduce the need for an irrigation system or extensive watering have been specified, where appropriate, in areas around the building perimeter.

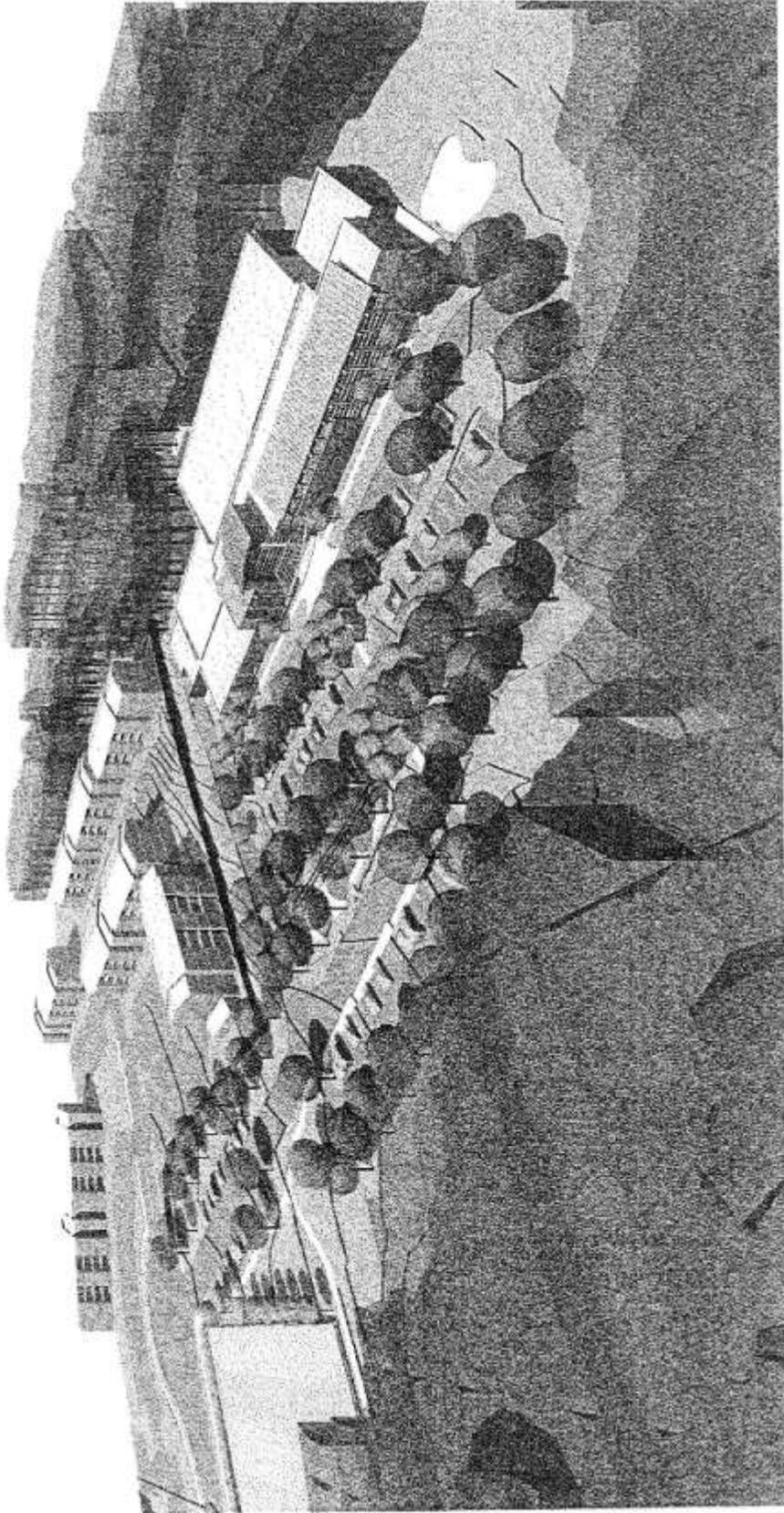
Conservation of Materials and Resources

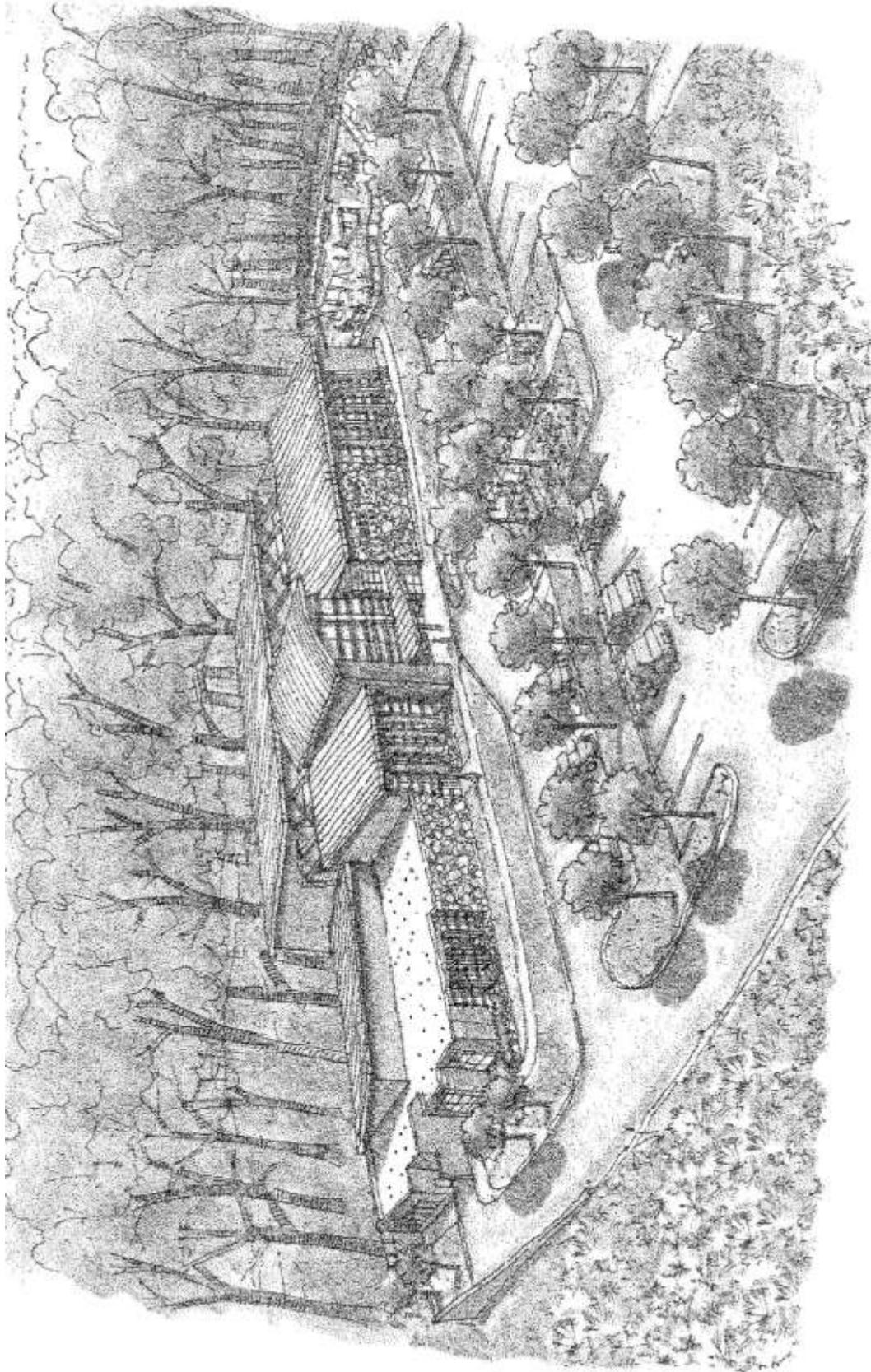
- Many locally manufactured building materials will be used on this project. The standard definition of this is a 500 mile radius from the project site. In our location we can achieve a significant amount of this without significantly increasing cost.
- High-recycled content materials will be specified. All of the steel and most of the concrete in the building contains recycled materials. Most components of the specified carpet and acoustical ceiling panels are recycled.
- An area in the building will be designated for the collection, separation, and storage of materials for recycling.
- The contractor will be required to develop a construction waste management plan to divert most of the construction and land clearing debris from landfill disposal by recycling and/or salvaging the waste.

