



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

**Supplemental Memorandum to the Staff Report for the
 Limited Site Plan Amendment 82004027C, Leesborough
 (To meet Condition No. 4 of MCPB Resolution No. 10-121)**

ITEM #: _____

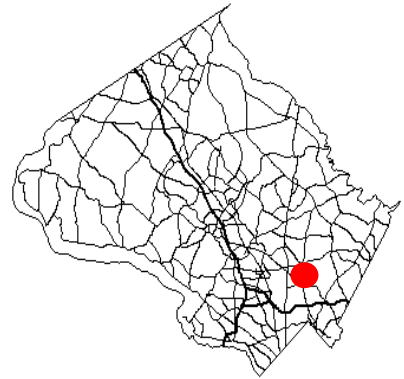
MCPB HEARING DATE: December 9, 2010

MEMORANDUM DATE: November 24, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
 Robert Kronenberg, Supervisor
 Development Review Division

FROM: Sandra Pereira, Senior Planner
 Development Review Division
 301.495.2186
Sandra.Pereira@mncppc-mc.org



APPLICATION DESCRIPTION: Supplemental Limited Amendment to remove the Rafferty Center and replace it with an open field for recreation and 4 additional townhouses (including one MPDU); adjustments to the landscaping, walkways, parking layout, and recreation calculations; RT-15 zone; 13.86 acres; located on Georgia Avenue, approximately 200 feet South of Arcola Avenue; Kensington-Wheaton.

APPLICANT: Batchellors Forest, LLC c/o Centex Homes

FILING DATE: June 11, 2010

RECOMMENDATION: Approval of the Supplemental Limited Amendment with conditions

EXECUTIVE SUMMARY: When the Leesborough Site Plan was originally approved, the County hoped to reuse the Rafferty Center (formerly the Good Counsel High School Gymnasium) by turning it into a public recreation center. Condition No. 1.b of the Site Plan approval provided that if an agreement could not be reached between the Applicant and the County, Applicant was to amend the Site Plan

Approval signatures

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to show an alternate layout and design. The County has abandoned its proposed reuse of the Rafferty Center, so the Applicant sought a Limited Amendment as required by their Site Plan approval, to replace it with an open field for general play and 4 additional townhouses, including one MPDU. These modifications also required adjustments to the landscaping, walkways, parking layout, recreation calculations and conditions of approval and the Applicant agreed to add amenities to commemorate the history of the Rafferty Center.

AMENDMENT DESCRIPTION

Background

The Limited Site Plan Amendment for Leesborough was originally presented to the Planning Board at a Public Hearing on July 29, 2010. At the Public Hearing, the Planning Board raised concerns pertaining to the adequacy of the playground equipment proposed and the design of the new open space. Public testimony raised concerns of inadequate notification regarding the removal of the Rafferty Center and requested that the Planning Board defer their decision to allow additional time for community participation. The public testimony also raised concerns about broader community use and access of the proposed green space as a replacement for the loss of the Rafferty Center.

On July 29, 2010, the Planning Board approved some of the requested modifications to the Site Plan unrelated to the Rafferty Center removal, including the addition of terrace walls on Lots 7, 8, 9 and 139-141. The Board deferred their decision on the removal of the Rafferty Center to allow additional time for community participation regarding the use and access of the proposed green space as a replacement for the loss of the Rafferty Center, but approved a revision to condition 1.b of the original Site Plan approval to increase the maximum number of building permits from 133 to 160 before the alternate layout and design is approved. The resolution was adopted by the Planning Board on September 16, 2010 (MCPB No. 10-121), and mailed out to all parties of record on September 28, 2010 [Appendix A]. This Hearing is in compliance with Condition No. 4 of MCPB No. 10-121. **Therefore, the Staff Report issued for the July 29, 2010 Planning Board hearing is attached for context and in order to avoid duplication of some of the Staff's analysis [Appendix B].**

Proposal

As described on pages 4-6 of the July 15, 2010 Staff Report, the Applicant requests approval to remove the Rafferty Center and replace it with an open lawn area and 4 townhouse units (including one MPDU). These modifications require adjustments to the landscaping, walkways, parking layout, recreation calculations and conditions of approval.



Illustrative rendering of open space areas

Since the Public Hearing on July 29, 2010, the Applicant has revised the layout of the open lawn area to address concerns raised by the Planning Board, the Leesborough residents and members of the broader community. In addition to the existing tot lot, the new layout now includes a multi-age playground with a play structure, swings, balance beam, bouncer seats, and spring seats (see photos below). The multi-age playground is located next to the tot lot and the picnic/seating areas, in an area of high visibility and easily accessible to the residents. The additional play equipment will support activities for children ages 5-9, and will complement the activities already provided in the existing tot lot. Both recreational facilities are visible and accessible from internal private streets and Georgia Avenue.



Additional play equipment proposed (play structure and swing set)



Additional play equipment proposed (spring seat and bouncer seat)

The recreation calculations were updated to reflect the addition of the multi-age playground. In accordance with the *1992 M-NCPPC Recreation Guidelines*, this development is receiving credit for providing a tot lot, a multi-age playground, 2 open play areas, a pedestrian system, and 6 seating areas, combined with offsite credit for proximity to the facilities at the Wheaton Regional Park. As shown on the table below, the development meets the recreation requirements for all age groups onsite, with the exception of the ‘adults’ category, which is met with a combination of onsite and offsite credits.

Recreation Calculations

Demand		D1	D2	D3	D4	D5
Housing Type	Number of Units	Tots 0 to 4	Children 5 to 11	Teens 12 to 17	Adults 18 to 64	Seniors 65+
SFD III (<7,000)	6	0.84	1.14	1.38	7.62	0.78
TH	143	24.31	31.46	25.74	184.47	10.01
Garden (4 or less)	45	4.95	6.30	5.40	53.10	7.20
		30.10	38.90	32.52	245.19	17.99

On-Site Supply		D1	D2	D3	D4	D5
Recreation Facility	Quantity Provided	Tots 0 to 4	Children 5 to 11	Teens 12 to 17	Adults 18 to 64	Seniors 65+
Tot Lot	1	9.00	2.00	0.00	4.00	1.00
Play Lot	1	0.00	9.00	3.00	4.00	1.00
Picnic/Sitting	6	6.00	6.00	9.00	30.00	12.00
Open Play Area I	2	12.00	18.00	24.00	60.00	4.00
Pedestrian System	1	3.01	7.78	6.50	110.34	8.10

total:	30.01	42.78	42.50	208.34	26.10
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Off-Site Supply*

	Quantity Provided	D1 Tots 0 to 4	D2 Children 5 to 11	D3 Teens 12 to 17	D4 Adults 18 to 64	D5 Seniors 65+
Recreation Facility						
Nature Trails	1	0.53	1.36	1.71	12.87	0.94
	total:	0.53	1.36	1.71	12.87	0.94

* Wheaton Regional Park, which is located within one mile of the site.

