

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

MCPB
Item #17
9/6/01

August 31, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief
Community-Based Planning Division

FROM: ^{CM} Callum Murray, Team Leader, Potomac Team
Community-Based Planning Division

Jean Kaufman, Urban Designer, Community-Based Planning Division
Sally Roman, Research Supervisor, Research and Technology Center
Katherine Nelson, Planner Coordinator, Environmental Planning

SUBJECT: Planning Board Work Session #6 on the Public Hearing Draft Potomac Subregion Master Plan

SCHEDULE: Work session #6 is the last scheduled work session on the Public Hearing Draft of the Potomac Subregion Master Plan. Planning Board staff have discussed with County Council and County Executive staff a process whereby the Potomac Subregion Master Plan and the ensuing Sectional Map Amendment may be approved by the County Council prior to the Council elections late next year. It is apparent that, given the time constraints, the typical process of producing a finished Planning Board Final Draft Plan prior to transmittal to the Council and Executive will not suffice to meet the schedule. The following process, agreed with Council and Executive staff, is therefore proposed:

Staff recommend that the Planning Board, at their regular September 20, 2001 meeting, consider a combination of the existing Public Hearing Draft Master Plan together with an addendum, possibly in resolution format, detailing all amendments to text and recommendations made by the Planning Board during all six work sessions. The County Council legislative analyst who will review the Plan for the County Council has informed staff that this process will enable the 60-day review process to commence, and allow the County Council to set a public hearing date for December 4, and possibly December 6, 2001. County Executive staff has also agreed to expedite their review in

order to assist in this process. Following the Board's decisions on September 20, 2001, staff will work expeditiously to complete the Planning Board Final Draft Master Plan text, graphics, and foldout maps for dissemination at the earliest date possible prior to the Council public hearing. The September 20, 2001 Board meeting would also address the reconsideration requests submitted by the West Bradley Citizens Association for the Stoneyhurst, Giancola and Tri-State Quarries and a request for a change in zoning submitted by Ms. Foo and Mr. Fling as a continuation of their request to extend the sewer service envelope.

Work session #6 Agenda

Topic A	Willowbrook	Pages 1-19
Topic B	Elderly Housing	Pages 20-36
Topic C	Cabin John Center	Pages 37-50
Topic D	Trails – Testimony regarding the Muddy Branch trail will be addressed by the Planning Board in a future worksession on the Draft Muddy Branch Stream Valley Park Trail Plan.	
Topic E	Park Acquisitions	Pages 51-63
Topic F	Brickyard Junior High School site	Pages 64-66
Topic G	Glen Hills sewer policy	Pages 67-73
Topic H	Lower Greenbriar	Pages 74-81
Topic I	Sutton property	Pages 82-92
Topic J	Johnson property	Pages 93-95
Topic K	Special Exceptions	Pages 96-98

This packet contains an analysis and discussion of issues pertaining to each topic or property, together with a summary of Planning Board public hearing testimony as Attachment 1. Written testimony on each topic or property is presented as Attachment 2. The Cabin John Center – Housing Opportunities Study is also presented as an Attachment.

The Planning Board will note that a large volume of correspondence has been received after the close of the public record and also subsequent to completion of Attachment 1. Correspondence received after completion of Attachment 2 is included with the Topic analysis. The following denotes the Page numbers in Attachment 2 of new material submitted.

Topic A Willowbrook Pages 2-97. This item has been brought back to the Planning Board at the request of the Chairman. The planning staff recommendation from work session #5 is included for reference. New material submitted includes a Vehicle Speed Monitoring Study presented by Mr. Roger Zuckerman and citizens of Stapleford Hall Drive. (Pages 2-47.) Also included is a request for reconsideration by Mr. Stan Abrams, representing Willowbrook citizens, and an analysis by Lee Cunningham and Associates. (Pages 59-66.)

Topic B Elderly Housing Pages 98-112. This item includes revisions and additions responding to the Planning Board's direction at the May 22 work session.

Topic C Cabin John Center Pages 113-162. This item responds to the Planning Board's direction at the May 3, 2001 work session. New material submitted includes correspondence from the Potomac Crest Homeowners Association, Fox Hills Civic Association, Hilltop Estates Civic Association and Scotland Community Association, and other citizens strongly opposed to housing within the Cabin John Center. (Pages 114-151.)

Topic D Trails Pages 163-206. Virtually all of the testimony submitted focused on the Muddy Branch trail. This testimony will be addressed by the Planning Board in a future work session on the Draft Muddy Branch Stream Valley Park Trail Plan.

Topic E Park Acquisitions Pages 207-252. This item focuses on the Cahoon property in the Watts Branch stream valley and the Potter property in the Muddy Branch stream valley system. The latter was the focus of much recent correspondence (Pages 236-252) advocating that M-NCPPC consider purchasing this property, which directly abuts the Muddy Branch Stream Valley Park.

Topic F Brickyard Junior High School Site Pages 253-289. This item is brought back to the Planning Board with an unchanged recommendation. Staff explored the possibility of elderly housing on the property as part of the Elderly Housing Study (Topic B) and concluded that other sites offered greater possibilities. This site is not within the sewer envelope and is distant from services. The Department of Housing and Community Affairs concluded that the River Falls Elementary School site, also on Brickyard Road, was unsuitable for elderly housing for the same reason, (lack of proximity to services.)

Topic G Glen Hills Sewer Policy Pages 289-298. This item is brought back in response to Planning Board direction during work session #3. Staff have discussed this issue at length and concur with the alternative language submitted by the Glen Hills Citizens Association on July 31, 2001 (Pages 291-293.)

Topic H Lower Greenbriar Pages 299-352. This item responds to the Planning Board's approval in principle to the RNC Zone and extension of sewer to these properties. New material submitted includes correspondence from Mr. Robert Harris. (Pages 300-330.) Staff has discussed this project with WSSC, who have not yet been able to give a definitive answer regarding the feasibility of pressure sewer for these properties. However, indications are that a feasible solution is possible for this project.

Topic I Sutton Property Pages 353-357. A request to extend the sewer envelope to this property was submitted after the close of the public record. Additional material on this property may be submitted after the mailing of this packet and will be presented to the Planning Board on September 6, 2001.

Topic J Johnson Property Pages 358-363. This request is for both a change in zoning and an extension of the sewer envelope. Staff has concluded that neither request can be supported.

Topic K Special Exception Policy Pages 364-372. This item has been extensively revised in response to Planning Board direction during work session #5. In essence, the text now conforms with language previously approved by the Planning Board and County Council for the North and West Silver Spring Master Plan.

CM:ha: g:\murray\wkssn6.doc

Attachments:

- A. Cabin John Center – Housing Opportunities Study
 - 1. Summary of Testimony (Table)
 - 2. Written Testimony

TOPIC A: Willowbrook Drive

(From Work Session #5)

STAFF RECOMMENDATION:

Delete primary residential road classification of Willowbrook Drive.

Do not require Willowbrook Drive as a continuous street between Democracy Boulevard and Tuckerman Drive.

PUBLIC HEARING DRAFT RECOMMENDATION:

Maintain Willowbrook Drive as a Primary Residential road between Tuckerman Lane and Democracy Boulevard, preserving the ability to link the discontinuous segments, should the need arise.

SUMMARY OF TESTIMONY:

Please See Attachment 1.

DISCUSSION AND CONCLUSION:

Willowbrook Drive is a discontinuous street between Democracy Boulevard and Tuckerman Lane. It has two breaks north of Bells Mill Road and two breaks south of Bells Mill Road. No further subdivision activity is anticipated in the northern section. In the southern section, completion of the Kentsdale Estates and Panagos subdivisions would form a continuous section from Democracy Boulevard to Bells Mill Road. Neither property owner supports the connection.

The completion of Willowbrook Drive as shown in the 1957 Cabin John Watershed Master Plan and the 1966 and 1980 Potomac Master Plans has been repeatedly challenged. In the mid 1980s, a Master Plan amendment was drafted to delete the primary road designation north of Bells Mill Road and remove the Bucks Branch crossing from the plan. In the early 1990s, citizens petitioned to abandon the unbuilt portion directly south of Willowbrook Court.

Both of these proposals were reviewed in detail and ultimately defeated, as described in the chronology below:

Master Plan Amendment

- 3/27/84: Community Planning report to the Planning Board recommends amendment to delete primary road designation between Bells Mill Road and Tuckerman Lane. Memo states crossing of Buck Branch is not necessary
- 6/28/84: Planning Board approves Preliminary Draft Plan Amendment for purposes of a Public Hearing
- 11/15/84: Public Hearing on amendment
- 3/14/85: Planning Board work session on amendment. Staff position changed to recommend amendment only if Buck Branch crossing is not fiscally practical. Planning Board votes to continue primary residential designation and ends master plan amendment process.

Abandonment (AB 585)

- 4/30/90: Chairman Bauman letter to George Mosburger (Chief, Office of Property Acquisition) recommends denial of AB 585 (unpaved portion of Willowbrook Drive directly south of Willowbrook Court)
- 9/24/90: T&E Committee splits vote on abandonment 1-1 (Gudis absent)
- 10/2/90: County Council votes to deny abandonment 4-3.
- 3/18/91: Circuit Court remands case to Executive for purpose of conducting hearing regarding evidence limited to cut through traffic and safety issues
- 4/29/91: Chairman Bauman letter to Russ Hamill, Jr. (Sr. Asst. Chief Administrative Officer) recommends denial of AB 585.

The points in the referenced letters from Chairman Bauman in April 1990 and April 1991 are summarized below:

- Residential connections such as Willowbrook Drive are important to foster carpooling, ease the burden of deliveries and enhance the provision of public services, including public transit.
- Because the Potomac Plan recognizes that the roadway network will be congested, it is important to have roads available for local circulation and movement of traffic so that local drivers have choices to access the arterial road network where it is least congested.

Testimony was received from several citizens that the original 1980 Transportation Plan had a 'disclaimer' stating that primary roads could be deleted. Staff has been unable to trace such a Plan but have been forwarded testimony dated 6/5/90 from Lee Cunningham (staff author of the 1980 Plan) to the Assistant Chief Administrative Officer of Montgomery County stating that the Plan contained the following statement:

“Primary roads are shown on the land use plan and the Zoning and Highway Plan for illustrative purposes. At the time of subdivision review they may be deleted....”

Because subdivision activity is complete in the northern section, there exists no possibility of private funds to construct the roadway. Because a connection would require a bridge over the Bucks Branch stream and because County funds are not typically programmed for construction of primary roads, it is staff's view that the likelihood of linking these segments is negligible.

If one assumes for the moment that the primary designation is removed from the northern section, the case for the southern section is weakened. The Planning Board accepted the staff recommendations on both the Kentsdale Estates and Panagos subdivisions on the basis of the existing master plan. Staff believes that using approval of these subdivisions as the rationale for retaining the primary road designation in the master plan would be a circular argument and do not propose to do so. Arguments for removing the designation include the following:

Willowbrook Drive south of Bells Mill Road has an open section with 23' of pavement for its constructed length. This is 13' short of the standard paved width for a primary residential street, and three feet above the minimum for a secondary street.

The two approved subdivisions of Kentsdale and Panagos could be constructed without losing lots and with very minor modifications. An alternative to a through street for Kentsdale has been conceptually approved by MCDPW&T and is acceptable to the owner of that property. The attorney for Mr. Panagos has also stated that since all lots would have access to either Bells Mill Road or a stubbed Willowbrook, his client would accept the alternative. If a decision is made to delete through connections, County policy would require construction of a cul-de-sac on the dead-end roadway stub to facilitate turn around traffic. The County design standard (Number MC-222.02) for an open-section turnaround on a secondary residential roadway includes a right-of-way for the “bulb” that is 106' in diameter, wider than the 70' right-of-way for a primary residential roadway.