Interior Finish Considerations

- Low-VOC (volatile organic compounds) paint, carpet and adhesive products have been specified, containing little or none of the dangerous chemicals commonly found in these materials.
- Vertical and horizontal blinds allow views to the exterior, but reduce the penetration of heat gain, direct sunlight, and distracting glare to the room’s interior. Consideration for transparent roller shades in appropriate areas to reduce glare from daylight while still allowing views of exterior site.

Massing Studies





WHITE OAK COMMUNITY RECREATION CENTER		
Maryland-National Capital Park and Planning Commission		
Zoning Table		
<u>Site is Zoned R-90</u>		
	<u>Requirement</u>	<u>Proposed Conditions</u>
Main Building from Street	30 feet	434 feet
Side Yard - One Side	8 feet	51 feet
Side Yard - Sum of Both Sides	25 feet	100 feet
Rear Yard	25 feet	195 feet
Max. Building Height	2.5 stories or 35' to peak	46'
Maximum Coverage	30%	7.90%
Required Parking Spaces	126 (Section 59-E-3.7 of Montgomery County Zoning)	154



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: WHITE OAK RECREATION CENTER Preliminary Plan Number: 1- N/A

Street Name: APRIL LANE Master Plan Road Classification: _____

Posted Speed Limit: 35 mph

Street/Driveway #1 (MAIN ENTRANCE) Street/Driveway #2 (PLAY FIELD PARKING)

Sight Distance (feet) OK?
 Right N/A _____
 Left 638 ✓

Sight Distance (feet) OK?
 Right 451 ✓
 Left 486 ✓

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)
Tertiary - 25 mph
Secondary - 30
Business - 30
Primary - 35
Arterial - 40
Major - 50
(55)

Required Sight Distance in Each Direction*
150'
200'
200'
250'
325'
400'
475'
550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]

Signature
26524
 PLS/P.E. MD Reg. No.

29 3/06



Montgomery County Review:	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	_____
Date:	_____

Form Reformatted:
 March, 2000

Apr 15 21 11:01a

Meridian Surveys

301-840-0334

p. 2

Apr 10 08 05:03p

MNCPPC RTC

301-495-1305

p. 1



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARKS AND PLANNING COMMISSION

April 10, 2008

Montgomery County DPW&T
101 Monroe Street
Rockville, MD 20850
Attn: Jan Wilson

Dear Montgomery County DPW&T:

This letter is to inform you that Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) Plan 420081570, White Oak Recreation Center, is approved. A forest conservation plan can now be submitted to the Development Review Division in conjunction with any application to which it a necessary component, or directly to Environmental Planning staff if not associated with an application before the Planning Board.

Since the property is subject to the Montgomery County Forest Conservation law there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a final forest conservation plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact Amy Lindsey at (301)495-2189 or amy.lindsey@mncppc-mc.org.

Sincerely,

Amy Lindsey, Environmental Planner

Cc: 420081570
Mike Norton, (301)216-9649



Patrick East Business Center
97 Monocacy Boulevard, Unit H
Frederick, Maryland 21701

TEL 301 662 4408
FAX 301 662 7484

www.ADTEKengineers.com

July 30, 2008

Attn: Amy Upton

Re: White Oak CRC Sanitary Sewer Location
ADTEK Engineers Job No. 0740.0600

Amy,

We have researched the three sanitary sewer service connection options for the White Oak CRC and the following is our recommendation. We have attached a PDF of the service connection options labeled MH #117, MH #13 and MH #10 to indicate the physical locations of the connections.

MH #117 Option

This option would require the installation of a sanitary pump station and sanitary forcemain line to pump sewage from the CRC uphill to an existing sanitary sewer line connection (i.e. MH#117) located on the opposite side of April Lane. We do not recommend this option because of the lack of a gravity fed sanitary sewer system, the long term maintenance of the sanitary pump station and the necessity of avoiding existing water and stormwater lines in April Lane during the installation of the sanitary forcemain. Lastly, this option will require the acquisition of off-site property or an easement.

MH #13 Option

This option would require the installation of gravity fed sanitary sewer line to an existing sanitary sewer line connection (i.e. MH #13) that is located on the White Oak CRC side of the stream. We do not recommend this option because of site accessibility issues (extended steep slopes towards the back of the property), the disturbance of ground that would otherwise remain undisturbed in the currently proposed plan, a greater number of trees would be removed than in either of the other two options, and a larger amount of sanitary pipe length and number of manholes would be used in this option than in the MH #10 option.

MH #10 Option

This option is currently shown on the White Oak CRC Site Plan. It would require the installation of gravity fed sanitary sewer line to an existing sanitary sewer line connection (i.e. MH #10) that is located on the opposite side of the stream from the White Oak CRC. We recommend this option because it disturbs less ground and removes less trees than the MH #13 option, it uses less sanitary pipe length and number of manholes than the MH #13 option and the accessibility to the steep portions of the site is minimized. A stream crossing is required for this option; however, preliminary discussions with WSSC and MDE indicate that this will not be an issue.