Adequacy of Facilities		D1	D2	D3	D4	D5
a.	Gross Total Supply	30.54	44.14	44.21	221.21	27.04
b.	35% of Total Supply	10.68	15.44	15.47	77.42	9.46
c.	Max Off-Site Supply	0.52675	1.3615	1.7073	12.87248	0.944475
d.	Total Supply	30.54	44.14	44.21	221.21	27.04
e.	90% Demand	27.09	35.01	29.27	220.68	16.2
f.	Adequate?	yes	yes	yes	yes	yes

The design of the open space area at the northwest corner of the site maximizes the usability of the space as an amenity for the residents. It includes two ‘open play areas’ of approximately 10,750 and 7,500 square feet, which provide the most flexibility to meet recreation needs of various age groups. These relatively flat areas of open lawn are surrounded by shade trees which define the spaces by creating an edge. In the center, the playground equipment and seating/picnic areas function as a focal point and a destination for users. Except for a fence along the northern property boundary, the space is accessible from all sides including the sidewalk on Georgia Avenue.

The access and visibility from Georgia Avenue further validates the binding elements of the zoning case. The issue of public use of a private recreation facility creates a burden on future residents and the Homeowner’s Association for maintenance, security and liability. While most private recreation facilities are accessible to the general public, the removal of the Rafferty Center did not obligate the developer to provide a replacement of such public use area or space for the broader community. In fact, the Rafferty Center was proposed for ownership, operations and programming by the County, not the Applicant or the HOA. Further, the recreation guidelines are applied to the site based upon the total number of proposed units and are intended to satisfy the recreational needs of the new development, not provide more recreational opportunities for the general public. Although, the proposed green area will remain private open space, the proximity to Georgia Avenue implies public accessibility and use.

Following concerns raised by the Parks Department at the July Hearing, the new open space area will not be called a “Park” to avoid the misconception that the Parks Department has any

involvement or ownership of this open space. The Applicant is exploring other designations, such as, Rafferty Square.

COMMUNITY OUTREACH

Since the July Hearing, several outreach efforts took place to obtain additional community input. On September 28, 2010, the Applicant's team held a meeting with the Leesborough residents to obtain their input on the design and amenities of the open space that will ultimately be owned and maintained by the HOA.

On October 14, 2010, the Montgomery County Department of Recreation held a third community meeting to inform the public about the history of the Rafferty Center, the decision making process not to pursue its redevelopment, and future recreation plans for the area. Rather than developing a full service community recreation center on a site in the southwest quadrant of the intersection of Georgia Avenue and Randolph Road, as proposed in earlier meetings, the County is now exploring redeveloping the Wheaton Library into a combined Recreation Center and Library. These new plans were more appealing to the community because of the greater proximity to Wheaton as compared to a previously proposed location at the intersection of Randolph Road and Georgia Avenue. At this same meeting, the Leesborough team also presented their new open space concept, design, layout and amenities, and there was no opposition or comments.

On October 26, 2010, Staff met with concerned Wheaton residents at the regularly scheduled Green Wheaton Sustainable Initiatives WRAC subcommittee meeting to explain the extent of the Planning Board's purview in site plan approvals, the findings required for recreation, and to provide an overview of the MNCPPC Recreation Guidelines.

Additionally, Staff and the Applicant's attorney have had an ongoing dialogue with the Wheaton residents who testified at the last Hearing in order to address specific questions and concerns. Therefore, Staff believes that the Planning Board's requirement for additional community input has been satisfied.

RECOMMENDATION AND CONDITIONS

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval and the site remains compatible with existing and proposed development adjacent to the site. This Supplemental Limited Site Plan Amendment will remove the Rafferty Center and replace it with an open field for recreation and 4 additional townhouses (including one MPDU), which required adjustments to the landscaping, walkways, parking layout and recreation calculations. These modifications do not impact the efficiency, adequacy, or safety of the site with respect to building locations, vehicular and pedestrian circulation, open space, landscaping, or lighting.

Staff recommends approval of the Supplemental Limited Site Plan Amendment 82004027C, Leesborough, for the modifications delineated above. All site development elements shown on the site and landscape plans stamped “Received” by the M-NCPPC on June 11, 2010, and November 4, 2010, are required except as modified by the conditions below. These conditions replace or modify certain previously approved conditions as indicated below.

1. Forest Conservation & Tree Save (modifies condition 12 on the original site plan approval #820040270)

By certified site plan, the Applicant must submit a forest conservation plan to reflect the site plan as amended, specifically for the removal of the Rafferty Center and the additional lots.

2. Development Program

The Applicant must construct the proposed development in accordance with the Development Program approved with the original site plan #820040270, except for condition 16.b) which shall be replaced with the following condition:

- a. Community-wide pedestrian pathways, including the 8-foot-wide Class I bikeway, and recreation facilities, including tot lot, open play area and amenity plazas, approved as part of Site Plan No. 820040270, shall be completed prior to issuance of the 133rd building permit. The open play area, multi-age playground and gazebo, proposed as part of this Amendment, shall be completed prior to issuance of the 180th building permit.

3. Recreation Facilities (replaces condition 8 on the original site plan approval #820040270)

The Applicant must provide a tot lot, multi-age playground, 2 open play areas, pedestrian system, and 6 seating areas to satisfy the requirements of the M-NCPPC Recreation Guidelines.

4. Moderately Priced Dwelling Units (MPDUs) (replaces condition #10 on the original site plan approval #820040270)

The proposed development must provide (25) twenty-five (or 12.5 percent of the total number of units) MPDUs on-site in accordance with Chapter 25A of the Montgomery County Code, and the Department of Housing and Community Affairs letter dated June 25, 2010 [Appendix B].

5. Certified Site Plan (replaces condition 18 on the original site plan approval #820040270)

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the site plan resolution on the approval or cover sheet.
- b. Modify data table to reflect development standards and additional units enumerated in the staff report.
- c. Update the recreation calculations to reflect the new equipment proposed.
- d. Update and submit all sheets in the set for certified site plan.
- e. Ensure consistency of all details and layout between site plan and landscape plan.
- f. Show the additional terrace walls on Lots 7, 8, 9 and 139-141 approved with MCBP No. 10-121.
- g. Provide details of the gazebo and piers proposed.

- h. Provide more variety of plant material around gazebo; include deciduous shrubs and ornamental grasses.
- i. Provide a second row of shade trees between the proposed sidewalk and the curb of the new perpendicular parking spaces.

APPENDICES

- A. Prior Resolution, MCPB No. 10-121
- B. Staff Report dated July 15, 2010
- C. Correspondence

Appendix A

SEP 28 2010



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

MCPB No. 10-121
Site Plan No. 82004027C
Project Name: Leesborough
Hearing Date: July 29, 2010

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, Batchellors Forest, LLC c/o Centex Homes ("Applicant"), previously received Planning Board approval with conditions of Site Plan No. 820040270 for 190 dwelling units, which was amended by Minor Site Plan Amendment No. 82004027A (to improve the Georgia Avenue frontage and Amherst Avenue access, and to upgrade internal landscape and hardscape features), and by Administrative Site Plan Amendment No. 82004027B (for modifications to the location of certain HVAC units, landscaping, retaining walls, and hardscape elements).