The County Code describes primary residential roads as serving developments which provide or may provide housing for two hundred or more families. Even with additional units (seven) from Panagos and four from Kentsdale, the number of dwelling units would be approximately 25 percent of that figure.

There exist three north-south links between Falls Road to the west and Seven Locks Road to the east within a short distance, dispersing traffic flows within this low-density residential area.

The staff recommendation on Willowbrook Drive is a close call. It is apparent that this roadway has a long and contentious history. The Board is aware that

testimony was received from residents on Stapleford Hall Drive supporting the Public Hearing Draft language. Staff concur that Stapleford Hall Drive has taken on the unintended function of part of Willowbrook Drive, a situation not anticipated by the 1980 Master Plan. Staff has researched the history, read all of the correspondence and has very carefully weighed all of the testimony. It is staff's considered opinion that a continuous Willowbrook Drive from Democracy Boulevard to Tuckerman Drive is unnecessary. The staff recommendation is to delete the primary residential road classification for Willowbrook Drive and not require Willowbrook Drive as a continuous street between Democracy Boulevard and Tuckerman Drive.

BOARD RECOMMENDATION:

Willowbrook



M-NCPPC



Willowbrook - Bells Mill Rd. To Tuckerman Lane



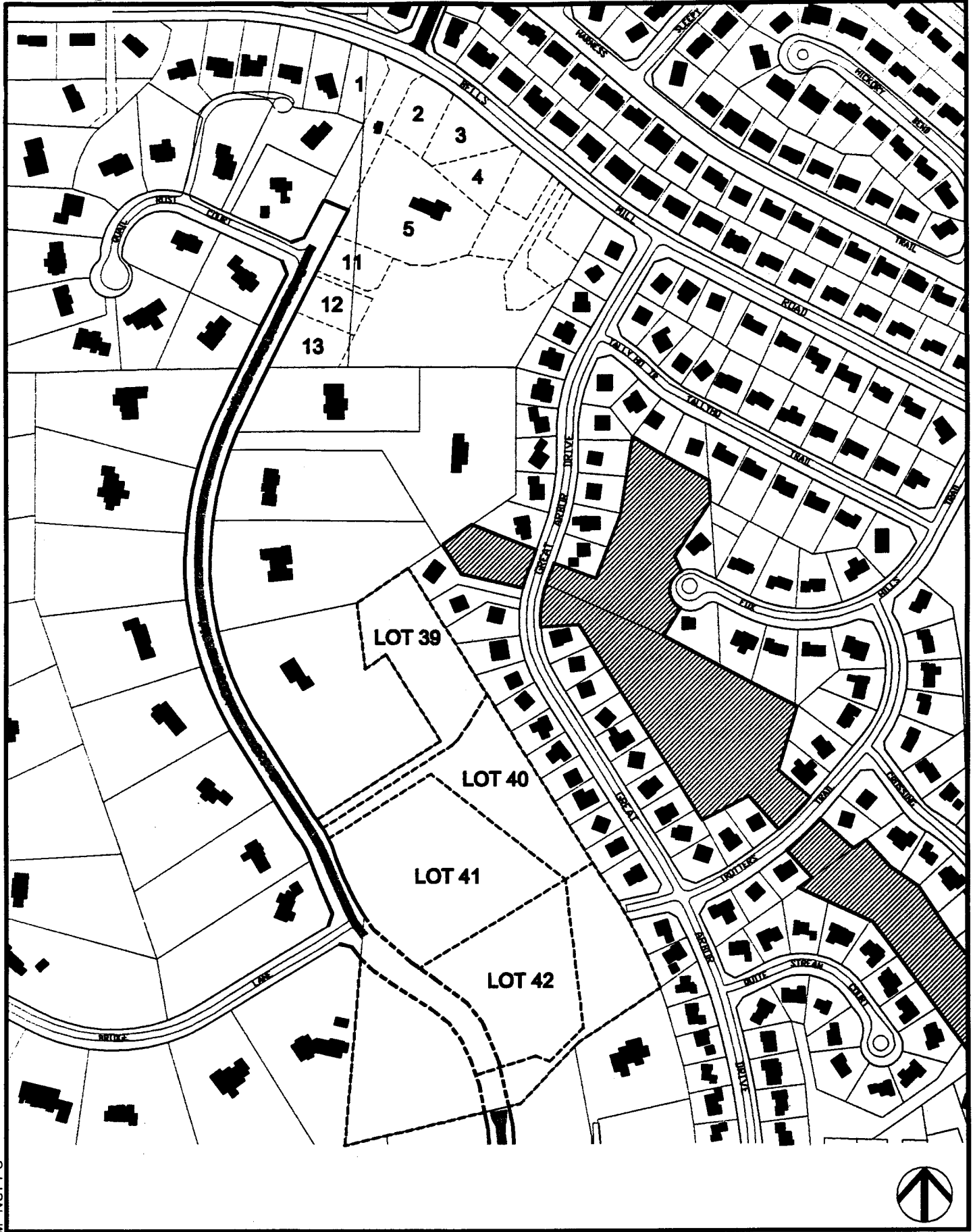
M-NCPPC

Willowbrook - Democracy Blvd. To Bells Mill Rd.



M-NCPRC

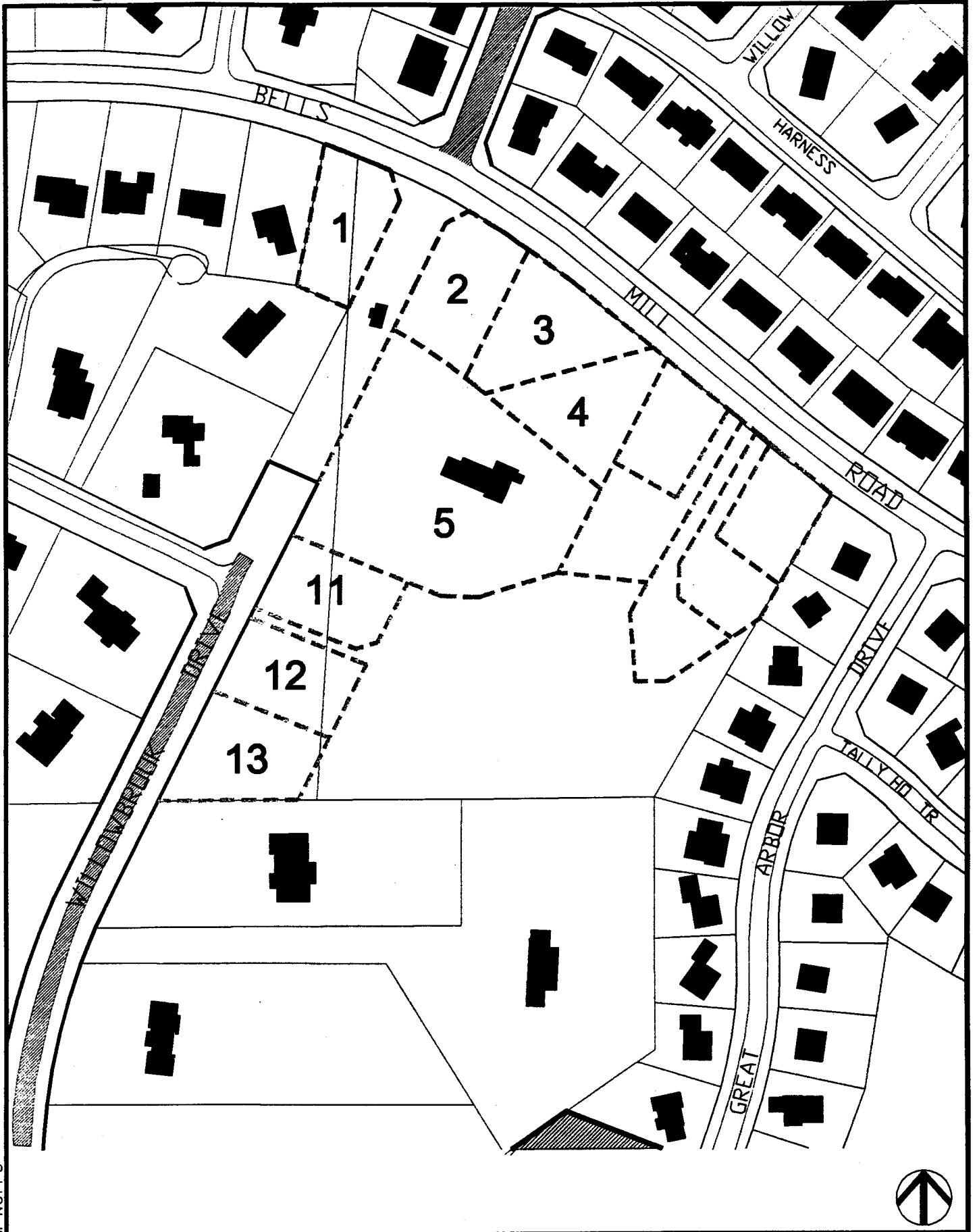
Panagos and Kentsdale



M-NCPPC

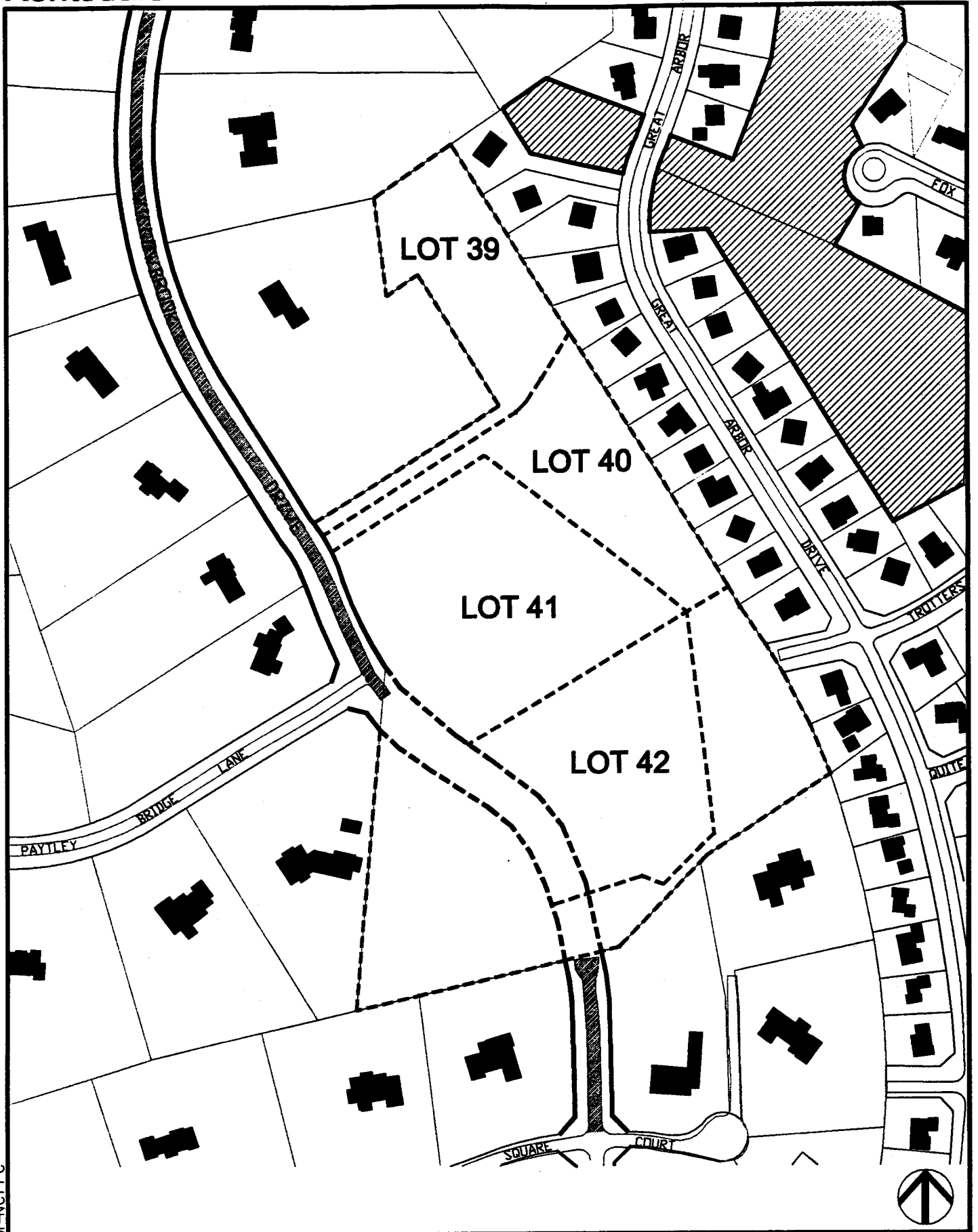


Panagos



M-NC.PPC

Kentsdale



M-NCPPC

ROGER E. ZUCKERMAN
10505 STAPLEFORD HALL DRIVE
POTOMAC, MARYLAND 20854
301/983-9220 (HOME)
301/983-3136 (HOME FAX)
202/778-1800 (OFFICE)
202/822-8106 (OFFICE FAX)

