

Item #10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

**DATE:** October 19, 2001

**TO:** Montgomery County Planning Board

**FROM:** A. Malcolm Shaneman  
Planning Department  
(301) 495-4587

**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for October 26, 2001.

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Attached are copies of plan drawings for Items #08, #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on October 26, 2001. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 1-01048  
Academy Child Development Center, Inc.
- Agenda Item #09 - Preliminary Plan 1-01037  
Frazier Property
- Agenda Item #10 - Preliminary Plan 1-97044A  
New Covenant Fellowship Church
- Agenda Item #11 - Preliminary Plan 1-97098A  
Thompson Farm

Attachment

VICINITY MAP FOR

# NEW COVENANT FELLOWSHIP CHURCH (1-97044A)



Map compiled on October 17, 2001 at 3:12 AM | Site located on base sheet no - 226NW12

## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



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Research & Technology Center



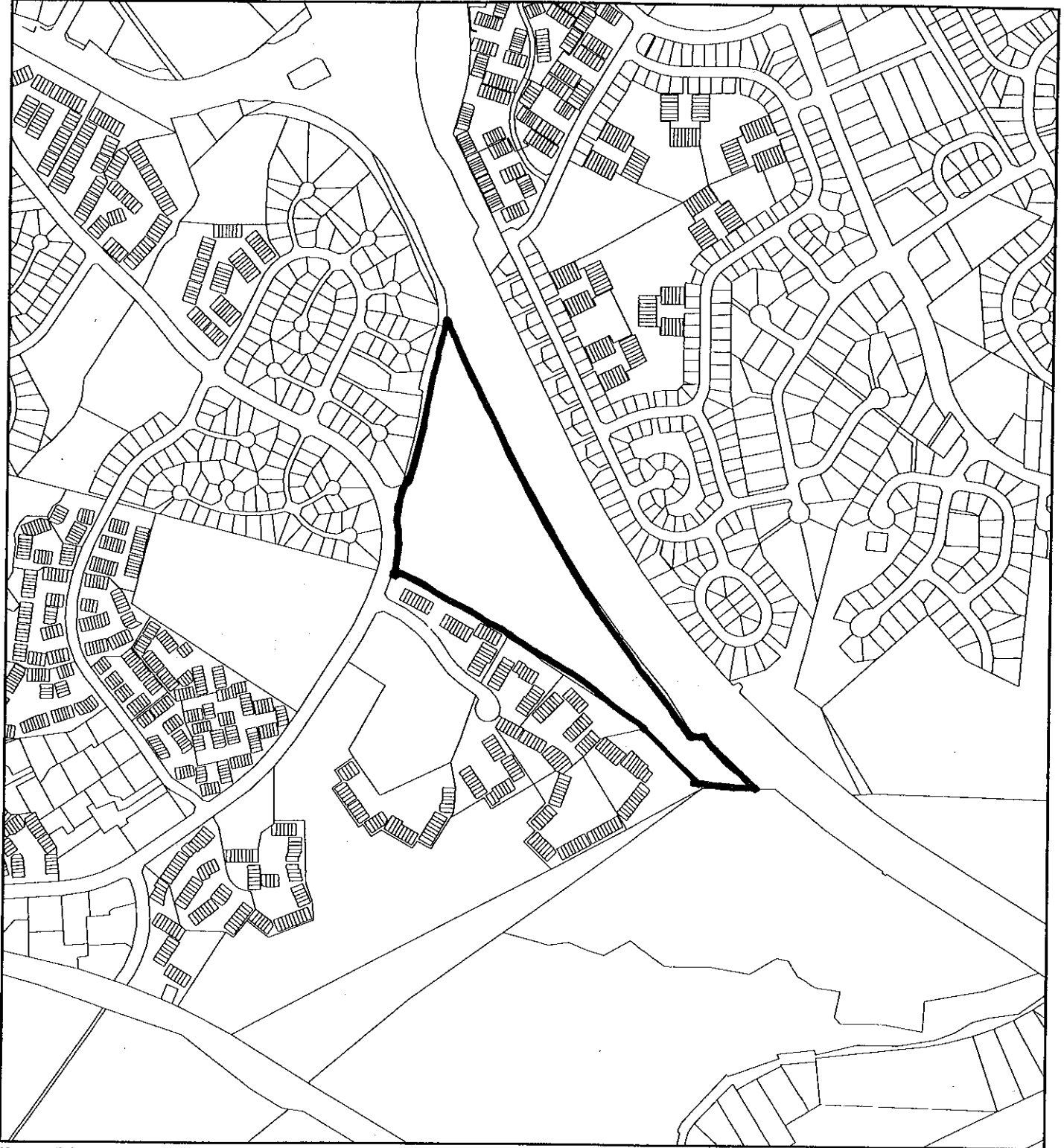
1 : 9600

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR

# NEW COVENANT FELLOWSHIP CHURCH (1-97044A)



Map compiled on October 17, 2001 at 3:17 AM | Site located on base sheet no - 228NW12

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Key Map



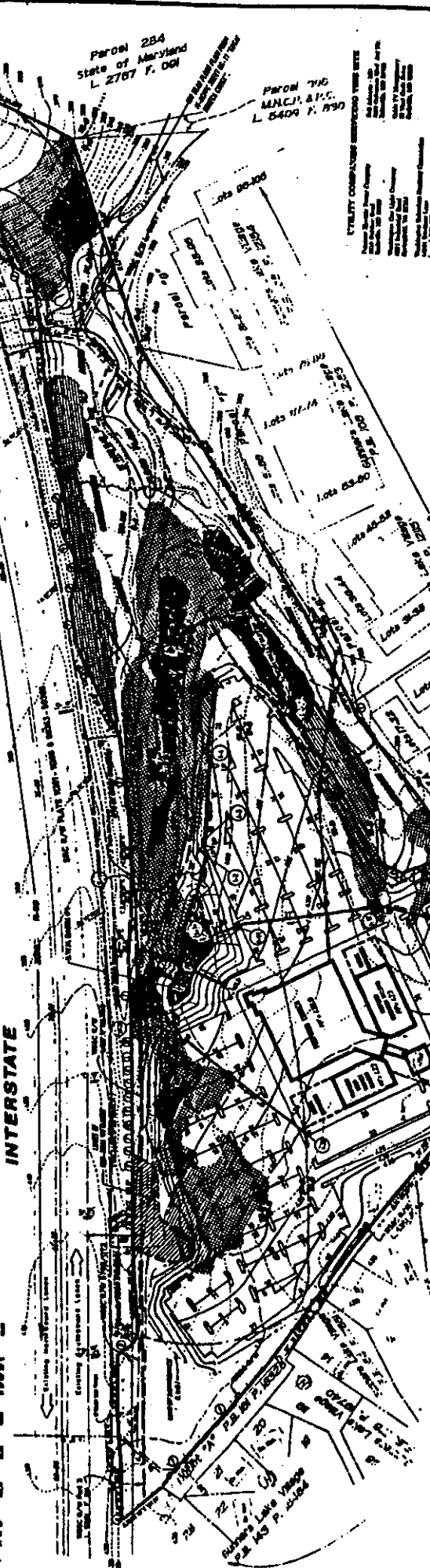
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**GENERAL NOTES**