Patrick East Business Center
97 Monocacy Boulevard, Unit H
Frederick, Maryland 21701

TEL 301 662 4408
FAX 301 662 7484

www.ADTEKengineers.com

We believe that this letter will address your questions regarding the sanitary sewer connection options concerning the White Oak CRC site. If you should have any questions, please do not hesitate to contact us.

Thank you,

Shawn Benjaminson, P.E. ADTEK, Inc.

cc: Teresa Wright, P.E. ADTEK, Inc.
 Todd Reynolds, ADTEK, Inc.

White Oak Recreation Center Mandatory Referral - 08904-DGS-1



Amy Upton

From: Robinson, Peggy [pRobins1@wsscwater.com]
Sent: Friday, July 25, 2008 1:22 PM
To: Todd Reynolds
Cc: Shawn Benjaminson; Teresa Wright; Amy Upton; Tapia, Luis; James, Edward
Subject: RE: White Oak Community Recreation Center

Mr. Reynolds,

Thank you for your inquiry. Mr. Ed James, WSSC Regulatory Services Plan Review Coordinator, has reviewed your submittal and determined that based on the information provided all three options seem to be acceptable as long as the option selected results in a gravity sewer connection.

Mr. Luis Tapia, Acting Permit Services Unit Coordinator also reviewed your submittal and advises that:

- All three sewer connection options will required an applicant built permit (\$1500.00)
- Possible private easements may be required as two existing mains are located on private property.
- Depending on the size of the connection, a site utility submittal will be required.

Peg Robinson
Acting Group Leader
Development Services
Phone: (301) 206-8610

From: Todd Reynolds [mailto:treynolds@adtekengineers.com]
Sent: Wednesday, July 23, 2008 10:08 AM
To: Robinson, Peggy
Cc: Shawn Benjaminson; Teresa Wright; Amy Upton
Subject: White Oak Community Recreation Center

Ms. Robinson,

I am writing in regards to a proposed plan for White Oak Community Recreation Center in Silver Spring, MD. Please find attached a PDF of the current site plan for the recreation center. Currently, the plan shows a proposed sanitary sewer connection at WSSC Contract #621034 (MH# 13, Plan MH# 49534) including a stream crossing. After a Montgomery County DRC meeting on 7/14/08, we have been asked to investigate two other alternatives. These possible connection points are shown on the PDF as WSSC contract #621034 (MH#10, Plan MH# 49531) and WSSC contract #804649L (MH# 117, Plan MH # 9). The reference address we have been using for this project is 1700 April Lane, Silver Spring, MD, 20904. We would appreciate your comments. Please contact us with any questions you may have.

Thank you,

Todd Reynolds
Civil Project Engineer



Providing Civil, Structural, Specialty Engineering and Landscape Architecture Services
Serving Clients Nationwide from Offices in Virginia, Maryland, Delaware and Michigan

7/29/2008

Amy Upton

From: Federline, Steve [Steve.Federline@mncppc-mc.org]
Sent: Monday, August 04, 2008 3:52 PM
To: Schmieler, Tanya
Cc: Amy Upton
Subject: RE: White Oak CRC Mandatory Referral Item # 1b and 13

In response to your two requests, I offer the following:

- 1) The MNCPPC Noise Guidelines (1983) protect noise-sensitive land uses from the effects of excessive noise (usually transportation-related noise from roadways, transit/train, and airports). The active recreation activities at the Recreation Center are noise-tolerant uses, and would be recommended as appropriate in major noise-impacted areas (e.g., ballfields or golf courses along the Beltway). The sound levels are likely low around the proposed center; thus, no noise impacts on this proposed use.
- 2) The County Noise Ordinance (Chapter 31B of the County Code enforced by the County Department of Environmental Protection (DEP)) provides specific noise limits for noise crossing from one property to another. Noise from emergency operations are exempt, as well as noise emanating from within public ROW's.

Of note to this application is that all sound not electronically amplified from public gatherings for athletic contests between 7 AM and 11 PM is EXEMPT from the noise ordinance requirements.

In summary, operation of the White Oak Recreation Center between the hours of 7 AM and 11 PM is EXEMPT from the Noise Ordinance, and not affected by the MNCPPC Noise Guidelines.

Steve Federline, Supervisor
Environmental Input to Development Review
MNCPPC Countywide Planning
phone 301.495.4550 fax 301.495.1303
email: steve.federline@mncppc-mc.org
www.montgomeryplanning.org

From: Schmieler, Tanya
Sent: Monday, August 04, 2008 11:30 AM
To: Federline, Steve
Cc: Amy Upton
Subject: FW: White Oak CRC Mandatory Referral Item # 1b and 13

Steve, Item 13 in the Mandatory Referral checklist refers to the Park and Planning Noise Guidelines. Can you forward a copy please and any information on how they would relate to the proposed White Oak Recreation Center- which will not be very noisy, except for occasional cheers from the ballfield users.

Thanks,
Tanya

From: Amy Upton [mailto:auputon@gparch.com]
Sent: Friday, August 01, 2008 4:08 PM
To: Schmieler, Tanya; Ma, Michael
Cc: Wilson, Jan; suresh.patel@montgomerycountymd.gov; Jeffrey.Bourne@montgomerycountymd.gov; Rick Morrison; William Kaarid
Subject: White Oak CRC Mandatory Referral Item # 1b and 13

