



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

MCPB
Item # 10
9/10/09

August 27, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief – Vision Division *GK*
Sue Edwards, Team Leader/North Central Transit Corridor Team – Vision Division *SE*

FROM: Vanessa N. Francis, Senior Planner (301-495-4509) *VNF*
North Central Transit Corridor Team
Vision Division

SUBJECT: Mandatory Referral #09303-MCDGS-1: Site selection for acquisition of the Webb Tract, Snouffer School Road, I-4 Zone, Gaithersburg Vicinity Master Plan

RECOMMENDATION: APPROVE transmittal of the following comments to the Montgomery County Department of General Services

1. Montgomery County (“the applicant”) is to adhere to the forest conservation requirements under the approved Final Forest Conservation Plan (FFCP) 0120040180 or submit an amendment to the entire FFCP for Airpark North Business Park along with documentation as to why the original forest conservation requirements cannot be met.
2. The applicant should be bound by the existing Adequate Public Facilities (APF) test for the Preliminary Plan No. 120040180, including frontage, local intersection, and off-site improvements. Any future land uses not allowed under the existing APF approval or any uses that generate fewer weekday peak-hour vehicular trips may be re-analyzed for a new APF test including submission of an updated traffic study and Policy Area Mobility Review (PAMR) statement. If this occurs, the applicant should provide any necessary intersection improvements required to satisfy Local Area Transportation Review (LATR) and provide non-automobile transportation improvements to satisfy PAMR.
3. The applicant should implement traffic mitigation actions to encourage car/vanpooling, transit use, and other trip reduction measures for employees working on the site. The traffic mitigation program should be developed and approved by the appropriate parties prior to release of building permits.
4. The applicant should provide inverted-U bike racks in front of the main buildings in weather protected locations and bike lockers within any parking facility. The ultimate number and location should be evaluated during the mandatory referral for the facility to be constructed.

5. The applicant should meet with the all impacted communities in the early stages of facility planning and at regular intervals during design development.
6. The applicant should consult the Shady Grove Implementation Advisory Committee and the Smart Growth Initiative Implementation Advisory Group during facility design.
7. The applicant should respond to the information request transmitted from the Planning Department dated July 13, 2009.

PROJECT DESCRIPTION

Montgomery County proposes to acquire certain parcels within the boundaries of the 1985 *Approved and Adopted Gaithersburg Vicinity Master Plan*, known as the Webb Tract, with a combined total of 127.38 +/- acres of unimproved land. The County intends to acquire the property in two separate transactions, which are described as:

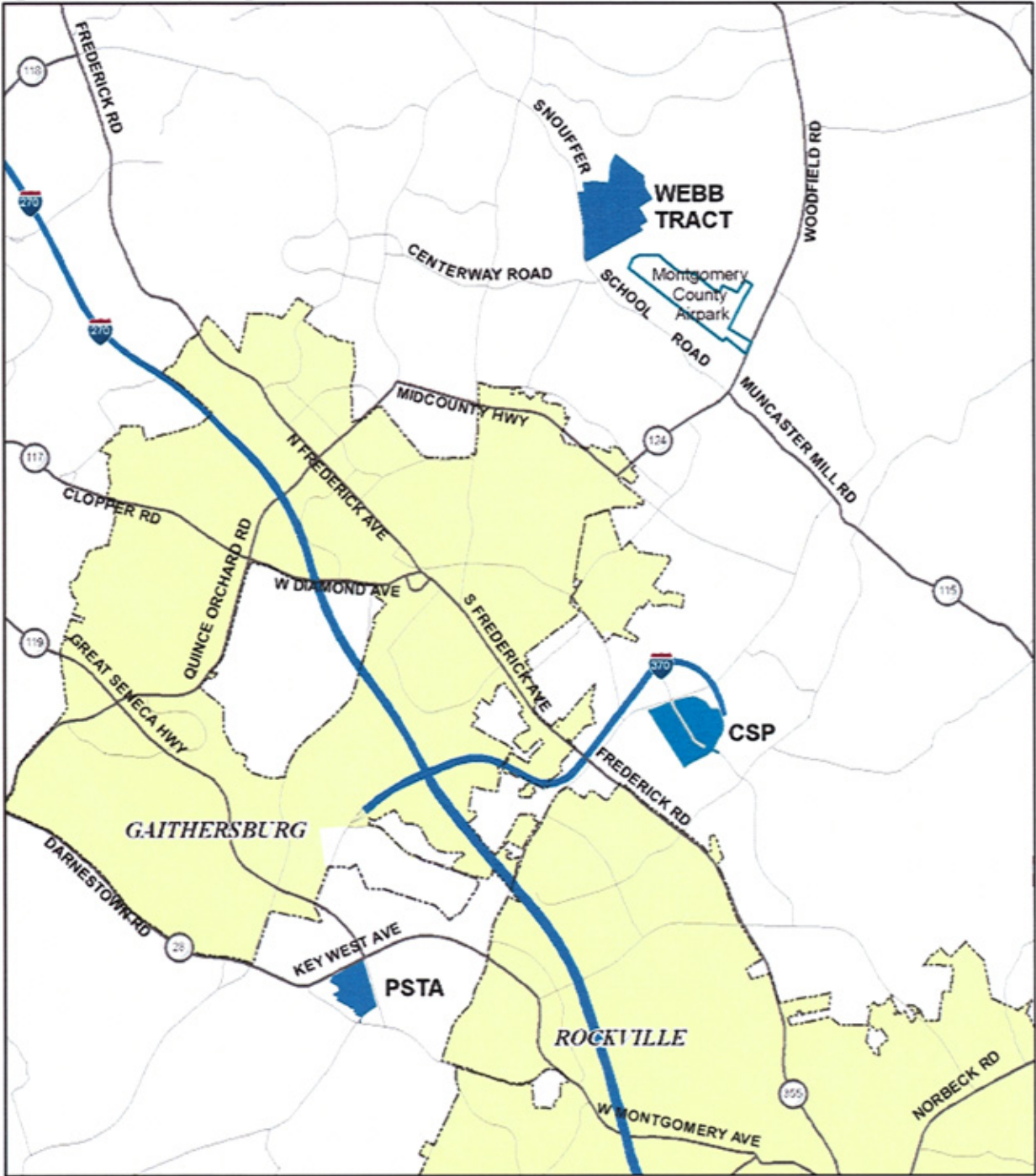
- Phase I – located on the east side of the property containing approximately 57.57 acres of land; and
- Phase II – located on the west side of the property containing approximately 69.81 acres of land.

The first acquisition must take place no later than September 30, 2009 subject to authorization by the County Council. The second acquisition will take place upon County Council approval of the relocation of the Public Safety Training Academy (PSTA) that is recommended in the Planning Board Draft of the Gaithersburg West Master Plan.

The acquisition excludes the purchase of two lots located within the property's boundaries. Lots 14 & 15 are within Phase I to be used to expand the runway protection zone of the nearby Montgomery County Airpark. A third lot, Lot 10 is also excluded from the County purchase agreement.

The extent of this site selection mandatory referral is to provide guidance to the Department of General Services (DGS) in acquiring these properties for future County Service Park and PSTA use.

Figure 1: Vicinity Map



- Webb Tract
- Public Service Training Academy
- County Service Park
- Municipalities

0 2,500 5,000 10,000 Feet



Purpose of Action

The purpose of the acquisition is for the relocation of the PSTA (in Gaithersburg West) and several facilities at the County Service Park (CSP) in Shady Grove: the Montgomery County Public Schools Food Distribution Warehouse, Montgomery County Public Schools Maintenance Facility and the Maryland-National Capital Park and Planning Commission's Shady Grove Maintenance Facility. Facilities will be designed and built on the subject site for this purpose; a second mandatory referral review will be submitted for facility design at a later date.