August 28, 2001

Via Telecopier & First-Class Mail

(301/495-1304)

Mr. Callum Murray
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Willowbrook Drive: Master Plan Issues

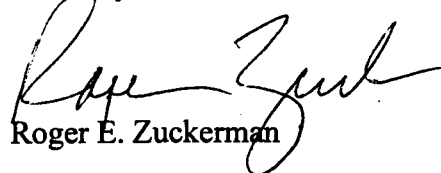
Dear Mr. Murray:

In the days following the transmittal to you of my letter of August 22, 2001, I received a declaration of support for the letter from two additional residents: Nancy and Jim Morentz, 13 Stapleford Hall Court, Potomac, Maryland; Mr. and Mrs. Courtenay Ellis, 10704 Stapleford Hall Drive, Potomac, Maryland.

If it is not too late, I would appreciate your notifying the Planning Board of their support as well. By my count, 19 residents of Stapleford Hall Drive and its surrounding areas have identified themselves as supporting my letter of August 22, 2001 to you, with copies to members of the Planning Board.

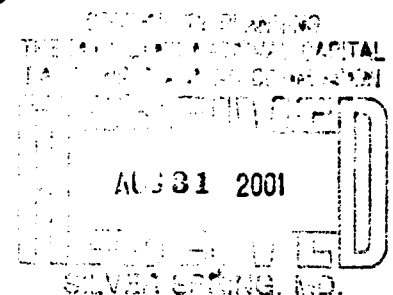
Thank you again for your assistance.

Sincerely,


Roger E. Zuckerman

REZ/jke/0010.001

xc: Arthur Holmes, Jr. Chairman
Wendy C. Perdue, Vice Chairman
Allison Bryant, Commissioner
Meredith Wellington, Commissioner



11

**RANDY ALAN WEISS
ANDREA JOY WEISS
8830 SLEEPY HOLLOW LANE
POTOMAC, MD 20854**

**email: randyalanweiss@aol.com
Tel: 301-299-5008
Fax: 301-299-3050**

Chairman Arthur Holmes, Jr.
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, Maryland 20901
Fax 301-495-1304

Re: Willowbrook Drive – Potomac, MD (Extension from Bells Mill Road, Southbound)

Dear Chairman Holmes:

This letter is in support of removing Willowbrook Drive in Potomac, MD from the current designation in the proposed Master Plan for Potomac and is in support of the staff recommendation by Mr. Murray which is consistent therewith.

I am a real estate attorney and I understand land use issues. If the evidence in the record does not support the position for redesignation, then common sense should.


I advance the following:

1. By building a roadway that eventually will connect Democracy Blvd. (speed limit 50-55 mph) to a residential street (speed limit 30 mph) makes no sense!
2. The "by-pass" roadway would encourage speeding on the new stretch of Willowbrook through older, seasoned neighborhoods, which can ill afford this new congestion. To be sure, this new congestion will threaten the safety of our children and the other residents.
3. To support building the roadway on the grounds that it will eventually connect all the way to Tuckerman Lane simply belies all reasoning. There is no support for connecting the roadway to the north to Tuckerman Lane; there are no funds to do so and the older sections of Willowbrook are narrow, winding streets which will create an abrupt, rough and irregular pattern of roadway. If you don't understand what I mean, I suggest that you drive the older streets and compare them to the new, proposed streets.
4. What is to be gained by building the roadway – what is the purpose and what will be the attendant harm? Is it to diffuse traffic otherwise routed on I-270, Falls Road and Seven Locks Road? If so, then does it make sense for primary county roads/state roads to have milder traffic at the risk of danger to inhabitants in neighborhoods?

I personally know these sites. Have you visited them?

Moreover, you should know that I will NOT be directly affected if you keep the designation and if the roadway is built. I support the redesignation because it makes no sense and puts at risk person and property at the risk of saving a few minutes on the roadway.

In conclusion, I urge you to visit the site and let common sense guide you. If you do so, then you too will conclude that the roadway should be REDESIGNATED in the Master Plan.


Sincerely,
RANDY ALAN WEISS


ANDREA JOY WEISS

**LESLIE SZEJK
8926 BARROWGATE COURT
POTOMAC, MD 20854**

August 30, 2001


Chairman Arthur Holmes, Jr.
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, Maryland 20901

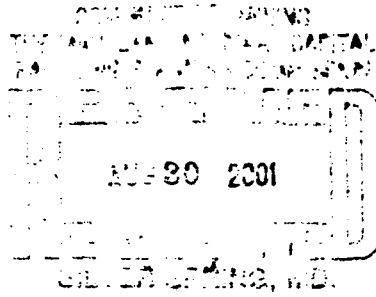
Dear Chairman Holmes:

I am writing to advise you of my strong opposition to the Willowbrook Road extension (Potomac, Maryland) and ask for your consideration in *revising* the Master Plan for that section of Montgomery County. Currently, this is a neighborhood where children can safely enjoy playing, roller blading and riding their bikes, and people can walk their dogs and push strollers without fear of traffic racing through the neighborhood. A wide variety of traffic-free options already exist to access Democracy Blvd. and Tuckerman Lane from Bells Mill Road. Why incur the huge costs of plowing through woodlands and building an extension that is not needed?

Please consider a revision to the master plan when you meet on September 6.

Thank you.


Leslie Szejc
Resident



TZE-DUEN CHAN, M.D.
GRACE CHAN
11112 WILLOWBROOK Dr.
POTOMAC, MD 20854

AUGUST 28, 2001

Mr. Callum Murray
Potomac Team Leader
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20901

Dear Mr. Murray,

We are writing to express our opposition to the proposed extension of Willowbrook Drive to connect with Democracy Blvd. and Tuckerman Ln.

In the space of 1.4-mile stretch of Democracy Blvd. between Seven Lock Rd. and Stapleford Hall Drive, there are already 3 cut through streets; Democracy Ln, Gainsborough Rd, and Stapleford Rd. We do not see any need to have a fourth cut through street especially the traffic level on Stapleford showing a low level.

On the other hand, creating this proposed new cut through street will attract more traffic outside our community speeding through our neighborhood, making it very danger for our grand children or even for us to walk on the street like we are doing now. As a primary road, this project would destroy many trees, wet lands and green lawn of our neighborhood.

We love our community for its beauty, quiet environment with slow traffic, we hope you as a government official to act in the best interest of the people in our community. We trust you will be able to convince the other members of the Planning Commission to abandon the out dated plan and put the money in some other places that the people need and want in this slow economy.

Sincerely yours,

Tze-duen Chan
Grace Chan
TZE-DUEN CHAN, M.D.
GRACE CHAN

10601 Willowbrook Drive
Potomac, MD 20854
August 28, 2001

Chairman Arthur Holmes
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20901

RECEIVED
AUG 30 2001

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

Dear Mr. Holmes,


This concerns the issue of the Willowbrook Drive segment between Democracy Boulevard and Bells Mill Road. Times create change and sometimes, no change. It is well known that Willowbrook Road is on the Master Plan schedule as a "primary road" for many years. However, times and the sequence of development have required other roads to be used in its stead. We now have three cut-through streets in a 1.4 mile segment between Democracy and Bells Mill. Even in 1990 Willowbrook Drive was recommended for abandonment for removal from the Master Plan

Recently, it has been noted in the newspapers that rulings have been made to keep the Potomac area as exclusively two lane and residential. It would seem to me that keeping Willowbrook from becoming another major and unnecessary thoroughfare would be in keeping with the character of the Potomac area.

Completion of the entire Willowbrook project would be extremely unlikely as the section of Willowbrook between Bells Mill and Tuckerman contains a stream that would require a bridge and also extensive easements on already existing residential community. In addition, the completion of the small section between Democracy and Bells Mill would unnecessarily increase traffic with all the hazards this would bring. Also, it is noted that either end of this Willowbrook segment would be fraught with dangerous intersection with the proximity to a major intersection of Democracy and Newbridge on one side and the positioning of the Willowbrook entrance at the bottom of a blind knoll on the Bells Mill side.

I would, therefore, like to state our opposition to the completion of Willowbrook Drive as a through street between Democracy and Bells Mill, and believe that removal of Willowbrook Drive from the Master Plan would be indicated as this would finally put an end to the issue.

Sincerely,



Samuel M. Crimone



Mickie W. Crimone

**Richard M. Young & Ann M. Young
11320 Willowbrook Drive
Potomac, MD 20854**

August 29, 2001

Mr. Arthur Holmes
Chairman Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-2-3760

Dear Chairman Holmes:

Now that the revised Draft of the Potomac Sub-region Master Plan has almost been completed we have to seriously question the necessity of persisting to include Willowbrook Drive as a continuous primary road on this plan.

If the purpose of this inclusion is as stated, to "maintain Willowbrook Drive as a Primary Residential Road between Tuckerman Lane and Democracy Boulevard, preserving the ability to link the discontinuous segments should the need arise" then this is flawed logic because such construction cannot realistically be accomplished.

Willowbrook Drive can never be completed as it is presently depicted on the Master Plan. The topography between Bells Mill Road north to Tuckerman Lane would require the County to build two prohibitively expensive bridges and also necessitate major road widening and improvements in order to comply with the 70 foot rights-of-way requirements of the designation of a primary road. This would seriously disrupt those already existing homes by encroaching on their front yards and thus destroy these neighborhoods.

Historically, there has also been a recommendation for abandonment of an unpaved section of Willowbrook Drive between Bells Mill Road and Tuckerman Lane, docketed as AB 585, which was approved by the hearing examiner and County Executive on June 28, 1990.

The 1980 Master Plan has an errata sheet that notes " primary roads are shown on the land use plan and the Zoning and Highway Plan only for illustrative purposes. At the time of subdivision review they may be deleted." The only thing that will be accomplished by maintaining the present categorization of Willowbrook Drive as a primary road on the Master Plan, is to require the construction of the street between Democracy Boulevard and Bells Mill Road with the imminent future development of the Panagos tract and later the Chawla tract of land.