8/4/2008

Tanya

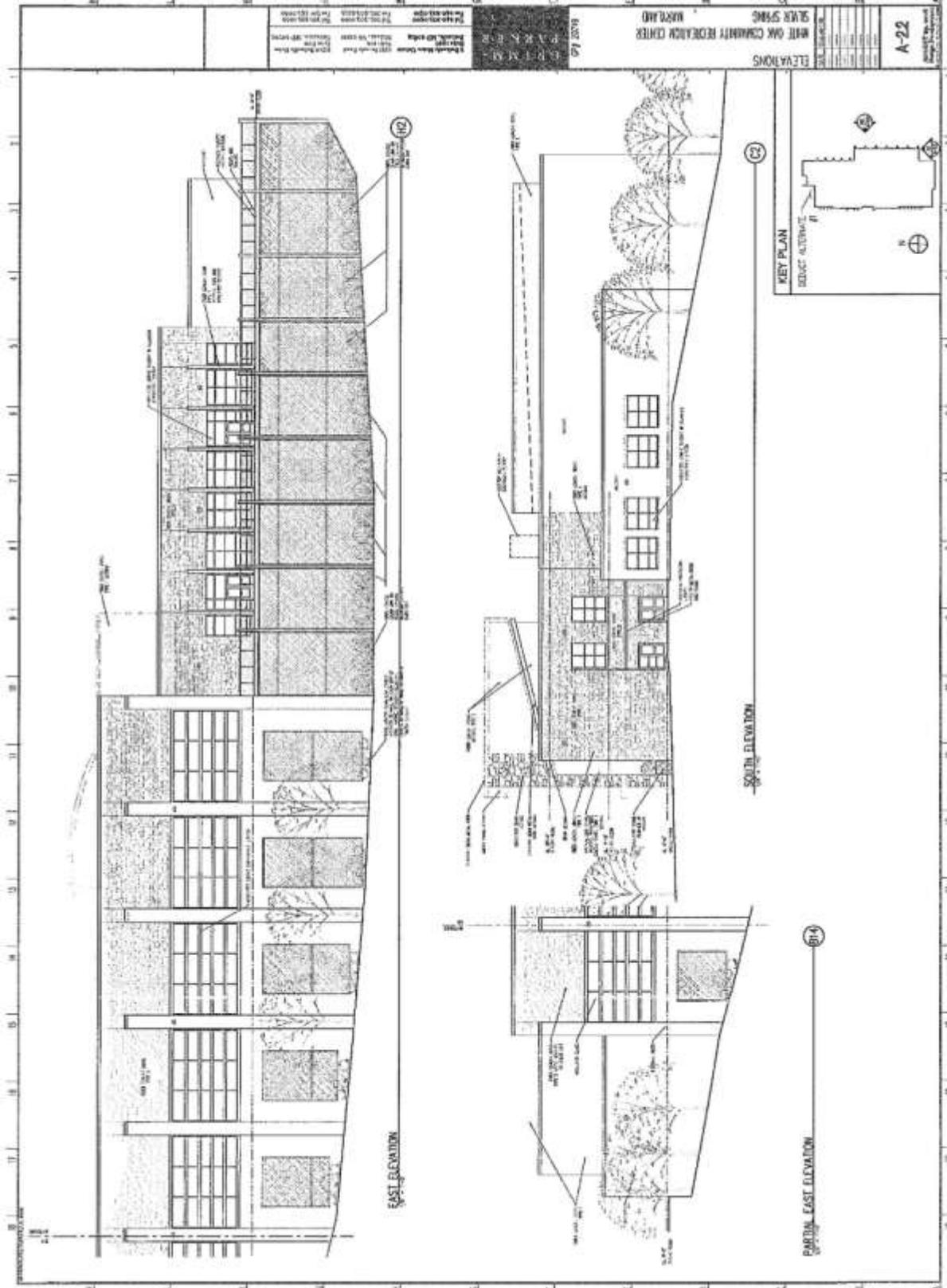
Michael Ma suggested that you could help us with the verbiage for our Mandatory Referral submission in regards to the project's conformance with the Master Plan. Refer to Item 1b on page 2 of the Mandatory Referral checklist. We believe we are in conformance, but can't say much more than that without more information about the actual master plan.

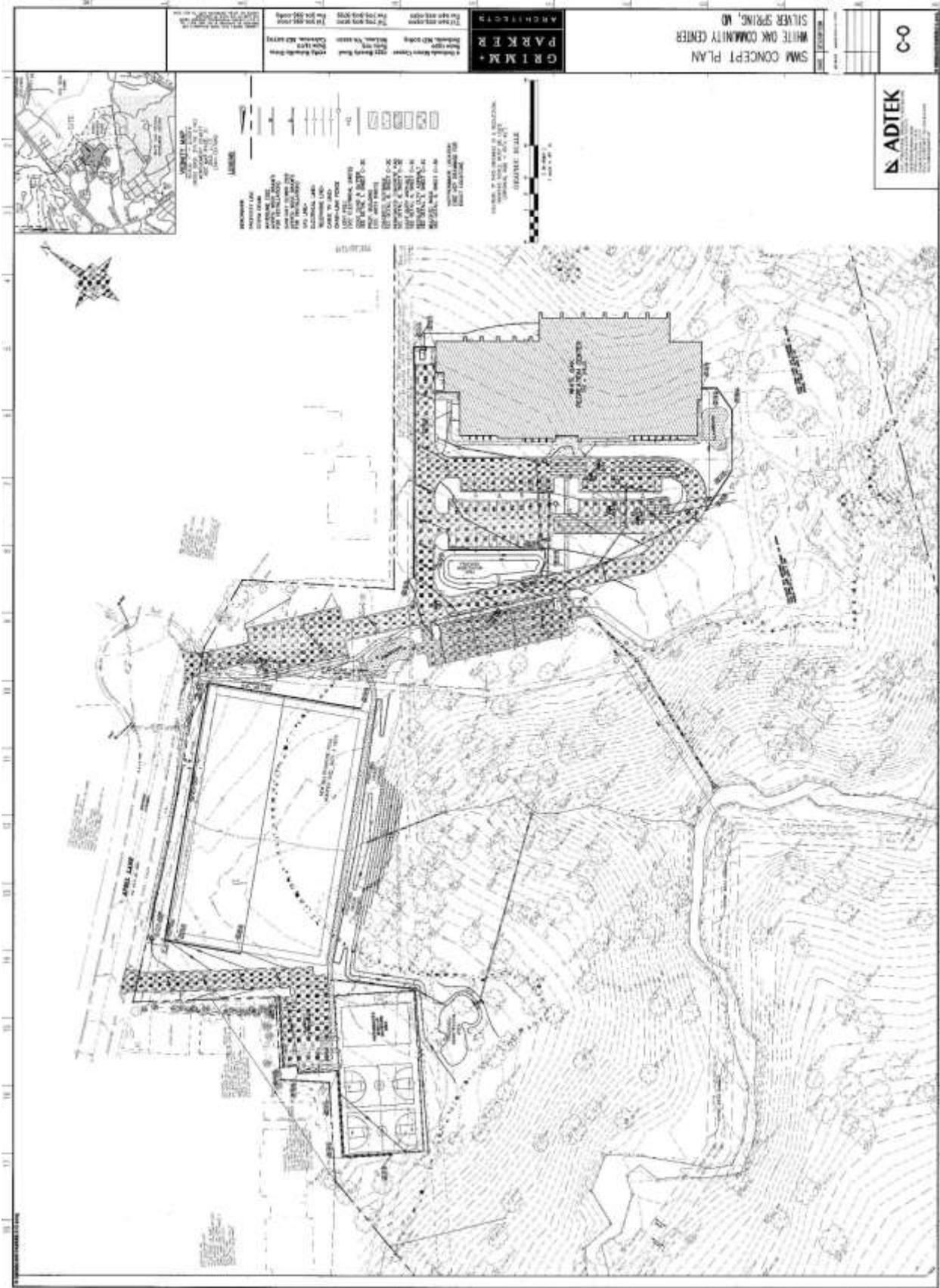
Also, could you help me by pointing me in the direction of the Montgomery County Department of Park and Planning Noise Guidelines? It's Item 13 in the Mandatory Referral checklist and I can't seem to find a copy on the internet. The only reference takes me back to the Mandatory Referral list.

