

ATTACHMENT 7

10/20/03

TO: Malcolm Shaneman, Plan Review Supervisor, Development Review Division
Michael Ma, Site Plan Supervisor, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource Analysis Unit, Countywide Planning Division

RE: Park and Natural Resources Issues involved in the plan for MVA at Industrial Parkway

MVA Discussion

- This property is adjacent to Stonehedge Local Park. A suitable landscaping buffer should be provided between the park and asphalt edge of the subject properties facilities. Appropriate fencing should also be provided to prevent conflicts between users of the park and MVA facilities.

Notification List – Mandatory Referral

Citizens/HOA

Columbia Towers Condo Association
c/o Frank Valentine
Legum and Norman Management
1430 Spring Hill Road Suite 300
McLean, VA 22102

Columbia Paint Branch HOA
c/o Lisa Ringler
Chambers Management
12051 Tech Road Suite B
Silver Spring, MD 20904

Denis Holden
Fairland Planning Area Coalition
2121 Hidden Valley Lane
Silver Spring, MD 20904

Peter Radway
Stonehedge Homeowners, Inc.
5708 Huckburn Court
Laurel, MD 20907

Jeff Gatling
Stonehedge Homeowners Association
One Bank Street #250
Gaithersburg, MD 20878

Don Praisner
Calverton Citizens Association
2620 Shanandale Drive
Silver Spring, MD 20904

Ms Bernie Karnes
Calverton Citizens Association
3005 Gazebo Court
Silver Spring, MD 20904

Allen Jox
Stonecrest -Woodcrest Civic
Association
12810 Stonecrest Drive
Silver Spring, MD 20904

Stuart Rochester
Columbia Road Citizens
Association/Fairland CAC
2910 Greencastle Road
Burtonsville, MD 20866

Fred Vacca
Rolling Acres Citizens Association
1730 Priscilla Drive
Silver Spring, MD 20904

Adjacent Property Owners

Tech Center 29 PH2 Ltd Partnership
c/o Developers Diversified
3300 Enterprise Parkway
Beachwood, Ohio 44122

Northern Washington Presbyterian
Church
Parcel N 143
12050 Tech Road
Silver Spring, MD 20904

Industrial Parkway LLC
Parcel N 130
9230 Annapolis Road Suite 100
Lanham, MD 20706-4104

Mark Solomon/MFS Wallace LLC
c/o Finnmarc Management
4733 Bethesda Avenue Suite 500
Bethesda MD 208144

Trustees of American Postal Workers
Union AFL-CIO
Parcel N830
1300 L Street NW
Washington DC 20005-4107

William Gries
Land Acquisition Officer MNCPPC
Parkside Headquarters
9500 Brunett Avenue
Silver Spring, MD 20901

ATTACHMENT 9

The Montgomery County Planning Board
will hold a

Mandatory Referral Hearing
Case MR # 03604-MVA-1

to discuss a request by the Motor Vehicle Administration
to locate a Motor Vehicle Office
adjacent to the VEIP (Emissions Control) Facility on Industrial Parkway.

The Planning Board Meeting is scheduled for
January 22, 2004
in the Auditorium at 8787 Georgia Avenue in Silver Spring.
Public Testimony will be taken at the hearing.

A more precise starting time for this item will be available after January 16.
For further information, please contact Piera Weiss at 301-495-4728 or by
e-mail: piera.weiss@mncppc-mc.org.