WHEREAS, on June 11, 2010, Applicant filed another site plan amendment application designated 82004027C, Leesborough (the "Amendment") for approval of the following modification¹:

Addition of Terrace Walls

The Amendment proposes to add short terrace walls on Lots 7, 8, 9, and 139-141 for the respective units to conform to the maximum building height allowed. These walls, between 1 and 2 feet in height, help to define the private realm and do not obstruct the pedestrian circulation system.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a

¹ The Application also sought to amend Condition 1.b of approved Site Plan No. 820040270 to permit removal of the Rafferty Center and replace it with an open field and play equipment, given that an agreement between the Applicant and Montgomery County could not be reached with regard to the Rafferty Center. The Application also sought to add 4 townhouse units and to make changes with respect to on street parking. The Planning Board did not take action on these other aspects of the Application instead providing Applicant with the opportunity to return at a later date for action on these items.

Approved as to
Legal Sufficiency:

Carroll 8/24/10

8787 Georgia Avenue, Suite 200, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

memorandum to the Planning Board dated July 15, 2010, setting forth its analysis and recommendation for approval of the Amendment (“Staff Report”); and

WHEREAS, on July 29, 2010, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the “Hearing”) where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, condition 1.b) of the original Site Plan approval No. 820040270 stated that:

“If an agreement between the applicant and Montgomery County cannot be reached, and the Rafferty Center cannot be retained, the applicant shall amend the approved site plan to show an alternate layout and design that addresses the open space and recreation requirements, as well as the overall design intent. The revised site plan must be approved by the Planning Board prior to the issuance of the 133rd building permit.”

WHEREAS, at the Hearing, the Applicant requested a revision to condition 1.b as part of this Amendment to increase the number of building permits obtainable prior to having an approved site plan showing an alternate layout and design; and

WHEREAS, on July 29, 2010, the Planning Board approved that portion of the Amendment allowing for the addition of the terrace walls and for a revision to Condition 1(b) to increase the maximum number of building permits allowed under that condition from 133 to 160, prior to action on an alternate plan for open space and recreation use of the area now occupied by the Rafferty Center, on the motion of Commissioner Dreyfuss, seconded by Commissioner Alfandre, with a vote of 5-0, Commissioners Alfandre, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff’s recommendation and analysis set forth in the Staff Report and as modified at the Hearing, and hereby APPROVES the Amendment as Site Plan No. 82004027C, subject to the following conditions:

1. Development Plan Conformance

The proposed amendment must comply with the binding elements listed in the Zoning Map Amendment G-798 and associated Development Plan.

2. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for preliminary plan 120040680 as listed in the Planning Board Resolution dated February 8, 2005, unless amended. This includes but is not limited to all

references to density, rights-of-way, dedications, easements, transportation conditions, DPWT conditions, and DPS stormwater conditions.

3. Site Plan Conformance

The proposed amendment must comply with the conditions of approval for site plan 82004027B as listed in the Approval Memorandum dated July 9, 2009, as amended. Unless amended by this application, all previous approvals remain in full force and effect.

4. Rafferty Center (replaces condition #1.b on the original Site Plan #820040270)

Based on the fact that an agreement between the applicant and Montgomery County could not be reached, and the Rafferty Center cannot be retained, the applicant shall amend the approved site plan to show an alternate layout and design that addresses the open space and recreation requirements, as well as the overall design intent. The revised site plan must be approved by the Planning Board prior to the issuance of the 160th building permit. Applicant shall bring to the Board for approval, its alternate layout and design, which may include 4 additional townhouse units, changes with respect to on street parking, and additional recreation facilities.

5. Certified Site Plan

Prior to approval of the Certified Site Plan, which Applicant shall submit after a hearing before the Board to show the alternate layout and design as required in Condition No. 4, the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c. Ensure consistency of all details and layout between site plan and landscape plan.
- d. The certified site plan must be consistent with the prior site plan approval except for i) the addition of the terrace walls on Lots 7, 8, 9, and 139-141, and ii) the alternate layout and design to accommodate the removal of the Rafferty Center as approved by the Board .

BE IT FURTHER RESOLVED, that the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report as modified at the Hearing, and FINDS that the Amendment is consistent with the provisions of § 59-D-3.7 of the Zoning Ordinance and that the Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in connection with the originally approved site plan; and

BE IT FURTHER RESOLVED that all site development elements as shown on Leesborough drawings stamped by the M-NCPPC on June 11, 2010, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that Applicant will bring back to the Planning Board for further review and action at a future date, those items of the Application not acted upon at this time; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and


BE IT FURTHER RESOLVED, that the date of this written resolution is SEP 28 2010 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Alfandre, seconded by Vice Chair Wells-Harley, with Chairman Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre and Dreyfuss present and voting in favor of the motion, and Commissioner Presley absent at its regular meeting held on Thursday, September 16, 2010, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

Appendix B



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

Staff Report: Limited Site Plan Amendment 82004027C, Leesborough

CONSENT ITEM #:

MCPB HEARING

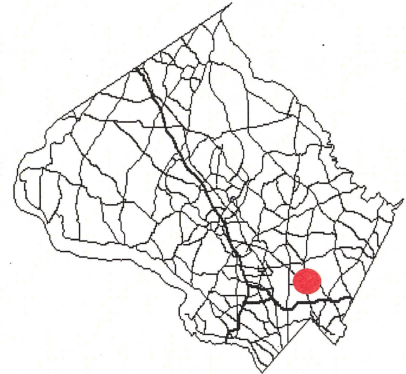
DATE: July 29, 2010

REPORT DATE: July 15, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Robert Kronenberg, Supervisor
Development Review Division

FROM: Sandra Pereira, Senior Planner
Development Review Division
301.495.2186
sandra.pereira@mncppc.org



APPLICATION DESCRIPTION: Limited Amendment to remove the Rafferty Center and replace it with an open field for recreation and 4 additional townhouses (including one MPDU); adjustments to the landscaping, walkways, parking layout, and recreation calculations; RT-15 zone; 13.86 acres; located on Georgia Avenue, approximately 200 feet South of Arcola Avenue; Kensington-Wheaton.