Thanks,
Amy

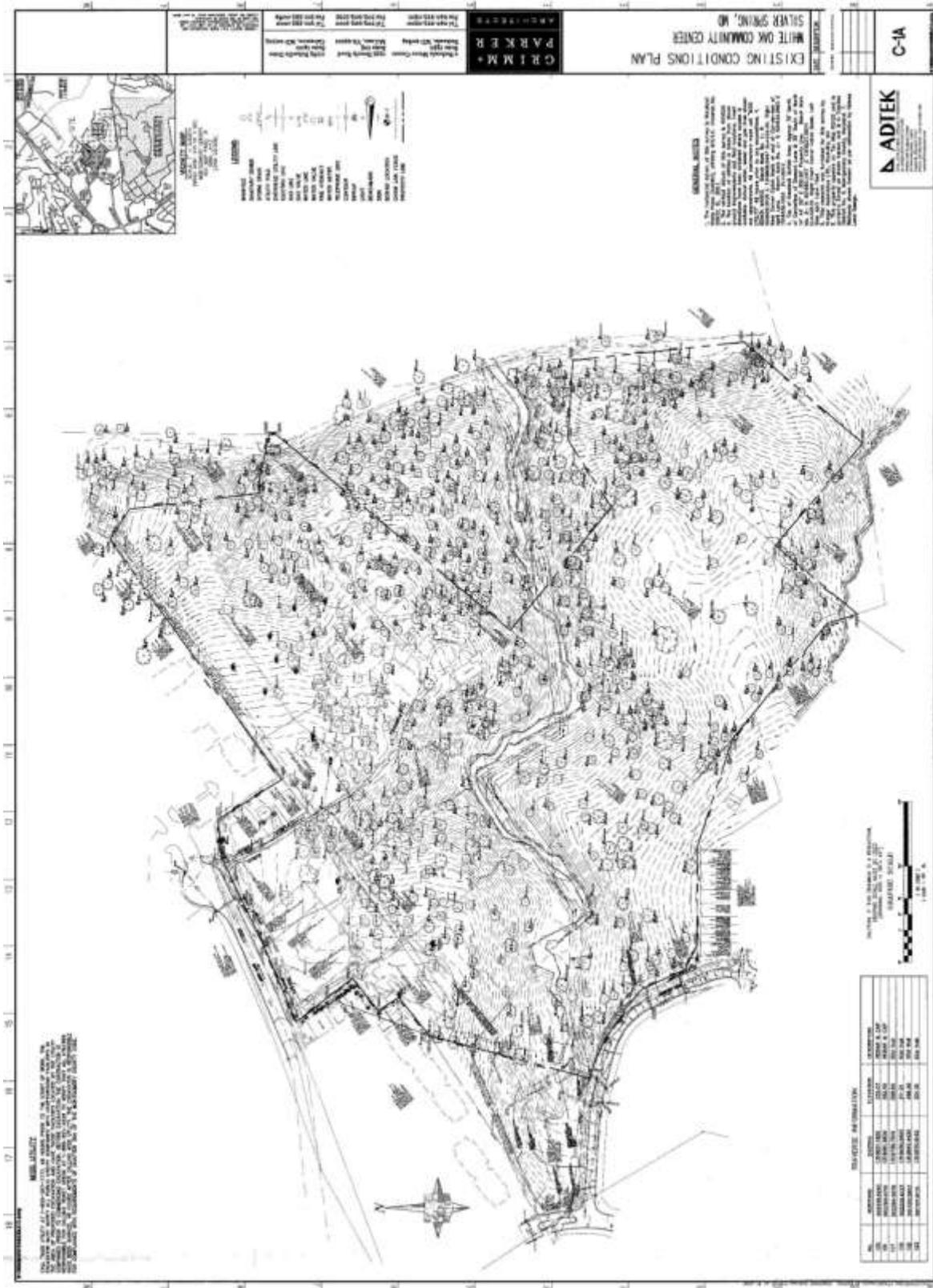
Amy Upton, LEED® AP
Associate
Grimm + Parker Architects
ph: 240.223.0487
fax: 240.223.0510

 Please consider the environment before printing this e-mail.





White Oak Recreation Center Mandatory Referral - 08904-DGS-1



Attachment 7 - Covering memorandum for Mandatory Referral Re-Submission package (October 24, 2008)



October 24, 2008

Tanya Schmieler
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

RE: White Oak Community Recreation Center
Mandatory Referral Partial Resubmission Package

This package contains the necessary information for partial resubmission to our Mandatory Referral Application. These sheets/transmittals and applications are supplemental to the original MR Application, submitted by Jan Wilson, MC DGS in August, 2008. Enclosed in this package you will find the following:

Documents:

- 1-2 Cover Letter
- 3 Letter of Transmittal from Adtek Engineers to DPS dated 10.15.08 for SWM Concept Re-Submittal)
- 4 Revised Application for SWM Concept
- 5 Letter of Transmittal from Adtek Engineers to M-NCPPC (c/o Amy Lindsey) dated 10.17.08 for Overall Grading and SWM Plan
- 6-7 SWM Concept Summary
- 8 Letter of Transmittal from Hains Norton Land Design to M-NCPPC (c/o Amy Lindsey) for revised Forest Conservation and Landscape Plans

Drawings (under separate cover and dated 10.17.08/Revision):

- Overall Grading and SWM Plan
- C-4A Grading and SWM Plan
- C-4B Grading and SWM Plan
- L-1 Landscape Plan
- L-2 Landscape Plan
- L-3 Landscape Notes and Details
- F-1 Preliminary Forest Conservation Plan
- F-2 Preliminary Forest Conservation Plan
- F-3 Preliminary Forest Conservation Plan
- MS-0.1 Mechanical Site Plan
- E-0.2 Electrical Site Plan - Building
- E-0.2A Photometric Plan - Building

Mandatory Referral Partial Re-Submission for White Oak CRC

October 24, 2008

Page 2

The attached plans reflect the following revisions to address M-NCPPC preliminary Mandatory Referral comments:

- Increased the efficiency of the main parking lot by double-loading the drive lane and omitting the separate parking area.
- Added sidewalk access in north area of parking lot
- Site lighting and landscaping revised as a result of parking lot re-design
- Updated site photometrics
- Changed the main parking lot (parking spaces and drive lanes) from asphalt paving to pervious concrete paving.
- Eliminated the underground swm quality and quantity structures (refer to attached SWM Summary)
- New preliminary layout for ground source wellfield shows all wells to be located to the west of the building under the parking lot
- Adjusted Limits of Disturbance (LOD) to rear of building (north east corner) and pulled away from environmentally-sensitive area.
- Omitted bio-retention area from north parking lot area and added sand filter to south of parking lot in a portion of previously-disturbed Life Estate Property.
- Added vegetative roof to cover over approximately 40% of the building's roof area (the Gym roof and the Social Hall roofs).
- Omitted one portion of playground area near underground utility easement (original design exceeded Program of Requirements).
- Revision and reduction to storm water outfalls as outlined in SWM Summary (attached)
- Moved bio-filter from south of the Multipurpose Courts to the east, added a dry-well to the south edge of the courts and eliminated approx. 20' width of paved area in the courts with the elimination of the access aisle.
- Straightened out the retaining wall at the western parking lot near the property line and pulled the two basketball courts closer to the Skate Spot area for better visibility from drive lane and parking lot.
- The Ballfield retaining wall was revised from a single wall with a low fence/railing to a stepped wall (for seating opportunities) and no fence/railing. The potential for a sloped "bowl" field is still being investigated.
- The Montgomery County DGS department has agreed to include 2 picnic tables in their FFE package for inclusion on the site. Location will be determined as contract documents are developed.