The subject property was selected as part of Montgomery County's Smart Growth Initiative which implements the relocation of the 92-acre County Service Park as recommended in the 2006 Shady Grove Sector Plan. The 2009 Planning Board Draft of the Gaithersburg West Master Plan also discusses the need to relocate the PSTA to a more suitable site (p. 25).

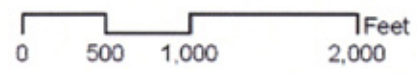
SITE DESCRIPTION

The Webb Tract, also known as the Centerpark Property, is a 127 +/- acre undeveloped property located within the boundaries of the 1985 *Gaithersburg Vicinity Master Plan*. The Webb Tract property is located on the east side of Snouffer School Road, approximately 10,000 feet north of Centerway Road. The property is zoned I-4 (low-intensity, light industrial) in conformance with the recommendations of the 1985 Plan.

Immediately adjacent to the subject site's northern boundary is Montgomery Village and a vacated Army Reserve Center (the Reserve Center is also zoned I-4). To the east and south of the subject site's boundary is the M-NCPPC Lois Green Farm Conservation Park, zoned R-200. The Montgomery County Airpark, zoned I-4, is located to the southeast of the subject property, just beyond the property's boundary. On the west side of Snouffer School Road, across from the subject site is the Hunter's Woods residential development, which is zoned R-200.

A stream running northwest to southeast bisects the property. This stream and associated stream buffers form the boundary between Phase I and Phase II of this site acquisition.

Figure 2: Aerial View of Webb Tract Property



Access and Parking

Development of the Webb Tract will use two access points from Snouffer School Road, as determined in Preliminary Plan #12004018B. These access points are shown as Turkey Thicket Drive and Challenger Court on the approved Preliminary Plan. Internal circulation, parking needs and location will be evaluated as part of the facility design and subsequent mandatory referral review.

Other Sites Considered

Relocating the County Service Park was first discussed in the 2006 *Approved and Adopted Shady Grove Sector Plan*. “The Plan establishes a mixed-use urban village at the Metro station providing housing, employment, and retail uses within walking distance of Metro. Public investment in the Metro system warrants guiding growth to this location. A change from industrial to residential uses will increase transit ridership, ease future traffic congestion, and create an attractive place to live and work in the I-270 Corridor.” (page 12)

“The Plan supports the relocation of the County Service Park although the Plan’s success is not dependent upon the relocation...It is possible that some, but not all, of the CSP may relocate, providing opportunities for redevelopment.” (page 19)

In developing the staff recommendation to relocate the CSP, M-NCPPC staff screened a number of public and privately owned properties of a size and location to satisfy some or all of the CSP uses. The County Council ultimately decided not to identify specific properties in the Shady Grove Sector Plan for certain CSP uses. Resolution 15-1283 stated: “The Shady Grove Sector Plan does not present a preference for one site or another and the Council recommends there be a full exploration of all alternatives including publicly owned land. These facilities may relocate in part or entirety to one or more locations or may not relocate at all. It is the Council’s understanding that the Airpark North site (Webb Tract) is not a suitable location for the relocation of the MCPS bus depot.” (Resolution, page 44)

The County Executive, through the Smart Growth Initiative project, has evaluated potential locations for consideration of relocated CSP and PSTA uses.

In May 2009, the Montgomery County Planning Board reviewed options for relocating the M-NCPPC Shady Grove Maintenance Facility. In addition to the Webb Tract site, three other sites were evaluated to determine if the sites could meet the needs of the relocation:

1. Travilah Road Properties (13700 Block of Travilah Road)
2. McGown Property (Game Preserve Road near Seneca Creek State Park)
3. Rock Creek Ridge/ICC (Needwood Road adjacent to the Rock Creek Maintenance Yard) in addition to the Webb Tract

For more information about this report, visit

<http://www.montgomeryplanningboard.org/agenda/2009/agenda20090528e.html>

The site analysis determined that the Webb Tract property was most suitable for relocation of the M-NCPPC Shady Grove Maintenance Facility for a number of reasons including that the site provided adequate developable area, an access road, and water and sewer services. The other properties analyzed either did not have these attributes or were restricted by environmental constraints that would not allow for the uses that are needed to accommodate the facilities that will be relocated from the County Service Park.

Figure 3: Location of Other Sites Considered for the M-NCPPC Maintenance Facility



Source: M-NCPPC Montgomery County Department of Parks

PRIOR REGULATORY ACTIONS ON THE WEBB TRACT

Preliminary Plan Case No. 1-86255: Webb Tract

September 21, 1991 – The Planning Board approved the referenced preliminary plan for 1,205,000 square feet of light industrial use, warehouse use and R&D office use. This preliminary plan was never recorded by plat and has therefore expired.

Special Exception Case No. S-2179: Golf Driving Range

August 5, 1995 – A public hearing was held by the Planning Board to consider the referenced case for a golf driving range on the subject site. The Planning Board recommended approval with conditions of the application. The Board of Appeals approved the use. The golf driving range operated for several years on the site, however, it is no longer in operation.

Preliminary Plan Case No. 120040180: Airpark North Business Park (Webb Tract)

July 15, 2004 – The Planning Board approved with conditions the referenced preliminary plan for up to 247,626 square feet of commercial office space, 461,285 square feet of industrial space and 559,300 square feet of R&D office space.

Preliminary Plan Case No. 12004018A: Centerpark

May 24, 2007 – The Planning Board approved a modification of stormwater management, modification of lot lines and a change of right-of-width of Hubble Court and Turkey Thicket Drive.

Preliminary Plan Case No. 12004018C: Centerpark

June 5, 2008 – The Planning Board approved a minor amendment for the construction of a parking lot and provision of adequate access from Snouffer School Road for the Lois Y. Green Farm Conservation Park.

Preliminary Plan Case No. 12004018B and 12004018D: Airpark North Business Park (Webb Tract)

December 4, 2008 – A public hearing was held by the Planning Board to address the preliminary plan amendment filed by the applicant for Case No. 120040180. The amendments were (1) to delete proposed Chaffee Court; (2) abandon previously dedicated rights-of-way for Turkey Thicket Drive; and (3) to revise lot lines. The Planning Board approved the amendment.

ANALYSIS

Master Plan

While the 1985 *Approved and Adopted Gaithersburg Vicinity Master Plan* does not specifically address the subject site by name, the Plan recommends that the subject property be rezoned from R-200 to I-4 due to its proximity to the Montgomery County Airpark. The subject site is listed as Analysis Area Number 51 in the “Airpark Analysis Areas Summary of Zoning Recommendations” (pp. 46–48). The subject site is also shown in Figures 15 and 16 (pp. 44-45) as a vacant parcel recommended for I-4 zoning (pg. 48).

The Plan's Land Use and Zoning Recommendations section includes a narrative entitled "Airpark Study Area" (pp. 36-42). The narrative lists five land use plan objectives, two of which apply to the area where the subject site is located:

1. ...channel non-residential land uses to areas most affected by Airpark noise; and
2. ...provide additional acreage for incubator industrial uses.

The Plan considers the subject site as part of the "Airpark District" which states:

The Airpark District includes Analysis Areas 44 through 63. This is the area most seriously affected by the overflights of aircraft using the Montgomery County Airpark. A new zoning category was created to guide the development of industrial parcels in this area, the I-4 zone. The Hunter's Woods subdivision is located here, and several other large residential subdivisions are developing in this area. Another significant land use is the Green Farm Conservation Park. (p. 49)

The Plan provides a map of noise contours (Figure 11) which shows that a significant portion of the subject site is impacted by airport noise (p. 38). Figure 12 illustrates the site lying in the path of flight departures from the airport (p. 39). The Plan recommends channeling non-residential uses to properties lying within the 60 Ldn contours (the subject site noise contours falls within the 60-64 Ldn range.). The I-4 zone was developed to specifically address the problems related to industrial land uses in the area adjacent to the airport.

Development Standards

This review addresses site selection only. Development standards will be evaluated as part of the facility design.