APPLICANT: Batchellors Forest, LLC c/o Centex Homes

FILING DATE: June 11, 2010

RECOMMENDATION: Approval of the Limited Amendment

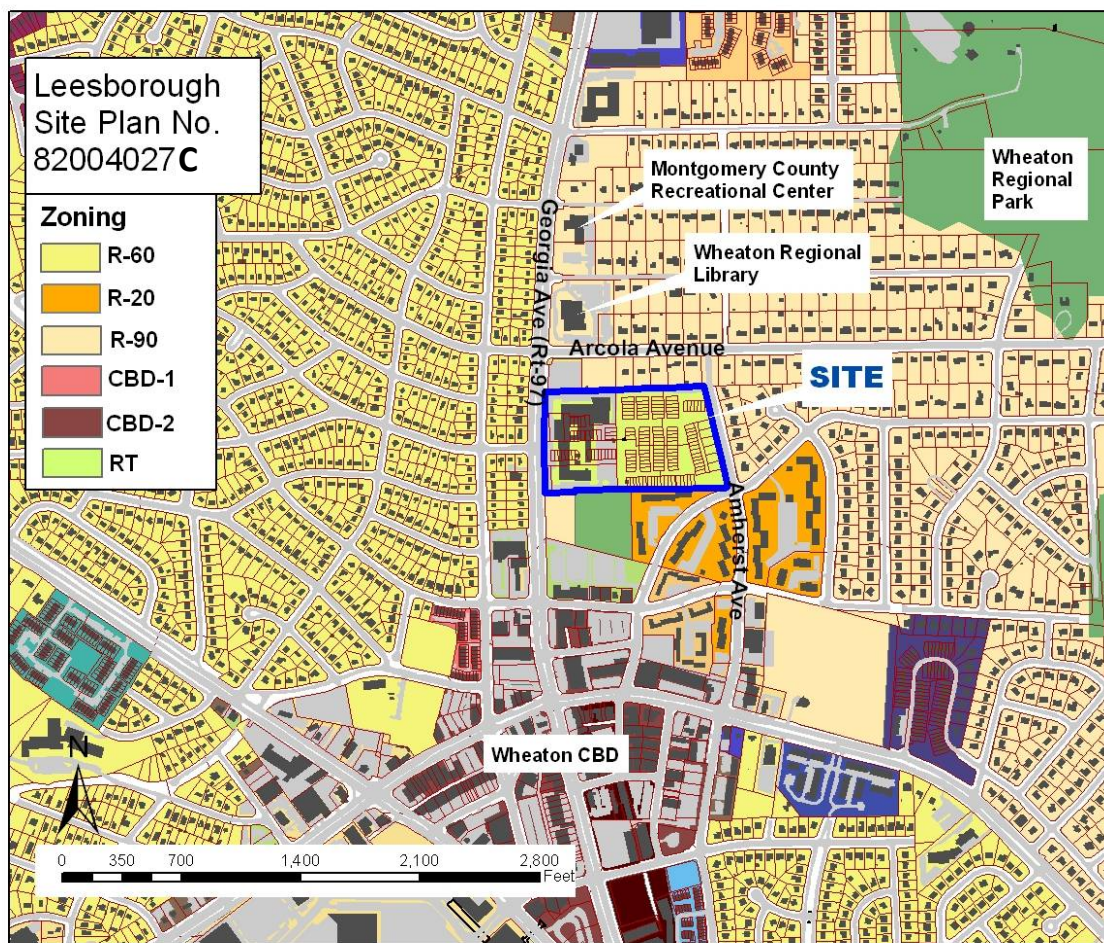
EXECUTIVE SUMMARY: Limited Amendment to remove the Rafferty Center and replace it with an open field for general play and 4 additional townhouses including one MPDU. These modifications require adjustments to the landscaping, walkways, parking layout, recreation calculations and conditions of approval. Amenities will be added to commemorate the history of the Rafferty Center.

SITE DESCRIPTION

Vicinity

The subject site is located approximately 200 feet south of the intersection of Arcola Avenue and Georgia Avenue, and is bound by Georgia Avenue to the west and Amherst Avenue to the east in Wheaton, Maryland. The property immediately south of the intersection of Georgia Avenue and Arcola Avenue is the new location of the Wheaton Rescue Squad. The property immediately north of this intersection is occupied by the Wheaton Regional Library and its associated parking. Directly north of the Library is the Montgomery County Recreational Center containing the Wheaton Community Center and the Wheaton Youth Center.

The residential properties surrounding the subject site are all part of different blocks in the Blueridge Manor subdivision. The section to the north of the property is Block 5 and contains one-family detached units and is zoned R-90, while the section across Amherst Avenue is Block 1 and contains one-family detached residential properties and is zoned R-90. The residential subdivision across Georgia Avenue is known as Wheaton Hills and is zoned R-60. Southeast of the subject site is the Blueridge Manor apartment complex that is zoned R-20. The vacant WMATA site directly to the south is zoned R-90/TDR.



Vicinity Map

Site Analysis

The subject site was formerly occupied by Good Counsel High School, which has relocated to the Olney area. The school structures and associated facilities have been demolished, with the exception of the Rafferty Center on the north portion of the site. Currently, the site is under construction consistent with the approved Leesborough site plan. There are no known rare, threatened, or endangered species on site; there are no 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.



Construction activities onsite



Existing tot lot onsite (Rafferty Center in the background)

AMENDMENT DESCRIPTION

Previous Approvals

On June 17, 2003, the County Council approved Local Map Amendment No. G-798 (Resolution No. 15-226), for the reclassification of 14.74 acres from the R-90 Zone to the RT-15 Zone. Binding elements of the Rezoning approval included provisions addressing retention of the Rafferty Center, buffers to adjacent properties, establishment of community open space and numbers and types of units.

On November 4, 2004, the Planning Board approved with conditions **Preliminary Plan No. 120040680** (Resolution dated February 8, 2005) for a maximum of 201 dwelling units.

On November 4, 2004, the Planning Board approved with conditions **Site Plan No. 820040270** (Resolution dated February 8, 2005) for 190 dwelling units, including 6 one-family detached dwelling units, 139 one-family attached units and 45 multi-family units [Appendix A].

On September 18, 2008, the Planning Board approved with conditions **Minor Site Plan Amendment No. 82004027A** (Resolution dated September 24, 2008) to improve the Georgia Avenue frontage and Amherst Avenue access, and to upgrade internal landscape and hardscape features.

On July 9, 2009, the Planning Department Director approved **Administrative Site Plan Amendment No. 82004027B**, for modifications to the location of the HVAC units, landscaping, retaining walls, and hardscape elements.

Proposal

The Applicant requests the following modifications to the Site Plan:

1. Removal of the Rafferty Center

The Applicant is proposing to remove the Rafferty Center and replace it with an open field and 4 townhouse units. Although binding element No. 2 of the Zoning Text Amendment (G-798) states "... Rafferty Center (multi-purpose recreational facility) must be retained for public use, provided that a public entity assumes responsibility, with adequate parking, visibility and pedestrian access," the County has determined that it will no longer pursue the development of the Rafferty Center. In other words, the Rafferty Center had to be retained for public use only if a public entity assumed responsibility for it, but the County has now determined that due to current economic realities, it makes more sense to develop a full service community recreation center on a site in the southwest quadrant of the intersection of Georgia Avenue and Randolph Road [Appendix B]. Since no public entity will now assume responsibility for the Rafferty Center, it no longer has to be retained. Therefore, by amending the approved site plan "to show an alternate layout and design that addresses the open space and recreation requirements, as well as the

overall design intent,” the Applicant has satisfied Condition 1.b) and 18.e) of the original site plan approval [Appendix A].

2. Creation of an open field

The Rafferty Center will be replaced with a park, named after Robert Rafferty. This park will be mostly open and used for general play and it will complement the open play area, tot lot and seating areas immediately to the west. Combined, these areas represent the majority of the open space and recreation opportunities available onsite. New pathways will connect the new field to the approved sidewalk system making it accessible to the residents of the community. Piers with signage will identify the eastern entrance of the park, and a gazebo with landscaping will act as a focal point for those approaching from the east. The landscaping has been adequately adjusted to accommodate the new park. The modifications to the site continue to satisfy binding element No. 2 of G-798 requiring a “minimum two-acre community open space on-site, visible and accessible from a public street.”