Sincerely,

Amy Upton, Associate
Grimm + Parker Architects

Cc: File
Jan Wilson, MC DGS
Jeff Bourne, MCRD

Attachment 8 - White Oak Community Recreation Center APPROVED Project Development Form in FY09-14 Capital Improvements Program (June 4, 2008)

White Oak Community Recreation Center -- No. 720101

Category: Culture and Recreation
 Agency: Recreation
 Planning Area: Colesville-White Oak
 Relocation Impact: None
 Date Last Modified: January 6, 2006
 Required Adequate Public Facility: NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY05	Total 5 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 5 Years
Planning, Design and Supervision	2,455	15	865	1,573	879	400	182	128	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,172	0	0	4,172	0	1,200	2,100	872	0	0	0
Construction	10,593	1	0	10,592	0	2,825	4,054	3,813	0	0	0
Other	751	0	0	751	0	0	564	587	0	0	0
Total	17,971	17	865	17,068	879	4,526	6,681	5,000	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	17,971	17	865	17,068	879	4,526	6,681	5,000	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				525	0	0	0	175	175	175	0
Energy				192	0	0	0	64	64	64	0
Program Staff				964	0	0	0	328	328	328	0
Program Other				402	0	0	0	134	134	134	0
Offset Revenue				-141	0	0	0	-47	-47	-47	0
Net Impact				1,962	0	0	0	654	654	654	0
Workyears					0.0	0.0	0.0	7.2	7.2	7.2	0.0

DESCRIPTION

This project provides for the design and construction of a 33,000 net square foot community recreation center. This facility includes a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kin room, game room, vending space, conference room, offices, lobby, rest rooms, computer lab, multi-use athletic court, and storage space.

JUSTIFICATION

This facility will serve the communities in the White Oak region included in Planning Areas 32 and 33. This region is a densely populated and ethnically diverse area with a variety of apartments, townhouses, and single-family neighborhoods that have no existing community recreation center facility. The center is projected to serve an area population of over 65,000 people.

Plans and Studies

The Department of Recreation Facility Development Plan (FY97-10) has identified the need for two community centers to serve this region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC recommended development of a facility to serve the Colesville-White Oak planning area. Project preliminary design was completed in the Facility Planning: MCG project in the FY00-01 timeframe, prior to the establishment of this stand-alone project. Pedestrian Safety will be considered during design.

Cost Change

Increase due to escalation of construction cost plus site specific costs.

STATUS

Planning stage.

APPROPRIATION AND EXPENDITURE DATA	
Date FY07 Appropriation	FY (0000)
Initial Cost Estimate	5,118
First Cost Estimate	
Current Scope	FY05 15,902
Last FY's Cost Estimate	15,902
Present Cost Estimate	17,971
Appropriation Request	FY07 15,781
Appropriation Request Est.	FY08 751
Supplemental Appropriation Request	FY08 0
Transfer	0
Cumulative Appropriation	1,428
Expenditures	
Encumbrances	21
Unencumbered Balance	1,406
Partial Closeout Thru	FY04 0
New Partial Closeout	FY05 0

COORDINATION

Department of Public Works and Transportation,
 Division of Capital Development
 Department of Recreation
 Mid-County Regional Services Center:
 M-NCPPC

Special Capital Improvements Project Legislation was adopted by Council on May 28, 2005 (B# No. 15-05)

MAP



Attachment 9 - Letter Montgomery County Planning Board Chairman, Derick Berlage, and Attachments (March 25, 2006)



DEPARTMENT OF RECREATION

Douglas M. Duncan
County Executive

Greg Bayor
Director

March 25, 2006

Mr. Derick Berlage, Chairman
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Berlage:

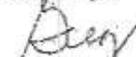
The County is preparing to begin work on the White Oak Community Recreation Center located on Park property at April and Stewart Lanes just east of Route 29 in White Oak. The project includes the center, parking, playgrounds, court games, and several athletic fields. Due to the configuration and topography of the site, it is likely that two separate entrances and parking areas will be needed.

Consultant selection will be the first activity and should be underway as we approach July 1, 2006. Although the County has the approved project and will serve as the developer in this case, fully active participation from your Park Planning/Development sections would be a tremendous help in fostering mutual cooperation and improve the end product for all of our customers.

As we prepare to assemble a project team, I hope that you will consider appointing a staff person to represent the Commission throughout the design development process. I understand that Brenda Iraola, ASLA has been assigned to master planning for this property and she may be the appropriate individual.

Whoever may be assigned, please have them contact Jeffrey A. Bourne, Chief, Division of Community Services at 240-777-6810. We look forward to working together on this project.

Sincerely,


Greg Bayor
Director

GB:kg

cc: Jeff Bourne
Bruce Johnston
Scott Reilly



Office of the Director

White Oak Recreation Center Mandatory Referral - 08904-DGS-1

White Oak Community Recreation Center -- No. 720101

Category Culture and Recreation
 Agency Recreation
 Planning Area Coleridge-White Oak
 Relocation Impact None

Date Last Modified Required Adequate Public Facility

January 6, 2006
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY05	Total 5 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 5 Years
Planning, Design and Supervision	2,455	15	856	1,573	879	400	162	128	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,172	0	0	4,172	0	1,200	2,109	872	0	0	0
Construction	10,593	1	0	10,592	0	2,825	4,054	3,813	0	0	0
Other	751	0	0	751	0	0	364	387	0	0	0
Total	17,971	17	856	17,068	879	4,525	6,581	5,000	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	17,971	17	856	17,068	879	4,525	6,581	5,000	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				525	0	0	0	175	175	175	0
Energy				192	0	0	0	64	64	64	0
Program Staff				954	0	0	0	328	328	328	0
Program Other				402	0	0	0	134	134	134	0
Offset Revenue				-141	0	0	0	-47	-47	-47	0
Net Impact				1,962	0	0	0	654	654	654	0
Workyears					0.0	0.0	0.0	7.2	7.2	7.2	0.0

DESCRIPTION

This project provides for the design and construction of a 33,000 net square foot community recreation center. This facility includes a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kits room, game room, vending space, conference room, offices, lobby, rest rooms, computer lab, multi-use athletic court, and storage space.