1. The proposed site is shown in black on the site plan.
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**PRELIMINARY SUBDIVISION PLAN**  
**NEW CONSULT FELLOWSHIP CHURCH**  
**GUNNERS LAKE VILLAGE**  
 MONTGOMERY COUNTY, MARYLAND  
 9794641  
 WITNESS ASSOCIATES, LLC  
 1000...  
 301-301-1000

**EXEMPTION**

The proposed site is shown in black on the site plan.

**REVISIONS**

1. Change...  
 2. Change...  
 3. Change...

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Parcels 284  
 State of Maryland  
 L. 2767 P. 001

FROM THE  
 M.N.C.J.A.P.C.  
 L. 5409 P. 990

UTILITY COMPANIES INVOLVED WITH SITE

DATE: 11-11-04  
 SCALE: 1" = 200'

11-37044

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

October 19, 2001

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Coordinator *DKH for*  
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-97044A  
New Covenant Fellowship Church  
Germantown West Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan amendment for the proposed K-5<sup>th</sup> grade school and a day-care center on the currently existing church. The site is located on the east side of Waring Station Road in the Germantown West Policy Area.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan amendment:

Limit the preliminary plan amendment to a K-5<sup>th</sup> grade school with enrollment up to 300 students and a day-care center with enrollment up to 300 children.