Environmental Resources

The Preliminary Plan of Subdivision staff report describes the site as having 27 acres of forest cover and 27.4 acres of stream buffer. The entire site is located within the Great Seneca Creek watershed (a Use I watershed). Located on the site is a stream which bisects the property in a southwest to northeast direction with associated floodplains and wetlands. The stream continues to flow off-site.

There are 27 acres of existing forest on the subject site. The on-site forest is comprised of four (4) separate forests stands. The largest stand is 19.4 acres and is comprised of the stream valley buffer. The three remaining stands total 7.6 acres, with the largest of the three 6.2 acres. This stand is mostly comprised of Tulip Popular and has moderately eroded soils. The remaining two stands are 0.9 acres and 0.5 acres.

Historic Resources

Prior regulatory actions did not provide an analysis of historic resources for the subject site. Therefore, a review of historic resources is not necessary for this case.

Transportation

The County will be bound by all transportation, pedestrian and bikeway conditions of Preliminary Plan #12004018D. The County has agreed to submit a current traffic study to satisfy Local Area Transportation Review (LATR) and a Policy Area Mobility Review (PAMR) statement.

M-NCPPC will evaluate the new uses and traffic generation to determine the appropriate transportation and non-automobile transportation improvements to satisfy LATR and PAMR.

COMMUNITY CONCERNS

Staff circulated the County's application requesting a site selection mandatory referral review to:

- Montgomery Village Foundation
- Shady Grove Implementation Advisory Committee
- Interested/concerned residents meeting regularly with DGS
- Other interested parties including the Mid County Alliance, East Village Homes Corporation, Flower Hill community association, etc.

On July 28, 2009, M-NCPPC staff held a public meeting to discuss the County's mandatory referral review application for the Webb Tract. Attendees were provided with comment cards to express concerns or ask questions regarding the review. Attendees were also requested to transmit comments and concerns to staff. Many of the comments received addressed the mandatory referral process for this particular case. A summary of the concerns is presented below.

Requirements of the Mandatory Referral Review/Process:

- The lack of availability of a layout plan for the subject property;
- The view that the County is not adequately fulfilling the requirements of the mandatory referral process due to the lack of the a layout plan for the subject property;
- Inquiries about the Planning Board using a two-part process for this mandatory referral and should the Planning Board go forward with the mandatory referral process considering a layout plan or concept plan is not currently available.

Specific Concerns:

- Completion of traffic studies for subject property;
- Concerns about protections that are in place for the surrounding communities without having a layout plan of where specific uses will be located;
- Concerns about flashover fire training;
- Concerns that noise from the PSTA driver training track will be heard from residential areas;
- Storage of flammable materials at current and future PSTA site;
- Distance of PSTA high speed training track to residential areas;
- The case for relocation of the PSTA to the Webb Tract was not convincingly made in the proposed Gaithersburg West Master Plan.

OTHER ISSUES

This site selection mandatory referral for the Webb Tract property acquisition is the first of two actions that the Planning Board will consider. As facilities are designed for the two parcels, separate mandatory referral submissions will be made and brought to the Planning Board. At the facility design stage, the Board will consider forest conservation, site design, stormwater management, setbacks, building height and placement, landscape and lighting, and other details.

The Department of General Services has committed to holding community design charrettes during facility design.

CONCLUSION

The County's request to acquire the Webb Tract property for the purpose of relocation of the PSTA, MCPS Food Distribution Warehouse, MCPS Maintenance Facility and M-NPPC Shady Grove Maintenance Facility is consistent with the 2006 Shady Grove Sector Plan and the 1985 Gaithersburg Vicinity Master Plan. In approving the Preliminary Plan for the subject site, the Planning Board imposed conditions of approval for environmental protection, transportation and compatibility. These conditions, along with a final forest conservation plan, should form the basis for the County's design of facilities for the subject site.

The Montgomery Village Foundation, the Shady Grove Implementation Advisory Committee and other persons or groups with direct interest in the compatible development of this property should be included in the County's facility design process.

VF:ha: G:\FRANCIS\MR#09303-MCDGS-1.webb tract site selection.staff report.082409

Attachments:

1. Letter and Site Map Exhibit from David Dise, Department of General Services
2. Planning Department Response to Department of General Services
3. Email from Don O'Neill, Resident of Montgomery Village to the Montgomery County Planning Board
4. Email from Don O'Neill, Resident of Montgomery Village to Montgomery County Executive Representatives, et. al.
5. Letter from Bob Hydorn, Montgomery Village Foundation to Montgomery County Planning Board Chairman Royce Hanson
6. Montgomery County Planning Board Opinion of Preliminary Plan 12004018
7. Memorandum from Ed Axler, Montgomery County Planning Department Transportation Division
8. Letter from Vanessa Francis, M-NCPPC, to Department of General Services – request for information

ATTACHMENT 1



DEPARTMENT OF GENERAL SERVICES

RECEIVED
0525
MAY 29 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

David E. Dise
Director

Isiah Leggett
County Executive

May 27, 2009

Mr. Royce Hanson, Chairman
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Mandatory Referral for Centerpark Property Acquisition

Dear Mr. Hanson:

The Department of General Services is hereby requesting an administrative mandatory referral review for the acquisition of real property in the Gaithersburg area. The subject consists of certain parcels, known as the Centerpark Property (also known as the Webb Tract) for a combined total of 127.29 acres +/- of unimproved land.

Montgomery County proposes to acquire the subject 127.29 acres +/- of land in fee simple for the relocation of a number of County facilities in connection with Montgomery County's Smart Growth Initiative, currently projected to include the Public Safety Training Academy, the Montgomery County Public School's Food Distribution Warehouse and Facilities Maintenance Facility and Maryland National Capital Park and Planning Commission's Maintenance Facility. New facilities will be designed and built on the subject 127.29 acres +/- of land for this purpose. The subject property was selected as part of the Smart Growth Initiative. One of the goals of the Smart Growth Initiative is to relocate County facilities now occupying the County Service Park (the "CSP"), and upon such relocation, to develop the CSP with a transit-oriented "urban village" development in accordance with the 2006 Shady Grove Sector Plan.

The Centerpark Property is located on the east side of Snouffer School Road, north of Centerway Road in the Gaithersburg area of Montgomery County. The parcels are more particularly identified in approved preliminary plan #1-04018, for North Airpark Business Park, excluding Lots 10, 14 and 15. The subject 127.29 acres +/- of land is inclusive of public streets.

The Revenue Authority of Montgomery County has entered into separate negotiations to acquire Lots 14 and 15 of the Centerpark Property, for the purpose of extending the Runway Protection Zone for the adjacent Montgomery County Airpark, thus assuring a compatible governmental co-location on the site.

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Office of the Director

Mr. Royce Hanson
May 27, 2009
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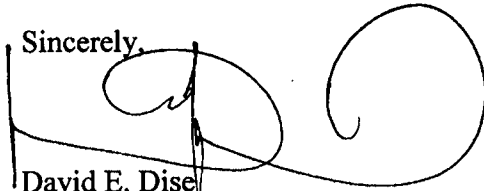
Montgomery County is in the final stages of negotiating a Contract of Sale to purchase the Centerpark Property after many months of discussion with the owner. The County will have the option to acquire the property in two separate acquisitions generally described as: (1) Phase I, east side of the stream valley, containing approximately 57.57 acres; and, (2) Phase II, west side of the stream valley, containing approximately 69.81 acres. An exhibit drawing showing the location of the property is enclosed for your reference.

The first closing must take place no later than September 30, 2009. The second closing will take place upon County Council approval of the relocation of the Public Safety Training Academy.

I understand that the County would later submit the mandatory referral for the development of the property which will be a much more detailed application.

Please feel free to contact Bernard Fitzgerald at 240-777-7151 should you have any questions.