The ensuing result of this, would be the creation of a fourth dangerous cut-through street in the space of just over a 1 mile stretch of Democracy Boulevard. This will lead to the increased volume and speed of traffic necessitating the County to construct SPEED BUMPS as has already been done on the existing three cut-through streets; Democracy Lane, Gainsborough Road, and Stapleford Hall Drive.

We have to question the reasoning behind even considering the creation of another, unnecessary, unwanted, and dangerous street? Why put our citizens at risk? We should learn from our past mistakes and have the foresight to avoid the creation of another dangerous street before the fact, rather than after accidents occur and irreparable damage is done to existing neighborhoods. The vehement opposition to any further construction of Willowbrook Drive has been expressed through letters to the Park and Planning Commission written by the vast majority of those effected residents along the course of Willowbrook Drive from Democracy Lane to Tuckerman Lane, as well as the connecting streets and the adjoining communities.

The perils on this cut-through street will be further compounded by the fact that Democracy Boulevard, running east to west, is a 50 mile an hour road which converges with Newbridge Lane less than 100 yards from the entrance to Willowbrook Drive. Such a traffic pattern would only further increase the expected traffic flow onto Willowbrook Drive as well as the speed of those cars. Furthermore, all of this traffic will then empty onto Bells Mill Road, which will be at a limited visibility intersection, especially traveling east to west on Bells Mill Road, significantly increasing the amount of traffic flow presently on Bells Mill Road. Certainly, these conditions constitute a tragic accident waiting to happen.

There have already been numerous accidents at the junction of Newbridge Lane and Democracy Boulevard. How many accidents will we have to endure before the County concedes that it was a mistake to extend Willowbrook Drive to Bells Mill Road? If only the section of Willowbrook Drive from Democracy Boulevard to Bells Mill Road is maintained as a primary road, then that does not comply with the county code requirement for a primary road to serve developments "which provides or may provide housing for two hundred (200) or more families." Why is the Park and Planning Commission considering such a proposal?

The issue of connectivity has been raised several times, but an overwhelming percent of the beneficiaries of this particular connectivity are opposed it. These county citizens seem to put a higher value on other quality of life issues than on the potential benefit of this connectivity. In fact, they view this connectivity as a negative part of the master plan. Clearly the potential beneficiaries of this potential connectivity all reside in the immediate area within Potomac. This seems to have no positive aspects to the broader county or beyond and therefore the wishes of this community should be honored.

Please rethink this decision to keep the Willowbrook project on the master plan, causing harm to the citizens of Potomac and going against the wishes of the majority of Potomac citizens.

Sincerely yours,

Richard M. Young

Richard M. Young

Ann M. Young

Ann M. Young



August 9, 2001

Memorandum

TO: Callum Murray, Team Leader, Community Based Planning

FROM: Sally Roman, Research Supervisor, Research and Technology Center ^{SR}

SUBJECT: Senior Housing and Affordable Housing in the Potomac Subregion –
Recommended Master Plan Language

Below is recommended language discussing senior housing in the Potomac Subregion. The revisions and additions respond to the Planning Board's direction at the May 22 worksession.

Senior Housing in the Potomac Subregion

The Potomac Subregion does not fully meet its residents' needs for senior housing within its boundaries. At this time, the Subregion is approximately 450 units short of industry demand standards. This unmet need will increase significantly by 2020. The Subregion will need to accommodate close to 750 units during the next 20 years, in addition to those already existing or approved to accommodate growth in its older population. [It is important to note that sewer service is not recommended throughout the Subregion and that some facilities – such as shopping, transit, and medical care, desired by residents of age-restricted housing – are comparatively limited. It is therefore possible that the area may not accommodate a sufficient supply of elderly housing to serve 100 percent of the demand. Fortunately, there are a number of age-restricted units in close proximity to the Subregion to absorb some of this demand, if necessary. It is recommended that] The Subregion [continue to] should meet [most of] its own senior housing needs within its boundaries.

It is paramount that the needs of area low-income households be addressed, even though these households constitute a comparatively small share of the older households in the Subregion. A large proportion of the Subregion's existing and approved senior housing is affordable. The area currently has 359 units that are approved or pending approval in four projects. Two of these, totaling 306 units, are designated for low income residents. About two-thirds of existing senior housing units in the Subregion are designated for low-income residents.

A reasonable senior housing target for the Subregion for the next 10 to 15 years might be an average of 40 units per year, that would probably be built in larger increments every few years.

Communities for households with moderate and middle level incomes should receive the highest priority, since these households currently have the fewest choices that they can both afford and qualify for. The one type of housing that might justify exceeding this recommendation for a limited increase in units is an extremely well designed life care facility. The County currently does not have any housing that meets a strict definition of life care.

The following section is an addition to the earlier recommended Master Plan language.
Site Criteria and Possible Locations for Senior Housing in the Potomac Subregion

Senior housing is appropriate throughout the Subregion wherever the zoning permits this use, either by right or as a special exception use. Projects must meet Zoning Ordinance standards for this use, and impacts on the surrounding neighborhood must be minimized. When significant impacts cannot be mitigated, projects should be located elsewhere in the Subregion.

Because of the characteristics of Potomac, not every acceptable site will meet all of these criteria. Preferred locations include sites:

- In or adjacent to activity centers
- Planned as mixed-use centers
- Well served by public transportation
- Convenient to shopping, medical offices, and other services and amenities
- Located in priority funding areas and areas served with public water and sewer
- For less convenient locations, sufficient size to provide services and amenities on site

Suitable locations might include:

- Site adjacent to Potomac town center northwest of the intersection of Falls and River Roads
- Cabin John Shopping Center
- Rock Run Advanced Waste Water Treatment site (Avenel)
- Stoneyhurst Quarry
- Fortune Parc

The recommended zoning for Stoneyhurst Quarry is RMX-1. Senior housing is not currently permitted in this zone. The proposed zoning text amendments emerging from the Comprehensive Zoning Ordinance Review recommend adding senior housing as a permitted use in all RMX Zones. If this change does not occur before the Master Plan is implemented, senior housing should be added to the zone as part of the master plan process.

Affordable Housing in the Potomac Subregion

One goal of this Master Plan is to retain and expand the supply of affordable housing in the Potomac Subregion. The Plan supports the Montgomery County Housing Policy and endorses opportunities that will result in meeting the Policy's objectives. The Plan also supports measures to provide affordable housing in the Subregion and recommends continuing to seek ways to fill this need.

Site requirements for affordable housing parallel those for senior housing. Because of the nature of the Subregion, not every acceptable site will meet all of these criteria. Ideal locations include sites:

- In or adjacent to activity centers
- Planned as mixed-use centers
- Well served by public transportation
- Convenient to shopping, medical offices, and other services and amenities
- Located in priority funding areas and areas served with public water and sewer

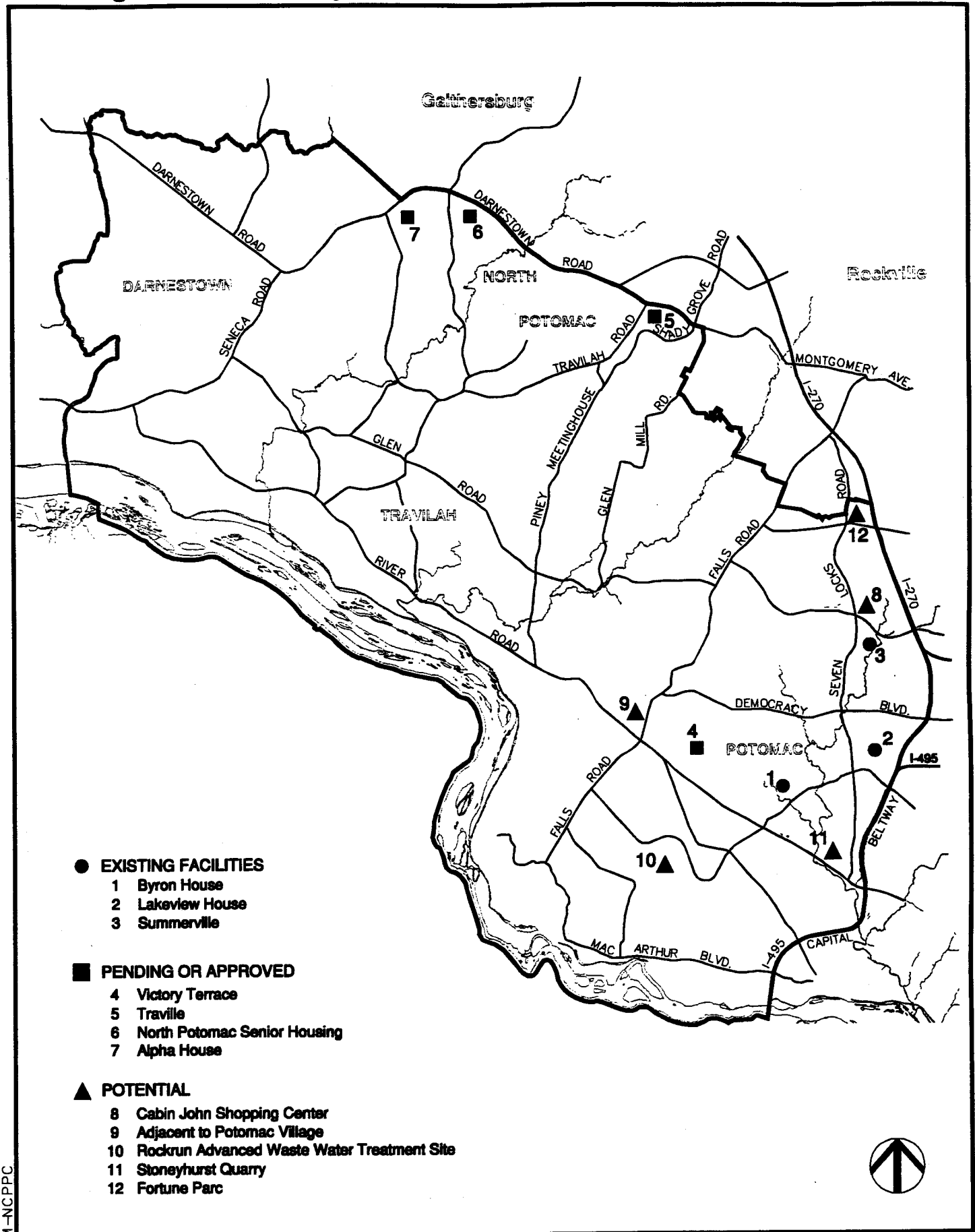
As of January 2000, the Subregion contains approximately 800 of the County's 15,600 government subsidized or mandated affordable housing units. Government funded low-income complexes include Chelsea Towers, 22 units; Lakeview House, 151 units for the elderly; Magruder's Discovery, 134 units; and Scotland, 75 units, all in the Potomac Planning Area. In addition, the Potomac Planning Area contains 69 scattered site units, primarily former MPDUs. Travilah offers Tobytown, 11 units, and 62 scattered site units. All of these scattered site units are in the North Potomac section of the Travilah Planning Area. Finally, the Subregion offers about 260 privately owned, price controlled MPDUs.

Information on affordable housing is derived from the Department of Park and Planning's September 2000 publication, *Affordable Housing in Montgomery County, Status and Inventory*. That study also reports that the Subregion lost affordable housing between 1994, when the first *Inventory* was published, and 2000. The loss results from construction of too few new MPDUs to replace the MPDUs ending the price control period between 1994 and 1999. Such losses occurred throughout the County. Fortunately, a large proportion of MPDUs remain comparatively affordable, even after price controls end.

In the Potomac and Travilah Planning Areas, 3.4 percent and 3.1 percent of all housing units are affordable. These percentages place these planning areas toward the bottom of the middle third of all County planning areas outside the rural area. Darnestown has a much lower percentage of affordable housing, just under one percent. Darnestown's rural residential zoning and rural style infrastructure have not lent themselves easily to affordable housing.