3. Addition of 4 townhouses

The Amendment proposes to add 4 townhouses fronting onto the new Robert Rafferty Park and rear loaded from Fleeter Drive. The proposed total number of units is 194, which is still below the maximum of 201 dwelling units allowed by binding element No. 1 of G-798 and the approved Preliminary Plan. As a result of increasing the total number of units, the number of MPDUs has been adjusted from 24 to 25. The additional MPDU will be located on Lot 100, which has been approved by DHCA [Appendix B].

4. Adjustments to on-street parking

The Amendment proposes to adjust the layout of the on-street parking on the east side of the existing Rafferty Center. Instead of having parallel parking spaces, the amendment proposes perpendicular spaces. This will allow for safer and more efficient in/out movement to access these parking spaces. In addition, spaces will be provided to replace the parking spaces that were displaced by the four additional townhouse units. As a result, the amendment maintains the number of regular parking spaces for this area, and adds one handicap parking space.

5. Revisions to recreation calculations

The Amendment is revising the recreation calculations to reflect the elimination of the Rafferty Center, which was used to satisfy part of the recreation requirements. Instead, the Applicant will receive credit for an additional Open Play Area I (‘Robert Rafferty Park’). The previously approved seating area at the intersection of Leesborough Circle and Little Sorrel Way will be replaced by a gazebo with sheltered seating. Overall, this development will provide a tot lot, 2 open play areas, a pedestrian system, and 6 seating areas, combined with offsite credit for proximity to the facilities at the Wheaton Regional Park and Wheaton Community Center, to satisfy the requirements of the M-NCPPC Recreation Guidelines as shown on the tables below.

Recreation Calculations

LEESBOROUGH- RECREATIONAL REQUIREMENTS (194. D.U)					
	RECREATIONAL DEMAND				
	D1	D2	D3	D4	D5
	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
SFD III (LOTS 7,500 S.F.) 6 D.U. * 100 = 0.06	14x0.06 = 0.8	19 X 0.06 = 1.1	23 X 0.06 = 1.4	127 X 0.06 = 7.6	13 X 0.06 = 0.8
TOWNHOUSES 143 D.U. * 100 = 1.43	17 X 1.43 = 24.3	22 X 1.43 = 31.5	18 X 1.43 = 25.7	129 X 1.43 = 184.5	7X1.43 = 10.0
GARDEN UNITS 45 D.U. * 100 = 0.45	11 X 0.45 = 5.0	14 X 0.45 = 6.3	12 X 0.45 = 5.4	118 X 0.45 = 53.1	16 X 0.45 =7.2
REQUIRED DEMAND	30.1	38.9	32.5	245.2	18.0
RECREATIONAL SUPPLY					
RECREATION TYPE	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
TOT LOT (1)	9	2	0	4	1
OPEN PLAY AREA I (10,000 S.F.) - 2	12	18	24	60	4
PEDESTRIAN SYSTEM	0.10 x 30.1 = 3.0	0.20 x 38.9 = 7.8	0.20 x 32.5 = 6.6	0.45 x 245.2 = 110.3	0.45 x 18.0 = 8.1
PICNIC / SITTING (6 EACH)	6 x 1 = 6.0	6 x 1 = 6.0	6 x 1.5= 9.0	6 x 5 = 30.0	6 x 2 = 12.0
ON-SITE SUPPLY PROVIDED	30	33.8	39.6	204.3	25.1
OFF-SITE CREDIT (WHEATON REGIONAL PARK, WHEATON COMMUNITY CENTER)	35% x 30.0 = 10.5	35% x 33.8 = 11.8	35% x 39.6 =13.9	35% x 204.3 = 71.5	N/A
TOTAL PROVIDED	40.5	45.6	53.5	275.8	25.1

6. Addition of Terrace Walls

The Amendment is adding short terrace walls on Lots 7, 8, 9, and 139-141 for the respective units to conform to the maximum building height allowed. These walls, between 1 and 2 feet in height, help to define the private realm and do not obstruct the pedestrian circulation system.

PROJECT ANALYSIS

Master Plan

The proposed amendment maintains conformance with the master plan recommendations.

Transportation and Circulation

The proposed amendment does not affect vehicular circulation. The pedestrian circulation has been adjusted to include new pathways in the new 'Robert Rafferty Park'. These pathways will connect to approved paths and sidewalks and will contribute to a well-connected pedestrian circulation system that is safe, adequate, and efficient.

Environment

The proposed amendment does not affect the Forest Conservation requirements. However, the Applicant is modifying the final forest conservation plan to reflect the site plan as amended, specifically for the removal of the Rafferty Center and the additional lots.

Development Standards

The subject site is zoned RT-15. The proposed amendment meets the purpose and requirements of the zone. The following data table indicates the proposed development's compliance with the

Zoning Ordinance. Only the standards that are affected by the proposed amendment are listed; a comprehensive modified data table will be included on the certified site plan.

Project Data Table for the RT-15 Zone with MPDUs

Development Standard	Permitted/ Required	Approved w/ 820040270	Proposed for Approval
Density (no. of units)	201	190	194
MPDUs	12.5%	12.5% (24)	12.5% (25)
Unit Types - Townhouses - One-family detached - Multi-family condos	n/a	139 6 45	143 6 45
Community Open Space ^{a)} (acres)	2.0	2.6	2.5
Green Area (% of lot)	30 (4.12 acres)	46 (6.42 acres)	48.8 (6.70 acres)
Parking Spaces	388 (2 spaces/d.u.)	472	473

^{a)} Per Binding Element of G-798

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on June 18, 2010, giving 15 days for comments. The Montgomery County Department of Recreation held two community meetings, on June 10, 2010, and July 14, 2010, to inform the public about the history of the Rafferty Center, the decision making process not to pursue its development, and future recreation plans for the area. A resident from the Leesborough community contacted Staff and attended the July 14th meeting in opposition to the removal of the Rafferty Center because it was going to provide needed recreation opportunities for the residents and the Wheaton community. The resident also expressed concerns that once the Rafferty Center is removed, the recreation facilities provided for this development are not adequate to meet the recreation needs of the residents, especially children. County Staff informed the resident that the County was no longer pursuing the development of the Rafferty Center due to current economic realities, but would instead develop a full service community recreation center on a site in the southwest quadrant of the intersection of Georgia Avenue and Randolph Road. Site Plan staff informed the resident that the application meets the minimum recreation requirements as established by the 1992 *M-NCPPC Recreation Guidelines*. However, in response to the resident's concerns, the Applicant has agreed to provide additional play equipment that supports activities for children ages 5-9 to enhance the existing tot lot.

RECOMMENDATION AND CONDITIONS

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval and the site remains compatible with existing and proposed development adjacent to the site. This Limited Site Plan Amendment will remove the Rafferty Center and replace it with an open field for recreation and 4 additional townhouses (including one MPDU), which required adjustments to the landscaping, walkways, parking layout and recreation calculations. These modifications do not impact the efficiency, adequacy, or safety of the site with respect to building locations, vehicular and pedestrian circulation, open space, landscaping, or lighting.