Sincerely,

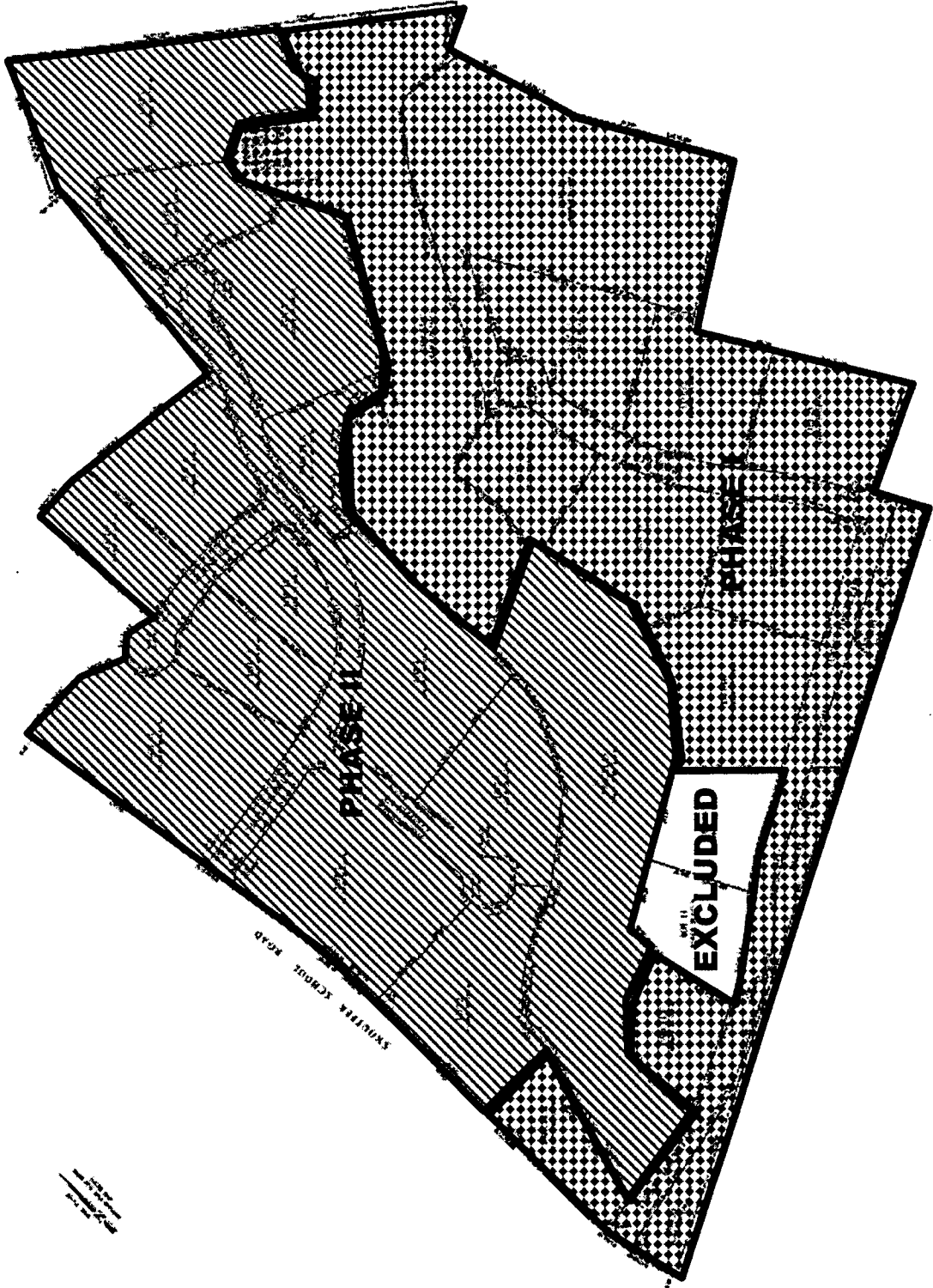
A handwritten signature in black ink, appearing to read "David E. Dize", with a large, decorative flourish extending to the right.

David E. Dize
Director, Department of General Services

DD:bf
Enclosure

cc: Bernard Fitzgerald, DGS

EXHIBIT A-1



ATTACHMENT 2



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 3 2009

David E. Dise, Director
Department of General Services
101 Orchard Ridge Drive, 2nd Floor
Gaithersburg, MD 20878

SUBJECT: Acquisition of Centerpark Property

Dear Mr. Dise:

Thank you for your May 27, 2009 letter requesting administrative mandatory referral review for the acquisition of certain parcels known as the Centerpark property (also known as the Webb Tract and North Airpark business park) on the east side of Snouffer School Road, Gaithersburg. The property will be used to relocate a number of County facilities in connection with Montgomery County's Smart Growth Initiative.

The Uniform Standards for Mandatory Referral review (http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanning.org/info/mr_standards.pdf) provide guidance for administrative review by staff of minor projects such as small additions, alterations, or renovations to existing facilities that do not create any significant impact on the surrounding community.

The Mandatory Referral Standards allow for Planning Board review in closed session "if an applicant agency is involved in sensitive negotiations (from a monetary standpoint) for site selection or acquisition, and a full Mandatory Referral with public review and disclosure at that point may put the applicant agency at a disadvantage in its negotiations with the property owner...".

We do not support an administrative review of this land acquisition because it would diminish the ability of community members to comment to the Planning Board regarding a significant public property acquisition. This pending acquisition has been discussed in public sessions with the County Council, the Smart Growth Initiative Advisory Group, and other interested parties.

Understanding that you have a settlement deadline of September 30, 2009, we suggest that the Planning Board consider this mandatory referral application on September 10, 2009. We will commence the 60-day public notification and review period on July 13, 2009. We understand from your staff that this schedule is acceptable to you.

Please call Sue Edwards at 301-495-4518 to discuss this approach to the mandatory referral review.

Sincerely,

A handwritten signature in black ink, appearing to read "Rollin Stanley".

Rollin Stanley
Director

cc: Sue Edwards
Glenn Kreger
Nancy Sturgeon

15

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

www.MontgomeryPlanning.org

100% recycled paper

ATTACHMENT 3

From: O'NeillDon@aol.com
Sent: Thursday, July 30, 2009 11:38 AM
To: MCP-Chair
Cc: councilmember.Trachtenberg@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Knapp@MontgomeryCountyMD.gov;
councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Floreen@MontgomeryCountyMD.gov;
councilmember.berliner@montgomerycountymd.gov;
Councilmember.Andrews@MontgomeryCountyMD.gov; Togradyterr@aol.com;
Hydornrob@aol.com; themissinglinck@yahoo.com; RobteAnderson@yahoo.com;
bevingtonroy@msn.com; linciv@netzero.net; dhumpton@mvf.org; UNKLBOB2002@aol.com;
friends_of_centerway_park@yahoogroups.com; jfpjfp@juno.com; slevine@mvf.org
Subject: Webb Tract Site Selection Mandatory Referral 7:30 PM July 28, 2009

To: Royce Hanson, Chairman Montgomery County Planning Board
Re: Webb Tract Site Selection Mandatory Referral 7:30 PM July 28, 2009

At the 1:30 PM 7/28/09 County Council hearing on the Webb Tract, the County Council listened attentively and expectantly as citizens and community leaders from Montgomery Village weighed in with well-vetted facts, heart-felt sentiment, consequences, recommendations, urgings, and even threats on the Webb Tract in all its dimensions. This was democracy at work, and I was proud to be a part of it.

It was shocking to go from this 1:30 PM meeting to the 7:30 PM Webb Tract Selection Mandatory Referral Public Meeting where Maryland-National Capital Park and Planning Commission and County Executive's representatives would not or could not reveal their current plans for the Webb Tract. Instead the presentation focused on earlier plans no longer current in what appears to be a perfunctory effort to comply with the Mandatory Referral milestone.