Overall, the Potomac Subregion's zoning and infrastructure are less conducive to affordable housing than the zoning and infrastructure of areas planned for more density. The Subregion is characterized by large lot residential zoning. MPDUs are not required in zones of one acre or more, although a change in this policy is currently under study. The low density zoning also precludes multi-family development which constitutes most of the County's affordable housing supply. In spite of the constraints, this Plan welcomes more affordable housing, especially in locations that meet the criteria above and on publicly owned sites if they become available for other uses.

Housing for the Elderly



M-NCPPC

May 22, 2001
Updated August 8, 2001**Memorandum**

TO: Callum Murray, Team Leader, Community Based Planning

FROM: Sally Roman, Research Supervisor, Research and Technology Center ^{SR}

SUBJECT: Need for Senior Housing in the Potomac Subregion

This memorandum updates the May 30, 2000 memo to you concerning the need for senior housing in the Potomac Subregion. The primary change is a finding that there is County-wide need for senior housing contrary to the earlier report. The new finding is based on a comprehensive study of need for senior housing prepared in response to a County Council request and titled, *Need for Housing for Older Adults in Montgomery County*, May 2001. This memo also presents more recent data about the supply of existing and proposed senior housing in the Subregion.

The Potomac Subregion does not fully meet its resident's needs for senior housing within its boundaries. At this time, the Subregion is approximately 450 units short of industry demand standards. This unmet need will increase significantly by 2020. The Subregion will need to build approximately 750 units during the next 20 years in addition to those already existing or approved to accommodate growth in its older population.

County-wide, the May 2001 study shows a need for an average of an additional 200 to 250 units each year to accommodate growth in the population and to serve currently underserved segments of the population, particularly low- and middle-income households.

The amount of land designated for sewer and water service in the Subregion is comparatively limited as are some of the facilities, such as shopping, transit, and medical care, that are desired by the residents of age-restricted housing. Consequently, not every acceptable site will have all of the ideal characteristics. However, the Subregion should strive to meet its own senior housing needs within its boundaries. The master plan process and the Council requested study of need indicate some appropriate locations for such development.

The Potomac Subregion sites identified in the *Need for Housing for Older Adults in Montgomery County* as appropriate for senior housing include:

- The Traville site already planned for 230 senior housing units for low-income households
- The Newbridge Drive site, approved for 76 low-income units
- Darnestown Road across from Kentlands, currently applying for a special exception for 37 independent living units
- The southeast corner of Seneca and Darnestown Roads.

Additional sites that might be appropriate locations for senior housing include:

- Parcels adjacent to the Potomac town center northwest of the intersection of Falls and River Roads
- Cabin John Shopping Center
- Rock Run Advanced Waste Water Treatment site (Avenel)
- Stoneyhurst Quarry
- Fortune Parc

In addition, the master plan should state that senior housing is generally desirable in the Subregion, especially in locations with access to amenities and services such as public transportation, medical care, and shopping.

A reasonable senior housing target for the Subregion for the next 10 to 15 years might be an average of 40 units per year, that would probably be built in larger increments every few years. Communities for households with moderate and middle level incomes should receive the highest priority, since these households currently have the fewest choices that they can both afford and qualify for. The one type of housing that might justify exceeding this recommendation for a limited increase in units is an extremely well designed life care facility. Such facilities guarantee their residents appropriate care for the rest of their lives and are typically very self-contained. The County currently does not have any housing that meets a strict definition of life care.

Findings

1. Based on Department of Park and Planning staff's recent report, *Need for Housing for Older Adults in Montgomery County, May 2001*, the County would need an average of 200 to 250 new units of senior housing annually to accommodate growth in the older population and to serve underserved populations, particularly low- and middle-income households.
2. The Potomac Subregion currently contains 271 units of senior housing in three facilities. Two of these, Lakeview House, 152 units, and Bryon House, 30 units, are targeted for low-income residents. The third, Summerville, provides 89 market rate assisted living units.

3. Currently 359 additional units of senior housing are planned for the Potomac Subregion. The majority of these, 306 units, are designated for low-income households.
4. The affluence of the Potomac Subregion's elderly households allows residents more flexibility about housing choices than are available to more financially constrained households.
5. The needs of area low-income households should not be ignored, even though these households constitute a comparatively small share of the older households in this Subregion. A large proportion of the Subregion's existing and approved senior housing is affordable.
6. If 15 percent of those over 75 prefer age-segregated housing and a generous 5 percent of those between 65 and 75, the Subregion could support 720 units of senior housing at this time. By this standard, there is a shortfall of 450 units. By 2020, total demand will rise to almost 1,370, including that met by existing and approved facilities.
7. The large number of units available in locations immediately adjacent to the Subregion could meet some of this demand. However, the Subregion should continue to work to serve as much of this need within its boundaries as possible.
8. The percentage of residents aged 75 and older in each of the constituent areas of the Subregion is small compared to the County. This age group generates most of the demand for age-restricted housing. Most of those aged 75 and older in the Subregion are residents of the Potomac Planning Area.
9. The Potomac Subregion's ability to provide housing for the elderly is constrained by its limited supply of land served by public sewer and water and by the relative scarcity of public facilities and amenities, such as stores, mass transportation, and doctor's offices.

Introduction

This report examines the need for specialized housing for the elderly in the Potomac Subregion as part of the master plan process. Its goal is to determine whether there is an adequate supply of age-restricted housing both within and adjacent to the Subregion to meet the housing objective of the General Plan to "Promote a sufficient supply of housing to serve the County's existing and planned employment and the changing needs of its residents at various stages of life." The findings are based upon examination of 1997 Census Update Survey data, the Round

1997 Total Population

Area	Population
County	823,500
Potomac Subregion	79,227
Potomac	44,785
Travilah	6,400
Darnestown	4,475
North Potomac	23,570

6.1 Cooperative Forecast¹, and information gathered by the Research and Technology Center about existing and planned housing for the elderly and the needs of the elderly. Unfortunately 2000 U.S. Census data is not yet sufficiently available to serve as the basis of this report.

Distribution of the elderly in the Subregion

There is substantial variation in the percentage of persons aged 65 and older among the areas that comprise the Potomac Subregion. The percentages range from 3.6 percent to 12.8 percent. The Potomac Planning Area has the highest percentage, slightly higher than the County, 12.8 percent compared to 11.6 percent. Travilah is most similar to the County at 11.7 percent, while Darnestown is low at 9 percent, and North Potomac is extremely low at 3.6 percent.

This pattern is not accidental. With the exception of parts of the sunbelt, the largest share of elderly residents in an area typically comes from the population that spent their pre-retirement adult years there. As a result, recently developed areas tend to have few elderly residents.

Of the four areas in the Potomac Subregion, Potomac has been most developed longest. With its generally expensive housing stock, Potomac also tends to attract people in their high earning years who move in after age 40. These patterns lead to a sizable percentage of Potomac householders in their 60s. Comparatively few, however, have yet passed their 75th birthdays.

Travilah has followed Potomac's development pattern, though years later. It has a similar housing stock and population. Because Travilah is developing later, fewer of its residents are over 75. Darnestown is the last of the areas in the Potomac Subregion to develop. Its total population is still comparatively small, under 4,500 in 1997 when the Census Update Survey was conducted, compared to almost 45,000 in Potomac. It is probable that most of Darnestown's older residents lived in the area before recent development began.

North Potomac is oriented toward a younger population. It is an affluent area, recently developed, that attracts upwardly mobile younger families. Its typical head of household is about

Percent of Population by Age Group -1997

Area	Percent 65-75	Number 65-75	Percent 75+	Number 75+	Percent All 65+
County	6.5%	53,530	5.1%	42,000	11.6%
Potomac Subregion	6.6%	5,229	3.1%	2,456	9.7%
Potomac	8.8%	3,941	4.0%	1,791	12.8%
Travilah	9.2%	589	2.5%	160	11.7%
Darnestown	5.5%	246	3.5%	157	9.0%
North Potomac	2.0%	471	1.6%	377	3.6%

¹Based on initial results from the 2000 U.S. Census, this forecast is about 2 percent low.

45 years old, compared to average head ages in the early to mid-50s for the other areas of the Subregion. It has significantly more children under 17 and a much higher percentage of working women than the other areas. On the whole, its residents are still years away from retirement.

- **Based on this data, demand for age-restricted housing in the next 10 to 20 years will come primarily from the residents of the Potomac Planning Area.**
- **The percentage of residents aged 75 and older in each of the constituent areas of the Subregion is small compared to the County. This age group generates most of the residents of restricted housing.**

Population Forecasts

The Cooperative Forecast Round 6.1 shows rapid growth in the older population of the Potomac Subregion from 2000 through 2020, far exceeding County-wide growth. In the Subregion, total growth in the number of persons aged 65 and over is expected to be 73.5 percent for the period, compared to 50.7 percent County-wide. Growth in the percentage of persons aged 75 and over in the Subregion will be even greater, increasing by 114 percent, compared to 17 percent County-wide. Although these percentages are very high, the actual increases are not as dramatic. They show an increase of about 6,400 more persons over 65, of whom 3,260 will be over 75.

Percent Growth in Five-Year Intervals

Year	% Growth 65+ Subregion	% Growth 65+ County
2005	24.0%	11.3%
2010	18.5%	8.1%
2015	11.5%	8.8%
2020	5.9%	7.7%

Cooperative Forecast Round 6.1.

- **The anticipated growth in the percentage of older residents of the Potomac Subregion signals the need to monitor their needs for housing and other services.**

Living arrangements

Older residents of the Potomac Subregion typically live in single-family houses that are owned by the household. Overall, 94 percent are owners, and more than 90 percent live in one-family dwellings. In Darnestown and Travilah, the 1997 Census Update Survey indicates that all of the units occupied by the elderly are single-family detached houses. In the Potomac Planning Area about 11 percent of older households occupy townhouses and 73 percent single-family detached units. In North Potomac, about 17 percent of the older households live in townhouses and 84 percent in single-family detached dwellings.

Area	Head or Spouse	Parent	Other
Potomac Subregion	87.0%	11.1%	1.9%
Potomac	92.9%	5.7%	1.4%
Travilah	89.1%	10.9%	0.0%
Darnestown	75.6%	22.2%	2.3%
North Potomac	47.1%	46.0%	6.9%

Most older residents of the Subregion are heads of their own households or spouses, rather than parents, other relatives, or unrelated to the head of the household. The exception is North Potomac where almost half of the elderly residents are a parent of the head of household. Some of the factors leading to North Potomac's high percentage of parents, rather than heads of household, among its elderly residents are: 1) the small number of long-term residents of the area and 2) the large proportion of housing units that are designed for families with children.

Area	One person	Two Persons	Three or More
County	39.5%	48.0%	12.9%
Potomac Subregion	24.3%	57.9%	17.7%
Potomac	25.3%	59.4%	15.3%
Travilah	19.8%	55.1%	25.1%
Darnestown	16.1%	46.7%	37.2%
North Potomac	25.2%	51.0%	23.8%

The percentage of persons over 65 living alone is much lower, even in the highest case, in the Potomac Subregion than it is County-wide. Almost 40 percent of the County's elderly live alone. In both Potomac and North Potomac, about 25 percent of the older residents live alone. Potomac and North Potomac contain about 87 percent of the Subregion's residents who are 75 or older and live alone. Travilah and Darnestown have smaller percentages of one-person households, 20 percent and 16 percent respectively.