Staff recommends approval of the Limited Site Plan Amendment 82004027C, Leesborough, for the modifications delineated above. All site development elements shown on the site and landscape plans stamped “Received” by the M-NCPPC on June 11, 2010 are required except as modified by the conditions below. These conditions replace or modify certain previously approved conditions as indicated below.

1. Development Plan Conformance

The proposed amendment must comply with the binding elements listed in the Zoning Map Amendment G-798 and associated Development Plan.

2. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for preliminary plan 120040680 as listed in the Planning Board Resolution dated February 8, 2005, unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DPWT conditions, and DPS stormwater conditions.

3. Site Plan Conformance

The proposed amendment must comply with the conditions of approval for site plan 82004027B as listed in the Approval Memorandum dated July 9, 2009, as amended. Unless amended by this application, all previous approvals remain in full force and effect.

4. Forest Conservation & Tree Save

The Applicant must submit a forest conservation plan to reflect the site plan as amended, specifically for the removal of the Rafferty Center and the additional lots, by certified site plan [Appendix B].

5. Development Program

The Applicant must construct the proposed development in accordance with the Development Program approved with the original site plan #820040270, except for condition 16.b) which shall be replaced with the following condition:

- a. Community-wide pedestrian pathways, including the 8-foot-wide Class I bikeway, and recreation facilities, including tot lot, open play area and amenity plazas, approved as part of Site Plan No. 820040270, shall be completed prior to issuance of the 133rd building

permit. The open play area and gazebo, proposed as part of this Amendment, shall be completed prior to issuance of the 165th building permit.

6. Recreation Facilities (replaces condition 8 on the original site plan approval #820040270)
The Applicant must provide a tot lot, 2 open play areas, pedestrian system, and 6 seating areas to satisfy the requirements of the M-NCPPC Recreation Guidelines.
7. Moderately Priced Dwelling Units (MPDUs) (replaces condition #10 on the original site plan approval #820040270)
The proposed development must provide (25) twenty-five (or 12.5 percent of the total number of units) MPDUs on-site in accordance with Chapter 25A of the Montgomery County Code, and the Department of Housing and Community Affairs letter dated June 25, 2010 [Appendix B].
8. Certified Site Plan
Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:
 - a. Include the site plan resolution on the approval or cover sheet.
 - b. Add a note to the site plan stating that “M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading”.
 - c. Modify data table to reflect development standards enumerated in the staff report.
 - d. Update and submit all sheets in the set for certified site plan.
 - e. Ensure consistency of all details and layout between site plan and landscape plan.
 - f. Provide details of the gazebo and piers proposed.
 - g. Provide more variety of plant material around gazebo; include deciduous shrubs and ornamental grasses.
 - h. Provide a second row of shade trees between the proposed sidewalk and the curb of the new perpendicular parking spaces.
 - i. Provide additional play equipment in proximity to the existing tot lot that supports activities for children ages 5-9.

APPENDICES

- A. Prior Resolution(s)
- B. Agency Letters



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

June 21, 2010

Ms. Rose G. Krasnow, Division Chief
Development Review
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Krasnow:

Montgomery County has recently reviewed the retention and development of the Rafferty Center for a County recreation facility. After extensive and detailed analysis of the project it was determined that the cost of developing the Rafferty Center, combined with the challenges of operating it in conjunction with the Wheaton Recreation Center a block away made this a less than optimal solution. County Executive Isiah Leggett has therefore determined that the County will no longer pursue the development of the Rafferty Center. Instead, the County will develop a full service community recreation center on a site in the southwest quadrant of the intersection of Georgia Avenue and Randolph Road. This will result in providing the greater Wheaton community with the best solution to its long term recreational interests.

The County will not enter into an agreement with the applicant of the Leesborough development for the use of the Rafferty Center. Montgomery County will not further consider use of the Rafferty Center and has no objection to its removal and/or the approval of an alternate use of the property.

Sincerely,

David Dise, Director

cc: Gabriel Albornoz
Natalie Cantor

Office of the Director

101 Monroe Street, 9th Floor • Rockville, Maryland 20850

www.montgomerycountymd.gov/dgs



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

June 25, 2010

Sandra Pereira, Development Review Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Site Plan Amendment No. 82004027C, Leesborough

Dear Ms. Pereira:

I understand that the above site plan amendment has been submitted to the Planning Department. The applicant, Centex Homes, is proposing to demolish the existing gymnasium on the property and replace it with four (4) additional townhouses and community open space.

The four (4) additional townhouses generate a requirement for one (1) additional MPDU in the development. In lieu of providing the MPDU within the four (4) new townhouses, the applicant is proposing to locate the additional MPDU on Lot 100, within the same development.

The Department of Housing and Community Affairs (DHCA) recommends Approval of the applicant's proposal, for the following reasons:

1. The MPDU on Lot 100 will be the same 18 foot wide front load garage model as the other townhouse MPDUs in the development, whereas the four (4) new townhouses will be 20 foot wide, rear load garage models. The 18 foot wide MPDU townhouse floor plan has already been reviewed and approved by DHCA.
2. If the MPDU is located on Lot 100, it will be built sooner than if the MPDU is located in the additional townhouses.

Please let me know if you need anything further.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Keith Tunell, Centex Homes
Joseph T. Giloley, Chief, Division of Housing and Code Enforcement, DHCA
Christopher J. Anderson, Manager, Single Family Housing Programs, DHCA

S:\Files\FY2010\Housing\MPDU\Lisa Schwartz\Leesborough Letter 6-25-10.doc

Division of Housing and Code Enforcement

Code Enforcement FAX 240-777-3701	Moderately Priced Dwelling Unit FAX 240-777-3709	Housing Development and Loan Programs FAX 240-777-3691	Landlord-Tenant Affairs FAX 240-777-3691
--------------------------------------	--------------------------------------------------------	--------------------------------------------------------------	---------------------------------------------

Appendix C

Pereira, Sandra

From: dorothy.titman@hklaw.com on behalf of robert.harris@hklaw.com
Sent: Monday, October 25, 2010 2:53 PM
To: kathleen.michels@verizon.net
Cc: Pereira, Sandra; Kronenberg, Robert; Lewis.Birnbaum@Pulte.com; Patrick.Williams@PulteGroup.com
Subject: ON BEHALF OF ROBERT HARRIS/LEESBOROUGH

Kathy, it was good to speak with you last week about the County's plans for a new recreation center in Wheaton and the open space plan for the Leesborough project itself. As I mentioned at the community outreach meeting on October 14, I was very impressed with the County's plans for a new recreation center in lieu of preserving the Rafferty Center and was happy to see such strong endorsement from the various community members who attended that meeting. Like you, we have been waiting for the County to resolve this issue for a long time and now fully support their effort which allows the Leesborough project to proceed with the alternative Open Space Plan.