As a result, this meeting did not meet one of the principal objectives of a Mandatory Referral. The *Resident's Guide to Mandatory Referral Review of Public Land Use* states, "The Planning Board's consideration of a Mandatory Referral is often the last opportunity the public has to comment on a proposal that may affect their neighborhood." How can the public comment on a proposed plan that does not exist? This was not a legitimate Mandatory Referral. This was disingenuous behavior on the part of Montgomery County government. This was not democracy at work.

To better understand just what was lacking consider the range of considerations governed by the Mandatory Referral process outlined in the *Resident's Guide to Mandatory Referral Review of Public Land Use* which states, "The Planning Board considers all relevant land use and planning aspects of the proposal, including:

- o Consistency with the County's General Plan, functional master plans, approved and adopted area master plans or sector plans and other public programs in the area;
- o Consistency with the intent and requirements of the zone;
- o Compatibility in size, shape, height, arrangement and design with the surrounding neighborhood and properties;
- o Adequacy, safety, and efficiency of the location of buildings, structures, open spaces, landscaping, recreation facilities and pedestrian and vehicular circulation systems;
- o Approved Natural Resources Inventory/Forest Stand Delineation and preliminary storm water management concept plan and whether it meets the requirements of the Forest Conservation Law;
- o Preliminary or Final Water Quality Plan review by the Planning Board if the project is located in a Special Protection Area;
- o Whether the site is needed for park use if the proposal is the disposal of a surplus property; and
- o Whether alternatives have been considered for the project if the proposal is not consistent with the General Plan or other plans and policies for the area or has negative effects on the surrounding properties or neighborhood, the transportation network and the environment or other resources."

This range of considerations was not discussed. What citizens have a right to expect and what is required by the Mandatory Referral Review of Public Land Use process were not what was delivered at the 7:30 PM 7/28/09 Webb Tract Mandatory Referral Public meeting. This Mandatory Referral milestone is incomplete and should not be considered closed until a transparent, accountable, and compliant Webb Tract Selection Mandatory Referral Public Meeting is conducted.

In "the last opportunity the public has to comment on a proposal that may affect their neighborhood", citizens have a right to hear the actual proposed plan and the County has an obligation to listen to and consider citizen concerns. This has not yet happened.

Best Regards,

Don O'Neill
Montgomery Village
Whetstone

Hot Deals at Dell on Popular Laptops perfect for Back to School
(<http://pr.atwola.com/promoclk/100126575x1223105306x1201716871/aol?redir=http:%2F%2Faltfarm.mediaplex.com%2Fad%2Fck%2F12309%2D81939%2D1629%2D9>)

ATTACHMENT 4

From: O'NeillDon@aol.com
Sent: Wednesday, August 19, 2009 12:50 PM
To: David.Dise@montgomerycountymd.gov; Diane.Jones@montgomerycountymd.gov; themissinglinck@yahoo.com; Togradyterr@aol.com; Hydornrob@aol.com; bevingtonroy@msn.com; gerald.donegan@verizon.net; slevine@mvf.org; dhumpton@mvf.org; robteanderson@yahoo.com; denisesheehan@longandfoster.com; O'NeillDon@aol.com; plyvers@gmail.com; cellison@millerandsmith.com; Joseph_Lavorgna@mcpsmd.org; Catherine.Matthews@montgomerycountymd.gov; Hamid.Omidvar@montgomerycountymd.gov; Rassa.Davoodpour@montgomerycountymd.gov; Nancy.Hislop@montgomerycountymd.gov; Ma, Michael; Riley, Mike; Alexander, Douglas; Astorga, Alvaro; Izadjoo, Parviz; linciv@netzero.net
Subject: Item 6: What is the plan? -Progress Needed

In discussing the question, "What is the plan?", it is necessary to distinguish the plan of record and a revised plan under discussion.

PLAN OF RECORD

In searching for information on the County plan for the Webb Tract, three sources of planning information have been identified including:

1. County Smart Growth Initiative web page
2. Webb Tract Mandatory Referral Public Meeting on July 28, 2009
3. Planning Board's Draft Gaithersburg West Master Plan

The PSTA plan of record can be found on the Montgomery County Smart Growth Initiative web page at <http://www.montgomerycountymd.gov/putimpl.asp?url=/content/exec/cpus/webb.asp>.

Drawing from the Montgomery County Smart Growth Initiative web page, some background information on the plan of record includes the following:

1. 129 acres of which 90 are useable.
2. County plans to put MCPS Food Distribution and the Public Safety Training Academy (PSTA) with a gymnasium and shooting range on 29 acres of the Webb Tract.
3. The current PSTA location is over 40 years old. The planned investment of \$24 million to overhaul the existing, aged facility would be better put to creating a new PSTA at a different location that can be used for decades to come. Even with the significant investment of funds at the current location, all of the PSTA needs cannot be satisfied at the existing site, and the site has little or no expansion capability thereby limiting the ability of the site to fully support the County's long term needs for public safety training.

Again drawing from the Montgomery County Smart Growth Initiative web page, one of the commonly asked questions is the following:

- a. Question: *If the current PSTA occupies 52 acres, how will you fit it on 29 acres?*
- b. Answer: *The present facility has added many additional buildings over the past 30 years which are scattered on the parcel. The future PSTA site will be constructed to accommodate all its necessary functions in a more efficient manner.*

This plan of record was also the basis for the Webb Tract Mandatory Referral Public Meeting on July 28, 2009.

Unfortunately for the citizens of Montgomery County, this session was a sham. The County could not or would not present its proposed plan. Instead, obsolete and outdated information was used in an attempt to check-off a planning process milestone. Just consider the range of considerations governed by the Mandatory Referral process outlined in the *Resident's Guide to Mandatory Referral Review of Public Land Use*:

- a. Consistency with the County's General Plan, functional master plans, approved and adopted area master plans or sector plans and other public programs in the area
- b. Consistency with the intent and requirements of the zone
- c. Compatibility in size, shape, height, arrangement and design with the surrounding neighborhood and properties
- d. Adequacy, safety, and efficiency of the location of buildings, structures, open spaces, landscaping, recreation facilities and pedestrian and vehicular circulation systems
- e. Approved Natural Resources Inventory/Forest Stand Delineation and preliminary storm water management concept

plan and whether it meets the requirements of the Forest Conservation Law

f. Preliminary or Final Water Quality Plan review by the Planning Board if the project is located in a Special Protection Area

The Planning Board's Draft Gaithersburg West Master Plan further states on page 31, "*The County recognizes that all PSTA needs cannot be satisfied at this location with its limited expansion capability and has identified a site where the PSTA could be relocated.*"

- a. Note that the current PSTA site is situated on 52 acres and served by a superior road system, and the Webb Tract PSTA, on just 29 acres with roads suited to the residential character of the community. How can a site that is 45% smaller support the needs of the PSTA much less provide for an expansion capability even if functions are constructed in a more efficient manner?. These facts disprove this misleading "limited expansion capability" assertion.
- b. Renovation of the current PSTA site would substantially meet the expected Program of Requirements specified for fire and police training. In contrast, the Webb Tract cannot meet all the needs of the PSTA, such as, "flashover" training considered necessary and essential by Fire Chief Bowers. [Source: Montes, Sebastian, "*Concessions made in Webb Tract plans*", Gazette, April 15, 2009, http://www.gazette.net/stories/04152009/gaitnew211329_32471.shtml].
- c. Furthermore, County concessions unique to the community relating to restricted times of operation, noise abatement measures, and flashing lights may further impact the training efficacy at a Webb Tract PSTA.

In a stretch to establish a basis for relocating the PSTA, the Planning Board's Draft Gaithersburg West Master Plan also states on page 31, "*While the PSTA is an important public facility, it has no relationship to the LSC*".

- a. With a forty-year history at the site, the current PSTA does have a relationship with the community and the nearby GE Tech Park since it is the future home to Police Headquarters, Fire and Rescue Headquarters, and Homeland Security Offices.
- b. On the other hand, the PSTA has no relationship to Montgomery Village where County planners are determined to send it and where citizens are determined to oppose it.