- **Living alone in a single-family house or living with relatives or unrelated individuals may create circumstances that encourage elderly people to move to age-restricted housing as they become frail, lonely, or otherwise uncomfortable with their living conditions. Comparatively few older households in the Potomac Subregion meet these conditions.** (Couples choose to move for similar reasons. They tend to feel less urgency about making a change, however.)

Income

Older households in the Potomac Subregion are very affluent. The area median household income for households headed by someone age 65 or older was \$69,300 in 1996, according to the 1997 Census Update Survey. The median for this age group County-wide was \$50,526. North Potomac has the highest median income for older households but the sample is so small that this may represent sampling error rather than fact. Alternatively, North Potomac's older residents may be comparatively young, just over 65, and still working so that their income reflects salaries rather than retirement benefits. In any case, North Potomac's median income can be

Area	Median Income	% Under \$15,000	% Under \$30,000
County	\$50,526	8.5%	26.2%
Potomac Subregion	\$69,296	6.7%	13.9%
Potomac	\$69,333	7.2%	13.6%
Travilah	\$64,714	8.3%	12.7%
Darnestown	\$81,389	N.A.	N.A.
North Potomac	\$101,351	N.A.	N.A.

N.A. signifies no cases or too few cases

expected to be at least as high as the other areas in the Subregion.

The percentage of households in the Potomac Subregion with incomes below \$30,000 and a household head aged 65 and older is about half the County-wide percentage. The Potomac Planning Area has the highest percentage of low-income households in the Subregion, 13.6 percent. Potomac is also the only area in the Subregion with existing low-income housing for seniors. The residents of these existing facilities are counted among the area's low-income households.

The affluence of the Subregion's older residents offers them flexibility in their choice of living arrangements as they age. They can afford a large selection of housing choices. Many also have the resources to hire services provided in their current homes if they prefer. **The needs of low-income households should not be ignored, even though these households constitute a comparatively small share of the older households in this Subregion.**

Existing Senior Housing

The Potomac Subregion currently contains 271 units of age-restricted housing in three housing complexes. These are Lakeview House, 152 units, near Montgomery Mall; Byron House, 30 units, on the grounds of Our Lady of Mercy Church; and Summerville, 89 units, on Seven Locks Road in Potomac. All are located in the Potomac Master Plan Area. Two are designated for low-income households. These are Lakeview House, which offers independent living with an optional lunch program, and Byron House, which offers assisted living. Summerville is a new, market-rate assisted living facility.

There are many senior housing choices located in proximity to the Potomac Subregion. Those within one mile total 555 units and include:

Bartholomew House	30 units	Assisted living, includes low-income
Gardens at Kentlands	135 units	Independent living
Maplewood Park Place	261 units	Primarily independent, some assisted and nursing home care
National Lutheran Home	129 units	Independent living, plus a 300 bed nursing home

Senior housing facilities between one and three miles away total 2,778 units and include:

Asbury	846 units	Independent, assisted, plus 285 nursing home
Bethany House	258 units	Low-income independent living
Brighton Gardens Bethesda	120 units	Assisted living plus 20 nursing beds
Forest Oak Towers	175 units	Low-income independent living
Heritage House	99 units	Low-income independent living
Londonderry Towers	150 units	Low-income independent living
Mary's House	15 units	Low-income assisted living

Raphael House	30 units	Low-income assisted living
Revitz House	250 units	Low-income independent living
Ring House	247 units	Primarily independent, some assisted living
Springhouse of Bethesda	61 units	Assisted living
Sunrise of Rockville	89 units	Assisted living
Sunrise at Village House	170 units	Roughly half independent, half assisted
Waverly House	156 units	Low-income independent living
Town Center (Rockville)	112 units	Low-income independent living

The lists include an indication of the level of care provided at each facility and specify facilities that are designated for low-income households. The configuration of services and amenities varies widely from facility to facility. The industry tends to speak of a “continuum” of care rather than several discrete types. For convenience, this report, and many other sources, separates the various configurations into four umbrella types.

Independent living – Designed for healthy older adults, independent living varies in the amount of service offered to residents. Some facilities provide little beyond home maintenance, lawn care, and some social programs. Most buildings are constructed to accommodate physical handicaps that exist either at the time of entrance or later. Most County-owned low-income housing meets this description, although some buildings are County nutrition program sites and, thus, offer a low-cost lunch to residents and neighboring seniors. Market priced independent living tends to offer more services and amenities, frequently including one or more meals per day and some transportation services. All may offer wellness programs. Units are typically full apartments that have complete kitchens and meet the Zoning Ordinance definition of a dwelling unit.

Assisted living – Designed for older, frailer adults who typically need help with the basic activities of daily living, such as bathing, dressing, and mobility. Residents of these facilities often do not have full apartments, most do not have full kitchens, and many units comprise a suite of bedroom, bath, and sitting room, or simply a private bedroom. Most offer three meals per day, assistance with personal care, and a variety of activities. Skilled nursing care is not included. Assisted living facilities are subject to state licensing requirements.

Nursing home – A facility that offers skilled nursing care. Residents have “beds” rather than apartments. Few have private rooms. This report does not address this segment of the market, except when senior housing includes nursing home beds as well as other levels of care. Nursing homes are rarely age-restricted, although a large percentage of their residents are typically over 65. They are tightly regulated by the State, which monitors need as well as quality of care as part of the licensing program.

Continuing Care Retirement Community (CCRC) and Life Care – CCRCS typically offer more than one level of care with the expectation that residents will be able to move

freely from one level to another as their needs change. Most require a large upfront payment by the residents and most tend to be expensive. Maplewood Park Place, Asbury, and the National Lutheran Home are CCRCs located near the Potomac Subregion. Life care differs from CCRCs in that life care residents are guaranteed the ability to move from one level of care to another as necessary, typically with no change in financial arrangements. The upfront payment is typically high and sometimes nonrefundable for life care. Many life care facilities are owned by religious groups.

Discussions of definitions for levels of care tend to focus on the dividing line between assisted living and independent living. One expert may use "assisted living" to refer to any service rich facility, particularly one providing meals. This report uses the definitions above. From a land use planning perspective, the difference between independent living's full apartments with kitchen and assisted living's rooms or suites without a full kitchen has zoning and building code implications. In addition, residents of independent living as defined above are more likely to drive cars on a regular basis and are often out in the greater community. Frail residents of assisted living rarely drive and tend to need the community to come to them.

- **The Potomac Subregion contains 271 units of senior housing in three facilities. Two of these, Lakeview House with 152 units and Bryon House with 30 units are targeted for low-income residents. The third, Summerville offers 89 market rate assisted living units.**
- **There are 555 units reserved for the elderly within one mile of the boundaries of the Potomac Subregion and 2,778 units between 1 and 3 miles from the boundary.**
- **Nearby senior housing offers both independent and assisted living with prices suitable for low-income households and for those who can afford high market rate units.**
- **Gaps in the types of senior housing available appear to be most serious for moderate and middle-income households.**

Typical age of entry

The typical new resident of housing for the elderly is over 75. A modest number of those under 75 will choose age-restricted housing when they move to be nearer adult children, find themselves living alone after a long marriage or other relationship, or develop health problems that make it difficult to live independently. However, their numbers do not tend to be very high. While staff is not aware of a definitive study of age of entry into housing for the elderly, years of following the senior housing market, its literature, and conversations with the staffs of senior housing projects substantiate the belief that 75 is generally the dividing line between age groups that are likely to choose this housing and those that are less likely to choose it.

Elderly housing's share of demand

The industry rule of thumb for the percentage of older persons who will move to age-restricted housing has long been 5 percent. This number has been used by many professionals in the field, including associations of senior housing providers and the U.S. Census. It has become apparent, however, that in affluent urbanized areas, such as those around Boston, New York, Philadelphia, and Washington, D.C., the percentage is often higher for those over 75, as high as 15 percent, particularly after age 80.

Demand

As the previous analysis has shown, the Potomac Subregion had approximately 7,685 residents aged 65 and older in 1997. By 2000, the estimate had risen to 8,710 persons. The Subregion currently has 271 units of housing for the elderly, two-thirds of them for low-income elderly. **If 15 percent of those over 75 can be expected to prefer age-segregated housing as well as a generous 5 percent of those between 65 and 75, the Subregion would currently require 722 units.** This represents a shortfall of about 450 units. By 2020, total demand will rise to 1,370. The large number of units available immediately adjacent to the Subregion is likely to meet some of this demand.

County-wide, growth in Montgomery County's elderly population is expected to be slow until the baby boom generation reaches the age for retirement housing, generally after 2020. Currently, Montgomery County appears near an oversupply of assisted living facilities. Major providers have recently decided against moving forward with proposed facilities in view of their expectations of slow demand in the near future. Independent living, which usually appeals to a slightly younger population, experienced low demand earlier in the 1990s and a number of facilities changed their direction from independent living to assisted living at that time. Demand for independent living appears to have risen since.

Meanwhile, about 2,805 units are either approved for development in the County or moving through the approval process. Some of these are currently under construction. Pending and approved projects in the Potomac area will add 359 units and include Traville, 230 low-income units; Victory Terrace, 76 low-income independent units; North Potomac Senior Housing, 37 units on Route 28; and Alpha House, 16 unit group home on Seneca Road. The Residence at Great Falls, planned for 78 units, did not receive final approval and is no longer a viable project. The majority of the County's remaining pending and approved projects are located more than three miles outside the Potomac Subregion.

Planned and approved units meet most of the area's current shortfall but are far below the number that will be needed over the next 20 years. The Subregion appears able to support, at least, another 750 units by 2020 to satisfy local need. This will require an average of 40 units per year that will more likely be built in larger increments every few years.

Local constraints

The Potomac Subregion has several factors, in addition to the demographic characteristics of its population, that affect its suitability for senior housing. To succeed, specialized housing prefers more density than is easily supported by wells and septic systems, yet much of the Subregion is not planned for public water and sewer service. Except for comprehensive projects with an abundance of services and facilities, age-restricted housing benefits from proximity to shopping, medical care, public transportation (perhaps most importantly for staff), and other cultural and social opportunities. Within the Subregion, these facilities are most often available at the edges, especially along I-270 and MD 28. In fact, the largest of the three existing facilities, Lakeview House, is located near Montgomery Mall and I-270, just outside Bethesda. The planned Traville and North Potomac Senior Housing are also located on the edges of the Subregion.

County-wide need for age-restricted housing supply

Montgomery County currently offers almost 7,929 units of housing designated for the elderly. As discussed above, another 2,805 units have been approved for development or are actively moving through the approval process. Based on Department of Park and Planning staff's recent report, *Need for Housing for Older Adults in Montgomery County*, May 2001, the County needs an average of 200 to 250 new units of senior housing annually to accommodate growth in the older population and to serve underserved populations, particularly low- and middle-income households. Because not all proposed and approved projects are ever built and some may take five or more years before construction, the County needs to steadily approve more units than it expects to build each year or even in five years. The staff report of need suggests that, at least, one-third more should be approved.

Housing for the Elderly in Montgomery County

Updated March, 2001.