In terms of the Leesborough project, I appreciate your recognition of the need for this project to proceed both in terms of constructing units and in demolishing the Rafferty Center and building the remainder of the open space. As we discussed, the additional open space where the Rafferty Center now stands will be owned by the Leesborough homeowners association along with the existing open space just to the west. You have asked several questions with respect to the Leesborough project and the open space in particular, some of which I answered in our phone conversation. Others I needed some additional information for the other questions. Here is that additional information.

First, you had a series of questions about the timing, construction and maintenance of the open space. In this regard, as with the open space component that has been constructed already, the additional open space will be the subject of Site Plan approval by the Montgomery County Planning Board as to specific trees, planting requirements and maintenance. The applicant must then sign a Signature Set Site Plan obligating itself to construction as approved. Beyond that obligation, Park and Planning and the County Department of Permitting Services have an established practice for monitoring completion of all components of Site Plans, including open space construction. This includes site inspections to ensure those obligations are satisfied. Also, by way of comparison, I would direct your attention to the open space that has been constructed already on the site and which itself was an area previously occupied by the Good Counsel High School and parking lot. As with that open space component, the additional area will be completely regraded with all of the open space features and landscaping installed in a professional manner by experts in such matters. The landscaping contractor who will install the landscape features will be responsible for initial maintenance including watering as necessary and/or replacement of trees should that be necessary. Beyond that, just from a practical standpoint, Pulte has a number of houses yet to sell and will want the area to remain in good condition. The developer will remain responsible for the maintenance until HOA control is transferred to the owners, and will have regular maintenance measures for the new open space.

As far as timing, the plan is to demolish the Rafferty Center as soon as possible after Planning Board approval of the Site Plan which then would enable construction of the remaining open space and installation of the landscape features during the Spring 2011 planting season.

I have confirmed that the condominium association has been turned over to the residents and is now under their management through a professional management company. The homeowners association for the townhome and single family home component of Leesborough is still managed by the developer as is customary but there are regular meetings with the residents and an established process for residents to work through the homeowners association to address any issues that may arise. Eventually, the homeowners association will be turned over to the residents but until then maintenance responsibilities for common elements are the obligation of the developer.

You also asked about sediment control measures for the site and expressed your particular interest with respect to protection of Sligo Creek. I agreed to identify a contact person for you at Pulte so that you can work with that person

should the need arise with respect to sediment control measures. Pat Williams, whom you have met at that the various meetings, is probably the best person. You can reach him on his cell at (703) 928-9602. In the meantime, there are regular County inspections of the sediment control measures and Pulte has engaged a third party private inspector to make sure those measures function as intended.

We appreciate your interest in this project and hope that we have addressed any remaining questions you have. Should you have any further questions, please contact me.

Robert Harris | **Holland & Knight**

Partner

3 Bethesda Metro Center, Suite 800 | Bethesda MD 20814

Phone 301.215.6607 | Fax 301.656.3978

robert.harris@hklaw.com | www.hklaw.com

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Pereira, Sandra

From: robert.harris@hklaw.com
Sent: Wednesday, November 17, 2010 3:55 PM
To: Pereira, Sandra
Subject: FW: Leesborough

FYI, here is the 11/9 email to Kathy.

Robert Harris | Holland & Knight

Partner

3 Bethesda Metro Center, Suite 800 | Bethesda MD 20814

Phone 301.215.6607 | Fax 301.656.3978

robert.harris@hklaw.com | www.hklaw.com

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From: Harris, Robert R (BSA - X76607)
Sent: Tuesday, November 09, 2010 9:06 AM
To: 'kathleen.michels@verizon.net'
Subject: Leesborough

Kathy, just checking back with you on behalf of Pulte/Centex as a follow up to my email of October 25 and my voice mail of November 2. In order to keep our Planning Board date of December 9, last week we submitted to staff the revised open space plan that we presented to the Wheaton community on October 14. I assume my responses to the various questions you raised when we spoke just after the community meeting addressed any outstanding questions and comments. Please let me know if I can do anything further.

Robert Harris | Holland & Knight

Partner

3 Bethesda Metro Center, Suite 800 | Bethesda MD 20814

Phone 301.215.6607 | Fax 301.656.3978

robert.harris@hklaw.com | www.hklaw.com

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Pereira, Sandra

From: Pereira, Sandra
Sent: Wednesday, November 10, 2010 10:48 AM
To: 'Michels, Kathleen (NIH/FIC) [E]'; Kronenberg, Robert
Cc: Jacky R Fontes; Robin Belle; Beth Chaisson; Kim Persaud; Leah Haygood; Marian Fryer; Brian Horowitz; Leah Haygood; Jerry Kickenson; Amy Cassagnol; Ellen Griffiths; Rebekah Rasooly; ariel winter; Ken Horowitz; Laura Cooper; Shelley Gross; stacymenendez@verizon.net; Rachel Hunt; Diane Cameron; Michelle Perez-home; Beverly G. Sobel; Rubin, Carol; Michael Smith; Anne Ambler; Ann English-home; Dan Sheveiko; Jane Folsom; Joe Loper; sheldon fishman; 'Kathy'; 'Michelle Perez'
Subject: RE: THANK YOU! and follow up RE: MEET the Planners!Tuesday Oct. 26 Leesborough development at the regular Green Wheaton meeting - 2424 Reedie Dr. 7 -9 pm

Dear Kathy,

The next Planning Board Hearing for the Leesborough Amendment is scheduled on December 9, 2010. At this time, the Applicant will present the new layout and amenities for the open space, which will replace the Rafferty Center, and will discuss their community outreach efforts as required by the Planning Board at the July Hearing. As we understand the Applicant's team held a meeting with the Leesborough residents to obtain their input on the design and amenities of the open space. In addition, they presented their concept to the broader community at the Mid-County Regional Center on October 14, together with the County's presentation for the new Recreation Center. We attended this meeting and there was no opposition or comments towards the new design, layout or amenities at Leesborough. It's also our understanding that the Applicant's attorney, Bob Harris, has had an ongoing dialogue with you and has addressed questions and concerns that you have raised. Therefore, we believe that the Applicant has satisfied the Planning Board's requirement for additional community input. As always, if there are additional questions or concerns, please feel free to contact us.

Sincerely,

Sandra Pereira
Senior Planner

M-NCPPC Montgomery County Planning Department
Development Review Division
8787 Georgia Avenue, Silver Spring, MD 20910
phone (301) 495-2186 :: fax (301) 495-1306
sandra.pereira@mncppc-mc.org

From: Michels, Kathleen (NIH/FIC) [E] [mailto:michelsk@ficod.fic.nih.gov]
Sent: Monday, November 01, 2010 12:26 PM
To: Pereira, Sandra; Kronenberg, Robert
Cc: Jacky R Fontes; Robin Belle; Beth Chaisson; Kim Persaud; Leah Haygood; Marian Fryer; Brian Horowitz; Leah Haygood; Jerry Kickenson; Amy Cassagnol; Ellen Griffiths; Rebekah Rasooly; ariel winter; Ken Horowitz; Laura Cooper; Shelley Gross; stacymenendez@verizon.net; Rachel Hunt; Diane Cameron; Michelle Perez-home; Beverly G. Sobel; Michael Smith; Anne Ambler; Ann English-home; Dan Sheveiko; Jane Folsom; Joe Loper; sheldon fishman; 'Kathy'; 'Michelle Perez'
Subject: THANK YOU! and follow up RE: MEET the Planners!Tuesday Oct. 26 Leesborough development at the regular Green Wheaton meeting - 2424 Reedie Dr. 7 -9 pm

Dear Sandra and Robert,

I want to add my thanks to Beth's for coming to the Green Wheaton meeting last Tuesday! We all learned alot and your patience and wealth of information on all the issues surrounding decisions like

that at Leesborough were invaluable to us and much appreciated. As Beth noted - we came out of the meeting several action items to work on - including the recreation guidelines so that they are more relevant to more urban/semi-urban areas like Wheaton .We hope you don't mind additional questions as we go along.