The Planning Board's Draft Gaithersburg West Master Plan fails to make the case for relocating the PSTA. Furthermore, the County failed to make a case for relocating the PSTA to the Webb Tract at its Webb Tract Selection Mandatory Referral Public Meeting on July 28 when it could not or would not present a proposed plan. In addition, if the PSTA is not relocated, the Proposed CCT station shown at LSC West would prove unnecessary because public safety personnel commute to the PSTA in personal or assigned vehicles not by public transportation.

REVISED PLAN UNDER DISCUSSION

To my knowledge, the *revised plan under discussion* to date has been mainly verbal. To remedy this situation, planning data on each relocated facility needs to be documented including:

- a. Site selection evaluation criteria and assessment of the current site and candidate relocation sites
- b. Program of requirements for the facility
- c. Site plan for the facility
- d. Traffic study for the facility
- e. Environmental impact assessment to include noise, smell, and light for each facility
- f. Note: fully comply with *Residents' Guide to Mandatory Referral* information for each facility

The County Executive representatives insist that they need \$1.6M funding to hire consultants to press forward. Perhaps so, but in the meantime, the County Executive representatives need to prepare a *plan for a plan* by assigning a date for each planning data item a-e for each relocated facility.

At the same time the County Council claims that its agenda is overloaded. [Source: Ford C. Benjamin, "*Some County Council members say plate is too full*", Gazette, August 19, 2009.]

It is clear that the overall strategic planning process for Montgomery County is out of alignment. The County Executive producers of information are behind schedule. The County Council consumers of information are overscheduled. The solution is to move selected strategic planning milestones to the right by six months to better synchronize the capability of producers and the needs of consumers. For example, the County should fully dispose of the complex issues surrounding Gaithersburg West before acting on the purchase of the Webb Tract. What is called for here is management and leadership.

Please incorporate these remarks and suggestions as part of the record of discussion for item 6.

Best Regards,

Don O'Neill

ATTACHMENT 5



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

August 24, 2009

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hanson:

I am writing on behalf of the Montgomery Village Foundation Board of Directors to express our concern with the plan to conduct a two-part Mandatory Referral for the proposed relocation of County facilities to the Webb Tract as a part of County Executive Ike Leggett's Smart Growth initiatives. We understand that the County Council wants to have a Mandatory Referral recommendation from the Planning Board before appropriating funds to purchase the site. It is our understanding that Part A of the Mandatory Referral, tentatively scheduled to go before the Planning Board on September 10, is for property acquisition and site selection, while Part B, not yet scheduled, will be for facilities' site planning.

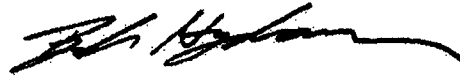
This is of concern because once the funds are appropriated by the County Council to buy the property, the proposal becomes a fait accompli. We believe it is inappropriate to move forward even with Part A of the Mandatory Referral until concept planning has been done so that the Planning Board and the community can evaluate how the County's site plan is compatible with this already built out area. The Planning Board should ask the County Council to appropriate adequate funds so that a good concept plan can be developed.

Residential communities are adjacent to the Webb Tract, and the proposed relocation of County facilities to the site poses many concerns. These facilities are not traditional industrial uses and will have significant negative neighborhood and community impact. A number of community groups and individuals have been working cooperatively with the County to resolve a list of outstanding concerns that have been generated as the County presents the various facilities and operations proposed for the site. Although the County has been sharing with the community a plan which was developed by County staff, at the July 28th meeting which your Department of Planning hosted, the County staff reiterated that this was not an official site plan, and that it would not be part of the Mandatory Referral record because the County did not have funding to produce a site plan. How can the Planning Board do an adequate job with the Mandatory Referral, either Part A or B, without a plan that has been fully vetted by your staff and the community?

"Discover Montgomery Village"

We hope that the Planning Board will encourage the Council to immediately set aside funds for concept planning prior to forwarding any portion of the project to the Planning Board for Mandatory Referral. The people who will be impacted, who live in the Gaithersburg East Master Plan area, need this reassurance.

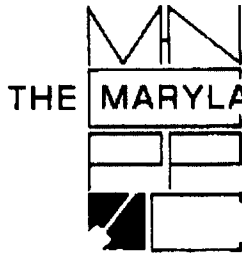
Sincerely,



Bob Hydorn, President
MVF Board of Directors

cc: Phil Andrews, County Council President
Montgomery County Council
MVF Board of Directors
Webb Tract Committee
Dave Humpton, MVF Executive Vice President

ATTACHMENT 6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date Mailed: July 26, 2004

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded by
Comm. Bryant with a vote of 4-0;

Comms. Berlage, Bryant, Robinson and
Wellington voting in favor; Comm. Perdue
absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04018

NAME OF PLAN: North Airpark Business Park

On 09/11/03, Airpark North Business Park submitted an application for the approval of a preliminary plan of subdivision of property in the I-4 zone. The application proposed to create 23 lots on 134.07 acres of land. The application was designated Preliminary Plan 1-04018. On 07/15/04, Preliminary Plan 1-04018 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-04018 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-04018.

Approval, Subject to the Following Conditions:

- 1) As outlined in the Transportation Planning memorandum dated July 2, 2004 (Attachment C), limit the preliminary plan to up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips.
- 2) Satisfy Local Area Transportation Review (LATR) at the intersection of Goshen Road and Centerway Road by constructing separate northbound and southbound Goshen Road right-turn lanes prior to release of building permits for the last 10% of the total approved development (i.e., or up to 1,141,390 square feet of the total 1,268,211 square feet). As an alternative,

contribute the equivalent cost of the intersection improvement to the anticipated future Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) project to widen Goshen Road between Odendhal Avenue and Warfield Road, if construction funding is readily anticipated prior to release of the initial building permits.

- 3) Satisfy LATR at two intersections along Snouffer School Road at Centerway Road and Alliston Hollow Way/proposed northwestern main site access point at Street "A" by widening Snouffer School Road from two to four through lanes with a fifth lane for a separate left-turn lane at the approaches to these two intersections.
- 4) Satisfy Policy Area Transportation Review (PATR) by widening Snouffer School Road from two to four through lanes from Centerway Road to Goshen Road with a fifth center lane for a separate left-turn lane approaching intersecting streets. Include a five-foot sidewalk with a landscaped street panel on the northeast side. A sidewalk on the southwest side of Snouffer School Road would take or damage existing mature trees and is not recommended.

The contract to reconstruct Snouffer School Road from two through lanes to four through lanes from Centerway Road westerly across the site frontage (including installation of traffic signals at the two site access driveways if determined to be warranted by DPWT) shall be let prior to release of the first building permit. The contract to construct the remainder of the Snouffer School Road widening from the western property line to Goshen Road shall be let at the earlier of either of two occurrences:

- a. Prior to release of building permits for 75% or more of the total approved development.
 - b. Three years after the first building permit is released.
- 5) If determined to be warranted by DPWT, install traffic signals at two intersections along Snouffer School Road:
 - a. Existing Alliston Hollow Way/proposed northwestern main site access point at Street "A".
 - b. Existing access point to Green Farm Conservation Park/proposed southeastern site access point at Street "D".
 - 6) Dedicate approximately eight feet of right of way for 80 feet from the opposite right-of-way line along Snouffer School Road and provide a five-foot sidewalk along the property frontage.
 - 7) Provide a maximum of 30 bike racks with one or two racks at each of the 23 proposed buildings. The specific location of the bike racks is to be determined in coordination with Park and Planning's Bicycle Coordinator and DPWT.
 - 8) Pay the transportation - development impact tax with credits for the cost of the transportation improvement described in Condition No's. 2, 3, 4 and 5 as legally permitted.