Complex	Type	Number of Units:				Meals	Planning Area	Address
		ILU	Asst.	Nursing				
Market Rate Rental								
Aspenwood	Market	116	21	0	yes	Aspen Hill	14400 Homecrest Road	
Charter House	Market	172	33	0	yes	Silver Spring	1316 Fenwick Lane	
Classic Residence	Market	318	22	0	yes	BCC	8100 Connecticut Avenue	
Gardens at Kentlands	Market	219				Gaithersburg	217 Booth Street	
Kensington Park*	Mixed Inc.	61	104	0	yes	Kens-Wheaton	3620 Littledale Road	
Oaks at Four Corners*	Mixed Inc.	120	0	0	yes	Four Corners	321 University Blvd, W.	
Ring House*	Mixed Inc.	210	37	0	yes	Rockville	1801 E. Jefferson	
Sunrise at Village House*	Market	90	80	0	yes	Gaithersburg	19310 Club House Road	
Total market rental		1,306	297	0				
Subsidized (without meals)								
Bauer Park Apts.	Subsidy	142	0	0	no	Aspen Hill	14635 Bauer Drive	
Bethany House	Subsidy	258	0	0	no	Rockville	199 Rollins Avenue	
Forest Oak Towers	Subsidy	175	0	0	no	Gaithersburg	101 Odenhall Avenue	
Franklin Apts.	Subsidy	183	0	0	no	Takoma Park	7620 Maple Avenue	
Heritage House	Subsidy	99	0	0	no	Rockville	95 Dawson Avenue	
Randolph Village	Subsidy	130	0	0	no	White Oak	531 Randolph Road	
Rebecca Apts.	Subsidy	102	0	0	no	Kens-Wheaton	10920 Connecticut Avenue	
Town Center	Subsidy	112	0	0	no	Rockville	90 Monroe Street	
University Gardens	Subsidy	64	0	0	no	Four Corners	440 University Blvd. E.	
Total subsidized without meals		1,265	0	0				
Subsidized (with meals)								
Arcola Towers	Subsidy	140	0	0	limited	Kemp Mill	1135 University Blvd. W.	
Elizabeth House	Subsidy	160	0	0	opt. lunch	Silver Spring	1400 Fenwick Lane	
Holly Hall	Subsidy	96	0	0	opt. lunch	White Oak	10110 New Hampshire Ave.	
Homecrest House	Subsidy	235	42	0	yes	Aspen Hill	14514 Homecrest Road	
Lakeview House	Subsidy	152	0	0	opt. lunch	Potomac	10250 Westlake Drive	
Leafy House	Subsidy	179	0	0	yes	Kens-Wheaton	10000 Brunswick Avenue	
Revitz House	Subsidy	250	0	0	yes	N. Bethesda	6111 Montrose Road	
Springvale Terrace*	Market	119	156	0	yes	Silver Spring	8505 Springvale Road	
Takoma Tower	Subsidy	165	22	0	yes	Takoma Park	7051 Carroll Avenue	
Waverly House	Subsidy	156	0	0	opt. lunch	BCC	4521 East West Highway	
Total subsidized with meals		1,652	220	0				
Total subsidized		2,917	220	0				
Assisted Living (no independent)								
Kingshire Manor/Adventist	Market	0	50	120	yes	Gaithersburg	9701 Medical Center Drive	
Bartholomew House*	Mixed Inc.	0	30	0	yes	BCC	6904 River Road	
Brighton Gardens - Bethesda	Market	0	120	20	yes	N. Bethesda	5550 Tuckerman Lane	
Brighton Gardens - Friendship Hgts	Market	0	132	0	yes	BCC	5555 Friendship Blvd.	
Brooke Grove Foundations (7 group)	Market	0	105	148	yes	Sandy Spring	Hickory Knoll Road	
Byron House*	Mixed Inc.	0	30	0	yes	Potomac	9210 Kentsdale Drive	
Marian Assisted Living*	Mixed Inc.	0	44	0	Yes	Olney	19109 Georgia Avenue	
Mary's House*	Mixed Inc.	0	15	0	yes	Rockville	600 Veirs Mill Road	
Raphael House*	Mixed Inc.	0	30	0	yes	Rockville	1515 Dunster Road	
Springhouse at Westwood	Market	0	62	0	yes	BCC	5101 Ridgefield Road	
Springhouse of Bethesda	Market	0	92	0	yes	BCC	4925 Battery Lane	
Springhouse of Chevy Chase	Market	0	130	0	optional	Silver Spring	2201 Colston Drive	
Summerville	Market	0	100	0	yes	Potomac	11215 Seven Locks Road	
Sunrise Assisted Living Rockville	Market	0	89	0	yes	Rockville	8 Baltimore Road	
Total without independent		0	1,029	288				
CCRC or Life Care								
Asbury	CCRC	770	300	285	yes	Gaithersburg	201 Russell Avenue	
Bedford Court	CCRC	215	76	60	yes	Aspen Hill	3701 International Drive	
Friends House*	CCRC	133	28	52	yes	Sandy Spring	17340 Quaker Lane	
Maplewood Park Place	Life Care	207	21	28	yes	BCC	9707 Old Georgetown Road	
National Lutheran Home	CCRC	129	0	300	no	Rockville	9701 Veirs Drive	
Riderwood Village	Market	281				Fairland	3100 Gracefield Road	
Total		1,735	425	725				
Total, all types		5,958	1,971	1,013				

*Includes some units designated for low- or moderate-income households

Notes:

ILU = independent living unit or apartment, both totally independent and congregate.

Asst. = assisted living, very service intensive without skilled nursing

The number of nursing home beds is not comprehensive. It contains those located in projects with other levels of care only.

The Board of Appeals has approved 5 group homes with a total of 73 beds in the last 5 and one-half years.

Source: Montgomery County Planning Department; *Guide to Retirement Living*, Fall/Winter 2000; Office of Landlord-Tenant Affairs, March 2001.

Pending and Approved Housing for the Elderly

Complex	Type	Number of Units:			Total Owner	Status	Planning Area
		ILU	Asst. Nursing	Ho			
Alpha House	Assisted		16		16 Metro. Wash. Orthodox Senior Housing	Pending	Germentown
Andrew Kim House	Independent	76			76 Victory Housing	Approved	Olney
Brooke Grove*	CCRC	402	64	30	496 Brooke Grove Foundation	Approved	Sandy Spring
Churchill**	Mixed	220	80		300 Oakwood Properties	Approved	Germentown
Friends House Addition	Independent	90			90 Friends House	Approved	Sandy Spring
Oaks at Gaithersburg		76			76 First Centrum	Approved	Gaithersburg
Glenmont House/Independence @ Priva	Independent	122			122	Approved	Glenmont
Great Oaks/Silver Oaks/Riderwood**	Mixed	734	0	0	734 Senior Campus Living	Approved	Fairland
Hampshire Village	Mixed	120	30		150 Stavros/Victory Housing	Approved	Aspen Hill
Heartlands @ White Oak	Assisted		84		84 Constellation-Heartlands	Approved	White Oak
Lanow House	Assisted		60		60 Hebrew Home/Ring House		Rockville
Mapleridge at White Oak	Assisted		105		105 Marriott Senior Living Services	Approved	White Oak
Marriott Bethesda					Marriott Senior Living Services	Pending	BCC
Meadow Ridge Senior Villas	Independent	33			33 National Seniors Housing Corp.	Approved	Gaithersburg
Victory Terrace	Independent	76			76 Victory Housing	Approved	Potomac
North Potomac Senior Housing	Independent	37			37 National Seniors Housing Corp.	Approved	Potomac
Traville (First Centrum)	Independent	230			230 First Centrum	Pending	Potomac
Willowbrook	Assisted		120		120 Eldercare Inc.	Approved	Fairland
Total - Montgomery Only		2,216	559	30	2,805		

*Units are in addition to existing nursing home beds and group quarters

**Under construction

Shaded projects are located in the Potomac Subregion.

Source: Montgomery County Planning Department, Office of Landlord-Tenant Affairs, August 7, 2001.

TOPIC C: CABIN JOHN CENTER

At the first work session for the Potomac Master Plan, on May 3, 2001, the Planning Board reviewed issues associated with the Cabin John Center. The Planning Board approved several of the staff's recommendations and directed staff to amend other recommendations as well as carry out additional studies regarding housing feasibility (see Attachment A). The following items address the Board's requests for amendments. Previously approved changes to language are not highlighted. New text is underlined. The complete revised version is provided in section 4 for the Board's approval.

1. SITE PLAN CONFORMANCE WITH THE MASTER PLAN

The Planning Board directed the staff to amend the RMX zone to require conformance with the master plan at standard method. Zoning staff is in the process of recommending an amendment to Section 59-D-3 Site Plan Review to add a finding of consistency with the applicable master plan, which will apply to site plans in all zones (see attached memo, page). In addition, staff recommends that section 59-C-10.2, which applies to RMX zones, be amended to require stricter compliance with the master plan at the standard method, similarly to the optional method, as follow:

59-C-10.2.1.1. Land uses and development standards.

1. **RMX-1, RMX-2 and RMX-3 Zones:** Standard method projects in these zones must comply with the standards and requirements of the R-200 Zone including cluster and moderately priced dwelling unit methods of development. The land uses allowed under this method are those uses allowed in the R-200 Zone as contained in Section 59-C-1.31.
2. **RMX-1/TDR, RMX-2/TDR, and RMX-3/TDR Zones:** Standard method projects in these zones must occur in accordance with the development methods, standards and special regulations of the R-200/TDR Zone as contained in 59-C-1.331, 59-C-1.332 and 59-C-1.39. The maximum density with the use of TDRs is 11 dwelling units per acre. The land uses allowed are those uses allowed in the R-200/TDR Zone. Development under this method must comply with density, numerical limitations and other guidelines contained in the applicable master or sector plan approved by the District Council.
3. **RMX-2C and RMX-3C Zones:** Standard method commercial projects in these zones must comply with the standards and requirements of the standard method of development in the C-2 Zone, as contained in Sections 59-C-4.351 and 59-C-4.353 through 59-C-4.355 as well as density, numerical limitations and other guidelines contained in the applicable master or sector plan approved by the District Council. A maximum floor area ratio of 0.3 is permitted under this form of development. The uses allowed under this method are the same as those

allowed under the optional method of development as set forth in Section C-10.3.2. Standard method residential projects in these zones must comply with the standards and requirements of the R-30 Zone as contained in Division 59-C-2.

2. LAND USE RECOMMENDATIONS

The Planning Board approved the staff's recommendations for limits on store sizes to ensure a neighborhood-oriented center. None of the submissions by the applicant features a gas station. However, staff recommends that an 'automobile filling station', which is currently a permitted use in the RMX zones, be a special exception use, consistent with all other commercial zones. Staff also recommends that the Master Plan include language regarding the inappropriateness of a gas station in this location. Additional recommended changes to clarify language are included as follows:

- **Provide a pedestrian-friendly mixed-use village center consisting primarily of retail uses and also including offices, housing, open space, and entertainment/recreational activities. (See Figure 1.) Retail uses [should] must be neighborhood-serving; regional and big box uses [should] must be avoided. Stores must not exceed 8,000 with the following exceptions: a grocery store limited to 50,000 square feet; one additional anchor limited to 30,000 square feet. A gas station is not recommended for this site.**

The Planning Board directed the staff to include more housing on the site, in particular Housing for the Elderly. The Board indicated they would not oppose housing over a parking structure and would favor housing over retail. The Board directed the staff to carry out additional studies to support a final recommendation of the housing mix, within the recommended height limit and setbacks. Such studies should also include sections that analyze compatibility issues.

Based on the research, the staff found that (1) Cabin John Center is a suitable location for Housing for the Elderly, and (2) such a project would be feasible at 75 units (see supporting memos in pages).

The staff carried out a study of housing options for the site, which is attached for your convenience (Attachment A). The study includes five different alternatives with three sections for each. All alternatives include the following housing types: (1) an elderly housing component of 75 units; (2) residential townhouses, assumed for 4 alternatives at 19 to 37 units; and (3) housing units over retail ranging from 20 to 40 units. The alternatives were evaluated based on several criteria.