JUSTIFICATION

This facility will serve the communities in the White Oak region included in Planning Areas 32 and 33. This region is a densely populated and ethnically diverse area with a variety of apartments, townhouses, and single-family neighborhoods that have no existing community recreation center facility. The center is projected to serve an area population of over 65,000 people.

Plans and Studies

The Department of Recreation Facility Development Plan (FY97-10) has identified the need for two community centers to serve this region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC recommended development of a facility to serve the Coleridge-White Oak planning area. Project preliminary design was completed in the Facility Planning: MCG project in the FY00-01 timeframe, prior to the establishment of this stand-alone project. Pedestrian Safety will be considered during design.

Cost Change

Increase due to escalation of construction cost plus site specific costs.

STATUS

Planning stage.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY	(\$000)
Initial Cost Estimate		8,118
First Cost Estimate		
Current Costs	FY05	15,902
Last FY's Cost Estimate		15,902
Present Cost Estimate		17,971
Appropriation Request	FY07	15,781
Appropriation Request Est.	FY08	751
Supplemental Appropriation Request	FY08	0
Transfer		0
Cumulative Appropriation		1,428
Expenditures		21
Encumbrances		21
Unencumbered Balance		1,406
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0

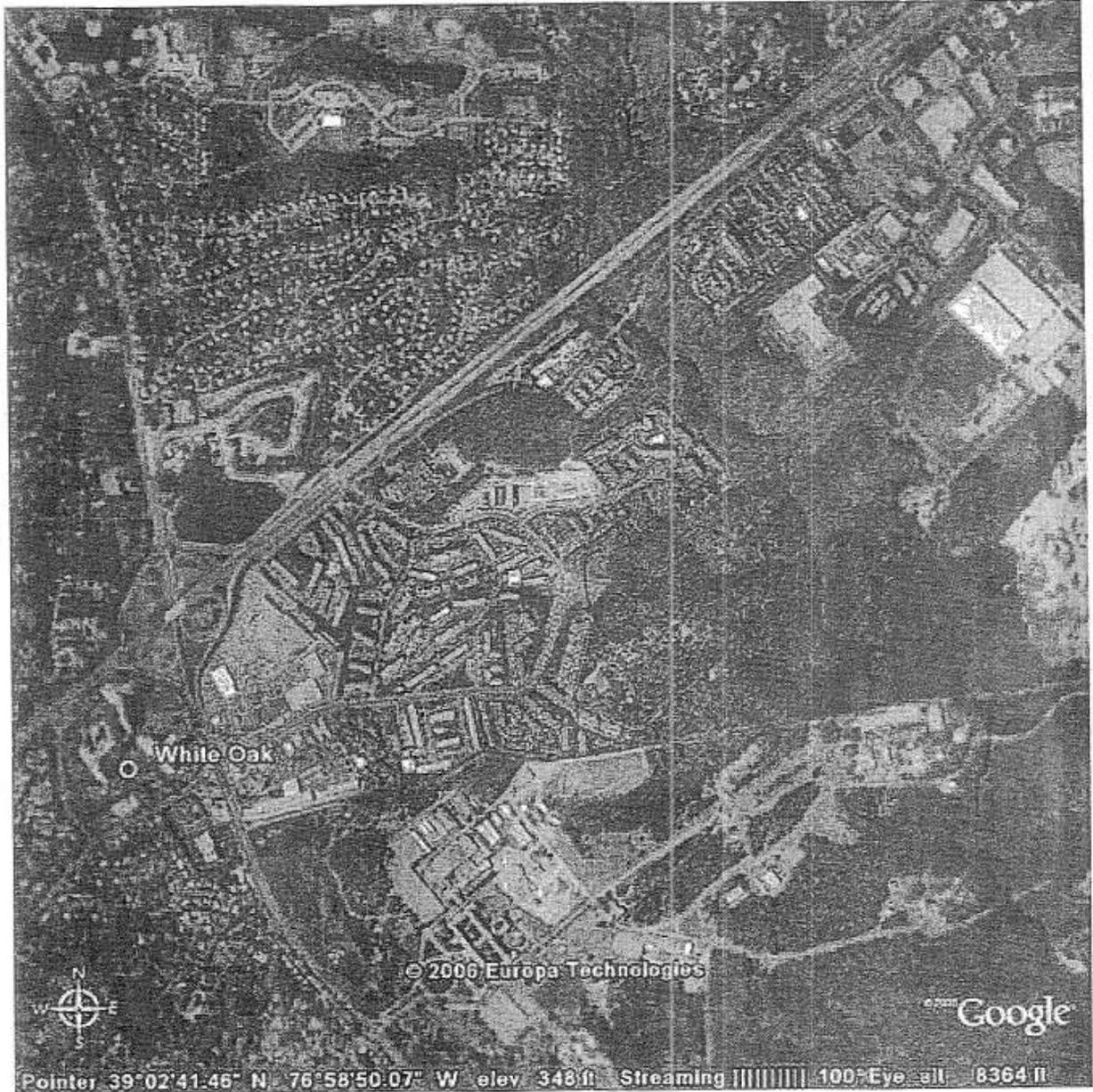
COORDINATION

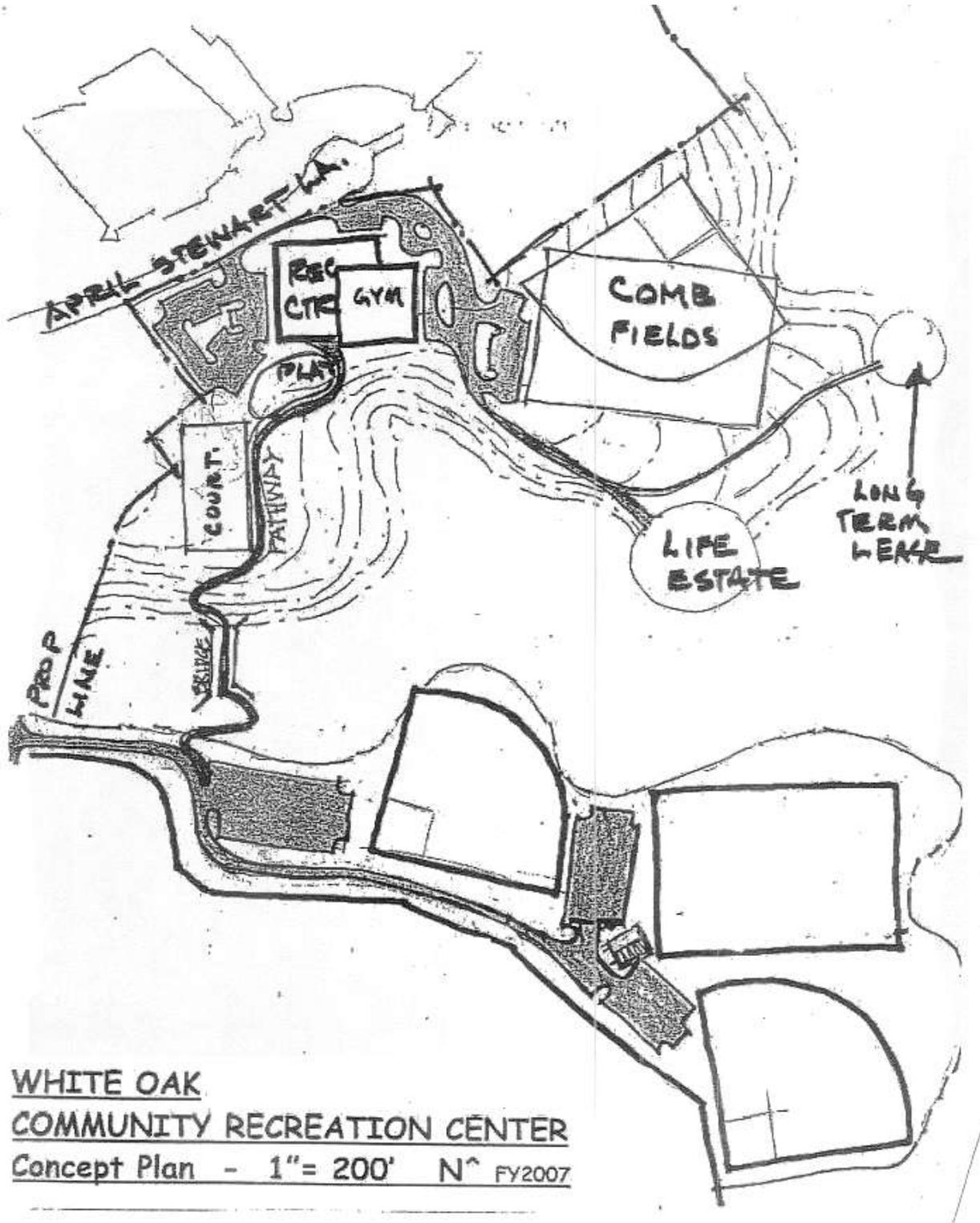
Department of Public Works and Transportation,
 Division of Capital Development
 Department of Recreation
 Mid-County Regional Services Center
 M-NCPPC

Special Capital Improvements Project Legislation was adopted by Council on May 28, 2005 (Bill No. 15-05)

MAP







Attachment 10 - Revised Decision Memorandum (October 28, 2004)



EASTERN MONTGOMERY REGIONAL SERVICES CENTER

Douglas M. Duncan
County Executive

Anise Key Brown
Director

MEMORANDUM

October 28, 2004

TO: Bruce Romer
Chief Administrative Officer

FROM: Anise Key Brown, Director
Eastern Montgomery Regional Services Center

RE: REVISED DECISION MEMORANDUM:
White Oak Community Recreation Center

A handwritten signature in cursive script, appearing to read "Anise Key Brown", written over the printed name in the "FROM:" field.

The purpose of this communication is to submit a revised recommendation for the site selection of the White Oak Community Recreation Center. It is recommended that the Martin Luther King, Jr. Recreation Park no longer be considered as the proposed site for the White Oak Community Recreation Facility and that this site instead be replaced by April -Stewart Lane Park as the preferred choice.

BACKGROUND: The Department of Recreation Facility Plan (FY 1997-2010) identified the need for a community Center in the southern most part of the eastern region known as White Oak to serve a heavily dense, diverse and youth oriented population. This new facility will serve a population of more than 30,000 residents.

Our original recommendation of the Martin Luther King, Jr. was based on two main considerations; cost and the synergy to the existing Aquatics Center and the newly opened Outdoor Swim Center. The cost factor weighed most heavily because at the time, the County was beset by severe financial constraints. We considered the fact that the MLK, Jr. property is owned by the County and therefore significant funds would not have to be expended for purchase of land. One of the downsides however was the proximity of location from the existing community which had a greater need for a recreation center to be located within walking distance of the area residents.