- 9) All road right-of ways shown on the approved preliminary plan shall be dedicated and constructed, by the applicant, to the full width mandated by the Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 10) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 11) Compliance with the Montgomery County Department of Permitting Services (MCDPS) requirements for complex structures, as determined by MCDPS.
- 12) Record plat to reflect a Category I easement over all areas of forest conservation and stream valley buffers.
- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 14) Compliance with conditions of MCDPS stormwater management approval letter dated, June 29, 2004.
- 15) On-site lighting plan to be submitted to MNCPPC staff prior to release of individual building permits that show conformance to Illuminating Engineers Society of North America (IESNA) standards. Light fixture to have zero cutoff and no light intrusion into neighboring residential properties.
- 16) Applicant to construct, at Applicant's expense, a paved entrance road to the Lois Green Conservation Park along the south side of the Applicant's property to extend from Snouffer School Road at a location approved by appropriate State, County and M-NCPPC transportation staff, into parkland and ending just past the current driveway entrance to the historic house. Limits of disturbance for the road grading and construction on Park property to be located outside of stream buffers, and applicable engineering plans to be approved by M-NCPPC staff. Both sides of the entrance road and any park areas disturbed by its construction to be planted and landscaped as approved by M-NCPPC staff with the goal of creating an aesthetically pleasing, park like entrance. Applicant's plantings to be maintained and guaranteed by Applicant for at least three (3) years.
- 17) Applicant to engineer, construct and maintain a stormwater management facility sufficient to accommodate stormwater from the constructed park entrance road, the southeast corner of Applicant's property, and the future parking area and improvements to be constructed by M-NCPPC on the portion of Green Conservation Park draining to this facility. M-NCPPC to supply Applicant with concept drawings adequate to determine the needed stormwater control capacity. Applicable engineering plans to be approved by M-NCPPC staff. Necessary easements to allow Applicant to maintain the portions of stormwater facility on parkland to be provided by M-NCPPC.

- 18) The entrance road's stream crossing to be constructed to minimize impacts on the stream and downstream aquatic resources.
- 19) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to dedicate to M-NCPPC, the land that lies on the south side of the newly constructed park entrance road (not to include the stormwater facility proposed at the corner of the new road and Snouffer School Road, or RPZ).
- 20) Prior to the end of the validity period for the first stage, (see conditions #27), Park entrance monument and signage to be provided by Applicant and located at the corner of Snouffer School Road and the new park entrance road. Monumentation and signage to be approved by M-NCPPC staff.
- 21) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to engineer and construct a paved parking lot, and an adequate entrance off of Snouffer School Road for such parking lot, at the Park Master Planned location for the Park Natural Discovery Area, located south of the new park entrance road.
- 22) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to provide engineering and construction of an adequate stormwater management facility for such parking lot and entrance. Parking lot size, configuration and exact location to be determined by M-NCPPC staff but shall not be larger than 44 parking spaces. Design to include adequate turn around area for buses. All designs and engineering plans to be approved by M-NCPPC staff. If Applicant is unable to obtain the needed permits and approvals for such parking lot at this location, Applicant shall construct the parking lot on park property at a location off of the new park entrance road to be determined by M-NCPPC staff.
- 23) A plat of reservation for all lots and property affected by the RPZ for a period not to exceed three years to allow potential purchase by the Montgomery County Revenue Authority and/or Federal Aviation Administration (FAA).
- 24) Prior to recordation of plat(s) for Lots 14 through 17, relocation of Street "D" as shown on the approved preliminary plan, as necessary, to avoid the Montgomery County Airpark's Runway Protection Zone (RPZ), to the extent required by the Federal Aviation Administration or the Montgomery County Revenue Authority.
- 25) Prior to recordation of initial plat, applicant to provide staff with a copy of an executed agreement between the FAA and/or the Montgomery County Revenue Authority and applicant regarding the right to over flight, noise and vibration associated with the Montgomery County Airpark, and to address the other conditions as prescribed in the Revenue Authority's letter dated, July 8, 2004, as applicable.
- 26) Compliance with approved landscape plan for Snouffer School Road frontage
- 27) The Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion. Record plats must be recorded in phases based upon the following schedule:

- Phase I (expires 37 months from the date of mailing of the Planning Board Opinion): 200,000 square feet of the approved density.
- Phase II (expires 73 months from the date of mailing of the Planning Board Opinion): 400,000 square feet of the approved density.
- Phase III (expires 109 months from the date of mailing of the Planning Board Opinion): 300,000 square feet of the approved density.
- Phase IV (expires 145 months from the date of mailing of the Planning Board Opinion): all remaining development.

Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for extension must be filed.

- 28) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion.
- 29) No plat(s) to be recorded prior to thirteen (13) months from the mailing date of the Planning Board opinion.
- 30) Prior to recordation of initial plat, applicant to resubmit landscape plan for the Snouffer School frontage to MNCPPC technical staff to address long term screening with overstory and understory of the buildings fronting on Snouffer School Road.
- 31) Concurrent with condition ^(#29)~~#30~~, MNCPPC to explore the purchase of, or easement on, Lot #7 to provide access for local neighborhood to Lois Green Farm Conservation Park.
- 32) Other necessary easements shall be shown on the record plats.

ATTACHMENT 7



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 27, 2009

MEMORANDUM

TO: Vanessa Francis, Senior Planner
Community-Based Planning Division

Richard Weaver, Coordinator/Planner
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ed Axler, Coordinator/Planner
Transportation Planning

SUBJECT: Mandatory Referral No. 09303-MCDGS-1
Site Selection for Acquisition of the Webb Tract
Preliminary Plan No. 12004018E
Airpark North Business Park (or Centerpark or Webb Tract)
Montgomery Village / Airpark Policy Area

This memorandum is Transportation Planning staff's Recommendations for the above-referenced site selection and acquisition of Web Tract.

RECOMMENDATIONS

Transportation Planning staff recommends support of the site selection mandatory referral with the following conditions as part of the APF test for transportation requirements related to the future mandatory referral for the facility planning:

1. The Applicant should be bound by the existing Adequate Public Facilities (APF) test for the Preliminary Plan No. 120040180, including frontage, local intersection, and off-site improvements. Any future land uses not pursued under the existing APF approval or any uses that generate fewer weekday peak-hour vehicular trips may be re-analyzed for a new APF test including submission of an updated traffic study and Policy Area Mobility Review (PAMR) statement. If so, the Applicant should provide any necessary intersection improvements

26

required to satisfy Local Area Transportation Review (LATR) and provide non-automobile transportation improvements to satisfy PAMR.

2. The Applicant should prepare and implement traffic mitigation actions to encourage car/vanpooling, transit use, and other trip reduction measures for employees working on the site. The traffic mitigation program should be developed and approved by the appropriate agencies prior to release of building permits.
3. The Applicant should provide inverted-U bike racks in front of the main buildings in weather protected locations and bike lockers within any parking facility. The ultimate number and location should be determined at the mandatory referral for the facility planning.

Transportation Planning staff has no recommended conditions as part of the APF test for transportation requirements related to this preliminary plan revision that applies only to the changes of lot lines.

DISCUSSION

Prior Regulatory Actions

The prior regulatory actions were taken:

1. Preliminary Plan No. 1-86255, Webb Tract: The Planning Board approved Webb Tract at its public hearing on September 21, 1991, for 1,205,000 square feet of light industrial use, warehouse use, and R&D office use. This preliminary plan has since expired.
2. Special Exception Case No. S-2179: A public hearing of the Planning Board was held on August 5, 1995, to make their recommendation to the Board of Appeals to permit a temporary golf driving range.
3. Preliminary Plan No. 120040180, Airpark North Business Park: The Planning Board approved the preliminary plan at its public hearing held on July 15, 2004, for up to 559,300 square feet of R&D office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use. The conditions of approval included dedication of approximately eight feet of right of way for 80 feet from the opposite right-of-way line along Snouffer School Road along the property frontage.
4. Preliminary Plan No. 12004018A: Centerpark: The Planning Board approved the first revision at its public hearing held on May 24, 2007, to modify stormwater management, change right-of-width of Hubble Court Drive and Turkey Thicket Drive, and modify the lot lines.