**MARYLAND MOTOR VEHICLE ADMINISTRATION
PROJECT # MVA-V-HQ-2043-AE
PROPOSED SUBURBAN WASHINGTON DC BRANCH OFFICE**

DATE OF MEETING: May 22, 2003

LOCATION: Riderwood Retirement Community
Renaissance Garden Meeting Room

PURPOSE OF MEETING: Community Meeting

PERSONS IN ATTENDANCE:

Bernie Karnes	Calverton Community Association	301-572-8018
Andrew Eppelmann	County Council District	301-952-3888
Pat Metz	Riderwood Hilandale Gardens	301-572-8319
Lois F Morris	West Farm Association	301-572-7691
Don Praysner	Calverton Community Association	301-572-4647
Peg Bing Downey	Powder Mill Estates	301-937-6439
Matt Corley	Powder Mill Estates	301-937-3418
Rona Kramer	Maryland Senate, District 14	301-858-3625
Randy Mardres	Calverton Community Association	301-890-0064
Barbara Frush	Delegate, District 21	
Hargurpreet Singh	MVA	410-787-7720
Herb Butler	MVA	410-768-7237
Jim Schneider	Gannett Fleming, Inc.	410-585-1460

DISCUSSION:

The meeting was required by Maryland National Capital Park and Planning Commission as a part of the Mandatory Referral Process of Montgomery County. Gannett Fleming organized the meeting by contacting Bernie Karnes representing the Calverton Community Association. She invited the other community groups in the area.

1. Jim Schneider presented the site plan to the group. It was explained that the purpose of the new branch was to relieve the crowding at Gaithersburg and Beltsville facilities. MVA owns the property and it is zoned for its intended use. There is an existing emission testing facility on the site presently. The plan showed a 15,000 SF building, parking for approximately 100 cars, an area for a driver test course and an existing stormwater management pond that was sized to handle the entire developed site.
2. One of the community group members expressed a concern that the industrial park in which the emissions station is located, already houses a number of uses that are not wanted by the community.

3. The group wanted to know why the proposed new branch was located so close to the Beltsville Branch (7 miles). MVA staff indicated that several property searches were conducted over a two year period in lower Montgomery County. No suitable site was found closer to Gaithersburg. The White Oak site was chosen because it is the right size, it is already owned by MVA, it is zoned for the proposed use, it is already paved and there is an existing stormwater management facility that is sized to handle the proposed development.
4. Traffic was pointed out as a major concern. It was suggested that traffic on Rt. 29 is excessive now, even at the improved intersections.
5. The proposed White Oak facility is half the size of Beltsville and Gaithersburg. It was suggested that Beltsville is underutilized. One person said that there is routinely a 2 hour wait. Another said that in the morning, he never waited longer than 20 minutes. It was suggested that if Beltsville operated efficiently, there would be no need for a facility so close to it.
6. It was suggested that MVA needs to fully staff both Gaithersburg and Beltsville before any decision is made to construct a new branch.
7. An inquiry was made as to whether MVA had searched vacant existing retail facilities. MVA staff indicated that as a part of the property search, these type of properties were found to be tied up in bankruptcy, had insufficient parking or had some other problem that precluded them from use as an MVA branch office.
8. It was stated that some people in Montgomery County would rather drive to Gaithersburg than use a facility in Prince Georges County.
9. One community member expressed an opinion that it is important that an MVA office be accessible by means of public transportation.
10. It was requested by State Senator Rona Kramer that MVA provide the community groups with the planning information that was used to determine that the White Oak site is the best location for a new facility. This information would include the number of customers per day at the two existing facilities and the projected number of customers for White Oak. The information should be broken down hourly. It should also include current staffing at the two existing facilities and the proposed staffing for White Oak.
11. Delegate Frush indicated that she thought that building a branch office so close to Beltsville made no sense. She also said that Anne Ferro recently told her that MVA is still looking for another site, and that White Oak site would not be used.
12. The general consensus of the group was that it will fight this project.

Please notify the undersigned if there are any additions, deletions, or corrections to these minutes within three business days from receipt. If no comments are received regarding the same, these minutes will be deemed to represent a true and accurate account of the meeting.

Respectfully submitted,
Gannett Fleming, Inc.



James Schneider
Project Manager

cc: Bernie Karnes
Mike Malekiani
Hargurpreet Singh
Herb Butler
Piera Weiss, RLA