-2-

Page Two
White Oak

ANALYSIS: However, after more than a year of additional study and review at the Council's request and an allocation of \$50,000 the April-Stewart Lane Park site has emerged as the better site to build this new facility. This conclusion was based on the following rationale:

- 1) The land is owned by the County and therefore could be obtained through a negotiated land acquisition transfer from Maryland National Capital Park and Planning Commission at no cost;
- 2) It is keeping within the Master Plan for a recreation facility to be located in the White Oak Community (See Attachment A);
- 3) It serves a greater community need for the population that is in greatest need and is within walking distance. Therefore no special bus routes or transportation enhancements would be required to transport residents to a facility farther away such as the previously proposed MLK facility (see Attachment B);
- 4) All tests reveal that the topography of the land is adequate to build and sustain such a facility including a detailed boring analysis (see attached C). The Department of Recreation had requested a detailed boring analysis to ensure that the County would not have to expend significant dollars preparing the land to build this type of facility.

We do recognize that the facility may not be able to accommodate all of the amenities and programmatic needs specified in the Department of Recreation's larger prototype; however most of the programs could still be accommodated including the focus on seniors programs. We also acknowledge that we may have to make some adjustments as in ball fields and parking; however we are positive that we can be creative in making these adjustments. A re-design and construction of different facility proposals were done for this site by the Department of Public Works Facility Capital Development Design Section. We are confident that necessary adjustments and alternatives can be made without compromising the integrity of the facility requirements and programs.

CONCLUSION and RECOMMENDATION: It is therefore recommended that the April- Stewart Lane site be used for the White Oak Community Recreation Center and that the Martin Luther King, Jr. site be no longer considered. The April-Stewart Lane site addresses our primary concern of providing access to all our residents including the large number of low-income residents who live in the many apartments in the White Oak area. It is also recommended that this facility be placed on a "fast track" time frame to accommodate lost time resulting from further study and to facilitate a community that has already been patiently waiting for this much needed facility.

Page Three
White Oak

Our goal remains the same of responding to a vital community need. There cannot be enough emphasis on the fact that the White Oak Community Center continues to remain an urgent and important priority for the residents of eastern Montgomery County. Thank you for your consideration and support.

Attachments

Coordination:

Date 11/3/04 Concur EB Nonconcur _____ Department of Recreation *Greg Bayne*

Date 11/8/04 Concur EB Nonconcur _____ Office of Management and Budget

Decision:

Approved _____ Disapproved _____ Call/See Me _____ Schedule Briefing

Bruce Romer
Bruce Romer, Chief Administrative Officer

11/17/04
Date