**DISCUSSION**

Summary of Local Area Transportation Review

Three local intersections were defined as critical intersections to be affected by the development of the subject site and were examined in the traffic analysis to determine whether all intersections meet the applicable congestion standard of 1,500 Critical Lane

Volume (CLV) for the Germantown West Policy Area. The critical lane volume (CLV) impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table I.

**Table I**

<b>Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour</b>						
	<b>Existing</b>		<b>Background</b>		<b>Total</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
Middlebrook Rd/Waring Station Rd-DOE Driveway	836	972	897	1112	964	1180
Waring Station Rd/Summer Oak Drive	545	422	582	436	598	438
Wisteria Drive/Waring Station Rd-Caledonia Court	330	360	337	363	357	368

As shown in the above table, the three intersections analyzed are currently operating at acceptable CLVs (below 1,500) and this acceptable level will continue for the background and total development conditions.

Policy Area Transportation Review

Based on the FY 02 AGP staging ceiling capacity, there is sufficient capacity available for employment development (2,097 jobs as of September 30, 2001) in the Germantown West Policy Area to accommodate the proposed developments under the subject preliminary plan amendment.

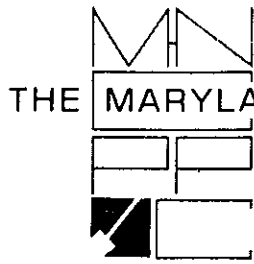
Site Access and Circulation

Two access points to the site exist on Waring Station Road. The internal pedestrian circulation system shown on the preliminary plan and existing access points are adequate.

**CONCLUSION**

Staff concludes that the subject preliminary plan satisfies the APFO requirements since all nearby intersections are anticipated to operate at an acceptable CLV and there is sufficient staging ceiling capacity available for employment development in the Germantown West Policy Area under the current *FY 02 Annual Growth Policy* staging ceiling capacity

KHK:cmd



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

October 19, 2001

MEMORANDUM

TO: Malcolm Shaneman, Subdivision Supervisor  
Development Review Division

FROM: Sue Edwards, I-270 Corridor Team Leader *Sue*  
Community-Based Planning Division

SUBJECT: New Covenant Fellowship Church

At the time the *Germantown Master Plan* was approved and adopted in 1989, this property (GL-2) was undeveloped and recommended for moderate intensity office use or a major institutional building. The Master Plan states:

“This property is at a prominent, gateway location as it is the first area in Germantown visible on the west side of I-270 when traveling north. Any development on this property will be highly visible from I-270” (page 55).

The property contains development constraints including severe slopes of a stream valley and land dedicated for the Corridor Cities Transitway easement. The property has been studied as a potential transit station.

The New Covenant Fellowship Church, as constructed, is very visible from I-270 but does not contribute to the character of a desirable gateway into Germantown. The landscaping and lighting plan, as approved in Preliminary Plan No. 1-97044, has been unsuccessful in softening and “greening” the image of the site as seen from I-270.

Modification of this preliminary plan to include a private school and daycare facility offers the potential to add defined green areas and shade landscaping for playfields. The play areas required for licensed day care facilities can also mitigate the stark, barren condition of the site today.

The parking area is entirely visible from I-270 without screening. Landscaping of parking aisles is not effective in providing shade and visual relief from the hardscape. Cleared areas are not well stabilized by groundcover or lawn.

The *I-270 Master Plan Design Guidelines* prepared for the Maryland State Highway Administration provide suggestions for landscape treatment at the right of way edge. It is important to create a scale and massing of plant material appropriate for a wide right of way.

Staff recommends that as a condition of the preliminary plan modification, additional landscaping, shade trees, vegetative screening and lawn be installed.