5. Preliminary Plan No. 12004018C Centerpark: The Planning Board approved the third revision at its public hearing held on June 5, 2008, to construct of a parking lot and adequate access from Snouffer School Road for the Lois Y. Green Farm Conservation Park.
6. Preliminary Plan No. 12004018B: Centerpark: The Planning Board approved the second revision at its public hearing held on December 4, 2008, to delete proposed Chaffee Court and abandon the dedicated rights-of way of Hubble Court Drive and Turkey Thicket Drive to convert them to private roads.
7. Preliminary Plan No. 12004018D: Centerpark: The Planning Board approved the fourth revision at its public hearing held on December 4, 2008, to modify lot lines.

Site Location and Vehicular Access Points

The site is located on the northeastern side of Snouffer School Road between Centerway Road and Chelsey Knoll Drive-Lewisberry Drive. The two proposed full-movement vehicular access points are from Snouffer School Road at the following locations:

1. Challenger Court is located opposite Alliston Hollow Drive and serves the proposed lots on the northwest section of the stream valley. Under Preliminary plan No. 12004018, a traffic signal warrant study was prepared to consider installing a traffic signal at this intersection with Snouffer School Road.
2. Turkey Thicket Drive is located at the site's southern corner and serves the proposed lots southeast of the stream valley and replaces the current access road leading to the Lois Y. Green Farm Conservation Park.

Pedestrian Facilities

The sidewalks should be provided along Snouffer School Road as required by Preliminary Plan No. 120040180 and in accordance with the new County Road Code. The current condition of approval to widen Snouffer School Road included a five-foot sidewalk with a landscaped panel on the northeast side only. No sidewalk is proposed on the southwest side because it could result in damaging mature trees.

Available Transit Service

Future employees could have the option of traveling to work by using the currently available bus service along the following roadways:

1. Snouffer School Road: Ride-On route 58 has half hour headways between buses and operates between the Shady Grove Metrorail Station and Lakeforest Transit Center.
2. Centerway Road: Ride-On route 60 has 20-minute headways between buses and operates between the Shady Grove Metrorail Station and the Montgomery Village (shopping) Center.

Master Plan Roadways and Bikeway

In accordance with the *Gaithersburg Vicinity Master Plan*, the master-planned roadways and bikeway are designated as follows:

1. Snouffer School Road is designated as a four-lane arterial, A-16, with a center turning lane and a recommended 80-foot right-of-way.
2. Goshen Road is designated as a four-to-six-lane major highway, M-25, with a recommended 120 foot right-of-way between Odendhal Avenue and Warfield Road. Goshen Road is designated as an arterial, A-14, between Warfield Road and Woodfield Road (MD 124). The *Countywide Bikeway Functional Plan* recommends a dual bikeway, DB-29, along Goshen Road between Odendhal Avenue and Warfield Road -- where a dual bikeway consists of a shared use path on the northwest side and bike lanes.
3. Centerway Road is designated as a two-lane arterial, A-275, with a recommended 80-foot right-of-way.
4. Strawberry Knoll Road is designated as a two-lane primary residential street, P-4, with a recommended 70 foot right-of-way.

Relevant Transportation Projects

The relevant transportation projects are as follows:

1. The Montgomery County Department of Transportation's (MCDOT) Capital Improvements Program (CIP) Project No. 509337-6, Facility Planning II, Goshen Road South (Girard Avenue to Warfield Road) is to widen Goshen Road from the existing 2-lane roadway to a 4-lane major divided highway with a 5-foot sidewalk, an 8-foot bike path, and an on-road bike lanes. The preliminary design plans are projected to be completed in Fall 2009.
2. MCDOT is restarting a deferred project to construct a bikepath along Snouffer School Road. As a condition of approval for Preliminary Plan No. 120040180 in 2004, the Applicant was required to widen Snouffer School Road from two to four lanes. Prior to 2004, MCDOT had started a Facility Planning Study to investigate the existing conditions and develop alternatives for the widening of Snouffer School Road as a recommended master-planned four-lane arterial between Woodfield Road (MD 124) and Goshen Road.

Site-Generated Traffic

For the approved non-residential land uses under Preliminary Plan No. 120040180, the table below gives the number of peak-hour vehicular trips projected during the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.):

Land Use	Square Feet	Weekday Peak-Hour	
		Morning	Evening
Research & Development Office Use	559,300	694	604
Business Park-Light Industrial & Office Uses	247,626	352	339
Warehouse Use	461,285	301	253
Total	1,268,211	1,347	1,196

The Applicant proposes to acquire the property and use the land for the following public facilities:

Proposed Land Use	Weekday Peak-Hour	
	Morning	Evening
Public Safety Training Academy	130	100
MCPS Food & Nutrition Services	22	19
MCPS Building Maintenance	100	10
M=-NCCPC Maintenance	37	11
Total Peak-Hour Trips	289	140

The County facilities generate only 21.5% of the morning peak-hour trips and 11.2% of the evening peak-hour trips compared with the previously approved land uses. However, the traffic characteristic by the County facilities would be unique in that some vehicular trips would be generated earlier than the typical weekday morning and evening peak hours and would have a higher percentage of trucks.

The Previously-Approved Adequate Public Facilities Review for Preliminary Plan No. 120040180

To satisfy Local Area Transportation Review (LATR), a traffic study was submitted in 2004 that analyzed 13 intersections and the following improvements were required at three intersections:

1. Goshen Road and Centerway Road: Construct separate right turn lanes on the northbound and southbound Goshen Road.
2. Snouffer School Road and Centerway Road: Widen Snouffer School Road from two to four through lanes with a fifth lane used for left-turns on both directions.
3. Snouffer School Road and Alliston Hollow Way- Challenger Court: The same improvement as described for the intersection of Snouffer School Road and Centerway Road above.

A Policy Area Transportation Review (PATR) was required under the *FY 2004 Annual Growth Policy*, instead of the current PAMR test. At that time, the Montgomery Village/Airpark Policy Area was in a moratorium for non-residential development. The PATR was satisfied by widening Snouffer School Road from two to four through lanes from Centerway Road to Goshen Road with a fifth center lane for a separate left-turn lane approaching intersecting streets.

New Adequate Public Facilities Test

If the Applicant decides to undergo a new APF review for the relocated County facilities due to their significantly reduced impact, it would be subject to both LATR and PAMR mitigation requirements.

EA:tc

cc: Girum Awoke - MCDOT Goshen Rd Project Manager
Sue Edwards
Jon Hutchings
Matt Storck - STV

mno Francis Weaver Webb Tract 09303-MSCGI-1 & 12004018E.doc

ATTACHMENT 8



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

July 13, 2009

Bernard Fitzgerald, Real Estate Specialist
Department of General Services
101 Orchard Ridge Drive
Second Floor
Gaithersburg, MD 20878

RE: Mandatory Referral - Centerpark Property Acquisition

Dear Mr. Fitzgerald:

This letter serves as a request for more information in regards to the referenced mandatory referral application. The following information is requested:

1. The hours of operation and types of uses proposed within the structure(s) or on the property under consideration;
2. Funding source for the project: county, state, federal, and/or private;
3. List any other points of access on the subject property that are not shown in the preliminary plan; and
4. Provide an explanation for the exclusion of Lots 10, 14 and 15.

Please reply to this letter by **July 20, 2009**.

Sincerely,

Vanessa N. Francis
Senior Planner
Community-Based Planning Division/Vision Division
vanessa.francis@mncppc-mc.org

cc: Sue Edwards

Vision Division, 301-495-4555, Fax: 301-495-1304
8787 Georgia Avenue, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org