Also for those who were not there if they have additional questions specifically about the Leesborough site I hope you don't mind if they contact you. Will a December be the next presentation by Pulte/Centex to the Planning Board on their revamped plan for the site at which time they will also show how they have obtained community input?

Best regards,
Kathy Michels 301-922-3816

From: Kathy [mailto:kathleen.michels@verizon.net]

Sent: Saturday, October 23, 2010 12:59 AM

To: Leah Haygood; Beth Chaisson; Jacky R Fontes; Robin Belle; Marian Fryer; Kim Persaud; Brian Horowitz; Leah Haygood; Jerry Kickenson; Michels, Kathleen (NIH/FIC) [E]; Amy Cassagnol; Ellen Griffiths; Rebekah Rasooly; ariel winter; Ken Horowitz; Laura Cooper; Michels, Kathleen (NIH/FIC) [E]; Shelley Gross; stacymenendez@verizon.net; Rachel Hunt; Diane Cameron; Michelle Perez-home; Beverly G. Sobel; Michael Smith; Anne Ambler; Ann English; Dan Sheveiko; Jane Folsom; Joe Loper; sheldon fishman

Subject: Re: {GreenWheaton} TUESDAY: MEET the Planners!Tuesday Oct. 26 Leesborough development at the regular Green Wheaton meeting - 2424 Reedie Dr. 7 -9

Also see http://www.gazette.net/stories/10202010/olnew225840_32546.php

On Oct 23, 2010, at 12:31 AM, Kathy wrote:

Subject: Re: Oct 26- Meet the planners in Wheaton. Questions about staff recommendations and Planning Board Resolutions. Rafferty Center postmortem and options for the Leesborough community.

Oct. 26 is the regularly scheduled Green Wheaton (sustainable Initiatives) WRAC subcommittee meeting at 7 pm, 2424 Reedie Dr. (midcounty services center in Wheaton) across from the grass area of Parking lot 13 in the Triangle.

Beth Chaisson will send out the full agenda shortly.

As part of the Tuesday agenda, Planners Sandra Pereira and Robert Kronenberg have offered to come speak about how planning staff recreation and open space calculations and recommendations are made for the Rafferty site specifically and development projects using the the Leesborough site and the fate of the Rafferty center site as an example. In general it will be helpful to hear about requirements, options and trade-offs allowed for public /open space.

for some more background see: http://www.gazette.net/stories/010908/wheanew204352_32372.shtml as well as <http://www.montgomerycountymd.gov/Content/DGS/Dir/OPD/resources/annualreport2009.pdf>

As you may know the county responded to community outcry on the loss of needed 4 season indoor nearby recreation facilities by coming up with a creative suggestion to combine the Wheaton rec Center and the library in one facility <<http://wheaton-md.patch.com/articles/county-hoping-to-build-new-combined-rec-center-and-library-in-wheaton>> . Along with this development and the opportunity to demonstrate state fo the art ESD techniques. we will be talking about pushing the connectivity, sustainable development and "greening" of the whole corridor from downtown Wheaton to Wheaton regional and Sligo Creek park .

New plans for community gardens in Kemp Mill and "Green Streets" stormwater infiltration retrofits on Amherst and Arcola ave and the Breewood neighborhood will also be discussed. We invite everyone to come- please spread the word.

- Kathy 301-922-3816

On Oct 12, 2010, at 10:58 AM, Leah Haygood wrote:

Just a reminder that this meeting is on for this evening!

Leah

From: Leah Haygood [mailto:leah@gobuzzword.com]

Sent: Sunday, October 10, 2010 2:33 PM

To: 'accent3@hotmail.com'; 'rbelle1@hotmail.com'; 'Marian Fryer'; 'Kim Persaud'; 'Brian Horowitz'; 'Leah Haygood'; 'Jerry Kickenson'; 'Kathy Michels'; 'Amy Cassagnol'; 'Ellen Griffiths'; 'Rebekah Rasooly'; 'ariel winter'; 'kathleen.michels@verizon.net'; 'Ken Horowitz'; 'Laura Cooper'; 'Shelley Gross'; 'stacymendez@verizon.net'; 'Rachel Hunt'; 'Diane Cameron'

Subject: Prep meeting Tuesday 7:30

We ask that you attend this meeting and stand up for Wheaton.

14 OCTOBER, 7pm at Mid-County Services Center, 2424 Reddie Dr. (across from Parking lot 13 in the "triangle")

Developers and County Officials Will Meet With Community to Discuss Future of Wheaton Recreation Centers.

We are very concerned that the County Recreation Department backed away from a commitment to our community to repurpose the Rafferty Center at the Leesborough development (at the former site of the Good Counsel school) as a public recreational facility. This was done with completely inadequate notice and input from the affected communities. What's being offered in return is the promise of a new recreation center in Glenmont 6 to 10 years from now. This is an important issue and one that you need to be involved in. We're disappointed in the conduct of the County government and hope that better solutions can be found.

Please help ensure that Wheaton has the recreational facilities it needs WHERE and WHEN they are needed. A community with lots of healthy ways to keep busy is a safer, happier, more desirable community:

- Wheaton needs close by, accessible FOUR SEASON INDOOR RECREATIONAL FACILITIES for all ages
- The existing Wheaton Community Center is small and outdated (inadequate even before Leesborough). At a minimum, the Center should be expanded, modernized and better linked to the Wheaton community. The Leesborough developer should not be allowed to take "recreation credits" for it unless it is.
- A facility in Glenmont is too far away from the Wheaton business and residential core. Glenmont is not Wheaton and a recreation center there is not sufficient to serve the Wheaton core. (AND It is also almost a decade away).

We are aware of the current budget crisis but note that the County is able to find funds for projects like Live Nation (where cost overruns are to be covered in part by funds taken from recreation projects in Wheaton) but not to meet very basic needs in the Wheaton area.

We would like your support in finding solutions that serve the Wheaton community and complement Wheaton redevelopment.

for some more background see: http://www.gazette.net/stories/010908/wheanew204352_32372.shtml as well as <http://www.montgomerycountymd.gov/Content/DGS/Dir/OPD/resources/annualreport2009.pdf>

We look forward to your presence and to discussing possible remedies

Leah Haygood

President

BuzzWord

Sustainability reporting and strategy

11505 Colt Terrace

Silver Spring, MD 20902

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www.gobuzzword.com