The study demonstrates that there are many options to meeting the housing goal and that the site can support an integrated Housing for the Elderly project. It is also clear that the higher densities would require underground parking. Both the Housing for the Elderly and the townhouses may be compatible with the adjacent development. Housing

over retail would be compatible at a single story over retail, given the topography. The staff recommendation is based on Alternative 3, which best meets the criteria. This alternative includes 75 units of Housing for the Elderly, with a maximum building height of 3 stories, located in the northeast section of the site; 37 residential townhouse units located along the northern perimeter; and 20 units over retail, which form a single story over retail with a total height under 30 feet. The staff recommends that the illustrative concept for Alternative 3 be substituted for the current illustrative, to provide a more accurate illustration of the revised guidelines. The staff recommends that the total number of units not exceed 135, while flexibility is provided in terms of distribution. The staff recommends that language be amended as follows:

Recommendations

- **Housing is not permitted under the standard method. Under the optional method, the following residential components are permitted up to a total of 135 dwelling units: (1) approximately 75 units of Housing for the Elderly, to be generally located at the north-northeast section of the site; (2) up to 40 [dwelling units may be provided as] townhouses located to provide a transition to the adjacent residential community and to enhance the residential character of Coddle Harbor Drive; and (3) up to 40 dwelling units in a single story above retail, located to enliven the street environment.**

The staff recommend that the final level of commercial development be expressed in square feet rather than FAR, in order to provide certainty, as follows:

- **Commercial development is limited to [0.3 FAR, yielding approximately 301,000] 300,000 square feet of gross floor area [development].**

3. GUIDELINES IN THE MASTER PLAN

The Planning Board approved the staff's recommendation to change the text so that guidelines apply to both the standard and optional methods and to add language that clarifies this application. Other recommended changes include: (1) clarifications to acceptable traffic mitigation alternatives, (2) clarifications regarding median improvements, (3) language that permits a residential component on top of a garage, up to the 35-foot height limit (requested by the Board), and (4) clearly stating the goals for Coddle Harbor Lane (requested by the Board). The staff recommends the following language:

The following guidelines apply to both the standard and optional methods of development:

- Development on this site shall meet this Plan's general design principles on pages 29 and 30 of the Draft Master Plan and the following guidelines.

- Provide sidewalk improvements at the confronting quadrants of Tuckerman Lane and Seven Locks Road to facilitate pedestrian access to the Center.
- A bus shelter and shuttle service to Metro or acceptable traffic mitigation alternatives must be provided with any increase in density.
- Any new auxiliary lanes at the intersection will require the installation of a [wide, landscaped] tree-lined median and clearly marked pedestrian crosswalks to provide pedestrian refuge when crossing Seven Locks and Tuckerman Roads, subject to DPW&T and M-NCPPC approval.
- Provide intersection improvements on Tuckerman Lane and Seven Locks Road to facilitate pedestrian crossing, subject to DPW&T and M-NCPPC approval, prior to any new construction.
- Link the on-site pedestrian street and path system to intersection improvements at Tuckerman Lane and Seven Locks Road to draw pedestrians and bikers to the site from confronting properties.
- Provide a tree-lined hiker/biker path along the site perimeter on Tuckerman Lane and Seven Locks Road. The path should be eight to ten feet wide and separated from the road by a landscaped panel extensively planted with shade trees.
- Building heights shall not exceed 35 feet to achieve a scale compatible with the surrounding neighborhoods.
- Maintain the existing berms and wide margin of trees along the perimeter of the site, especially adjacent to Cabin John Stream Valley Park.
- Meet a significant portion of the parking requirements in structured parking. Place as large a proportion as possible below grade. Any parking structure above grade must be located in the northeastern corner of the site and be limited in height to 20 feet. Any housing on top of the garage may exceed this height up to the 35-foot height limit. A parking structure must be designed with compatibility features that minimize its bulk such as landscaped building elevations, wall offsets, and architectural articulation. The structure shall be designed to shelter grocery store shoppers from inclement weather.
- Provide 100-foot building setback along the northeastern property line of which 50 foot is a continuous landscaped buffer between any development and adjacent residential neighborhoods. The buffer shall include evergreen and shade trees and be designed to deter trespassing into the adjacent Inverness Knolls community.

- Enhance the residential character of Coddle Harbor lane by removing the gas station [and], providing townhouses along Coddle Harbor Lane, and relocating [. Relocate] access to the center away from the adjacent neighborhood. [to enhance the residential character of Coddle Harbor Lane.]
- Provide streetscaping along Coddle Harbor Lane that is consistent with its residential character.
- Explore with Montgomery County Department of Public Works and Transportation whether a traffic light is warranted at Seven Locks Road and Coddle Harbor Lane to enhance vehicular and pedestrian safety and accommodate the traffic volume.

The Board discussed amenities for the optional method of development and directed staff to include a green park only as an example, while the actual selection of appropriate amenities should occur at project plan. The staff recommends that language be changed accordingly and that this guideline be listed along with other guidelines, which pertain to the optional method.

Although not discussed in the first work session, the staff recommends that the guidelines include language regarding necessary waivers to required building setbacks under the optional method. The RMX-2C zone requires 100-foot building setbacks from any single-family residential zone for the optional method of development. The Board is authorized to reduce that setback to 50 feet “upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on the abutting properties.” (Section 59-C-10.3.8.) These conditions pertain to the property. In order to achieve the recommended development, such waivers would be necessary in two locations: the eastern perimeter along the park and the northwest boundary along Coddle Harbor Lane, where residential townhouses are desirable.

In addition, the staff recommends new guidelines for the Housing for the Elderly, which would be provided under the optional method. The following revised language is recommended:

The following guidelines apply to the optional method of development:

- Provide public facilities and amenities, such as a green park, with the optional method of development.
- In order to achieve a more compatible site layout, which accommodates a significant residential component, the required building setbacks may be reduced to 50 feet with appropriate landscaping in the following locations: (1) along Cabin John Park and (2) along Coddle Harbor Lane, if residential townhouses are provided.

- Locate the Housing for the Elderly in proximity to Cabin John Park and integrate it with other residential projects on the site.
- Ensure compatibility of the Housing for the Elderly with the adjacent townhouses at Inverness Knolls in terms of set backs, landscape, height, bulk, and architectural details.

4. FINAL RECOMMENDED TEXT

The following is the final recommended text based on the Board's direction:

- **Provide a pedestrian-friendly mixed-use village center consisting primarily of retail uses and also including offices, housing, open space, and small scale entertainment/recreational activities. (See Figure 1.) Retail uses must be neighborhood-serving; regional and big box uses must be avoided. Stores must not exceed 8,000 with the following exceptions: a grocery store limited to 50,000 square feet; one additional anchor limited to 30,000 square feet. A gas station is not recommended for this site.**
- **Rezone the 23.085-acre existing commercial area to RMX-2C. (see Figure 2). This area will produce densities recommended for the site. A minor amendment to the zone would be required to preclude undesirable uses.**
- **Rezone the existing 2.7-acre townhouse site to RT-15, for a maximum yield of 40 dwelling units.**
- **Commercial development is limited to 300,000 square feet of gross floor area.**
- **Housing is not permitted under the standard method. Under the optional method, the following residential components are permitted up to a total of 135 dwelling units: (1) approximately 75 units of Housing for the Elderly, to be generally located at the northeast section of the site; (2) up to 40 townhouses located to provide a transition to the adjacent residential community and to enhance the residential character of Coddle Harbor Drive; and (3) up to 40 dwelling units in a single story above retail, located to enliven the street environment.**

Land Use and Design Guidelines

The following guidelines apply to both the standard and optional methods of development:

- Development on this site shall meet this Plan's general design principles on pages 29 and 30 of the Draft Master Plan and the following guidelines.
- Provide sidewalk improvements at the confronting quadrants of Tuckerman Lane and Seven Locks Road to facilitate pedestrian access to the Center.

- A bus shelter and shuttle service to Metro or acceptable traffic mitigation alternatives must be provided with any increase in density.
- Any new auxiliary lanes at the intersection will require the installation of a tree-lined median and clearly marked pedestrian crosswalks to provide pedestrian refuge when crossing Seven Locks and Tuckerman Roads, subject to DPW&T and M-NCPPC approval.
- Provide intersection improvements on Tuckerman Lane and Seven Locks Road to facilitate pedestrian crossing, subject to DPW&T and M-NCPPC approval, prior to any new construction.
- Link the on-site pedestrian street and path system to intersection improvements at Tuckerman Lane and Seven Locks Road to draw pedestrians and bikers to the site from confronting properties.
- Provide a tree-lined hiker/biker path along the site perimeter on Tuckerman Lane and Seven Locks Road. The path should be eight to ten feet wide and separated from the road by a landscaped panel extensively planted with shade trees.
- landscaped median and clearly marked pedestrian crosswalks to provide pedestrian refuge when crossing Seven Locks and Tuckerman Roads.
- Building heights shall not exceed 35 feet to achieve a scale compatible with the surrounding neighborhoods.
- Maintain the existing berms and wide margin of trees along the perimeter of the site, especially adjacent to Cabin John Stream Valley Park.
- Meet a significant portion of the parking requirements in structured parking. Place as large a proportion as possible below grade. Any parking structure above grade must be located in the northeastern corner of the site and be limited in height to 20 feet. Any housing on top of the garage may exceed this height up to the 35-foot height limit. A parking structure must be designed with compatibility features that minimize its bulk such as landscaped building elevations, wall offsets, and architectural articulation. The structure shall be designed to shelter grocery store shoppers from inclement weather.
- Provide 100-foot building setback along the northeastern property line of which 50 foot is a continuous landscaped buffer between any development and adjacent residential neighborhoods. The buffer shall include evergreen and shade trees and be designed to deter trespassing into the adjacent Inverness Knolls community.
- Enhance the residential character of Coddle Harbor lane by removing the gas station, providing townhouses along Coddle Harbor Lane, and relocating access to the center

away from the adjacent neighborhood.

- Provide streetscaping along Coddle Harbor Lane that is consistent with its residential character.
- Explore with Montgomery County Department of Public Works and Transportation whether a traffic light is warranted at Seven Locks Road and Coddle Harbor Lane to enhance vehicular and pedestrian safety and accommodate the traffic volume.

The following guidelines apply to the optional method of development:

- Provide public facilities and amenities, such as a green park, with the optional method of development.
- In order to achieve a more compatible site layout, which accommodates a significant residential component, the required building setbacks may be reduced to 50 feet with appropriate landscaping in the following locations: (1) along Cabin John Park and (2) along Coddle Harbor Lane, if residential townhouses are provided.
- Locate the Housing for the Elderly in proximity to Cabin John Park and integrate it with other residential projects on the site.
- Ensure compatibility of the Housing for the Elderly with the adjacent townhouses at Inverness Knolls in terms of set backs, landscape, height, bulk, and architectural details.

**MEMORANDUM**

DATE: August 28, 2001

TO: Jean Kaufman, Community-Based Planning Division

FROM: Michael Ma, Zoning Supervisor *Ma*

SUBJECT: Proposed zoning text amendment to the required findings for site plan review

This is to inform you that the Zoning staff is currently drafting a proposed zoning text amendment to add required findings for site plan review under Section D-3.4 of the Zoning Ordinance. The purpose of the amendment is to ensure that development, for which a site plan is required, must:

1. conform to the General Plan and any amendments thereto, unless the Planning Board finds that events have occurred to render the recommendations of the General Plan and any amendments thereto no longer appropriate; and
2. be in consistent with previous Council or Planning Board approvals.

I am hopeful this proposed amendment will adequately address the site plan review issue identified by your current Master Plan study. We are planning to present this amendment to the Planning Board in October or earlier if the Board's meeting agenda permits.

Please let us know if you have any comments about this amendment or any other zoning text amendments are needed to implement the Master Plan you are working on.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

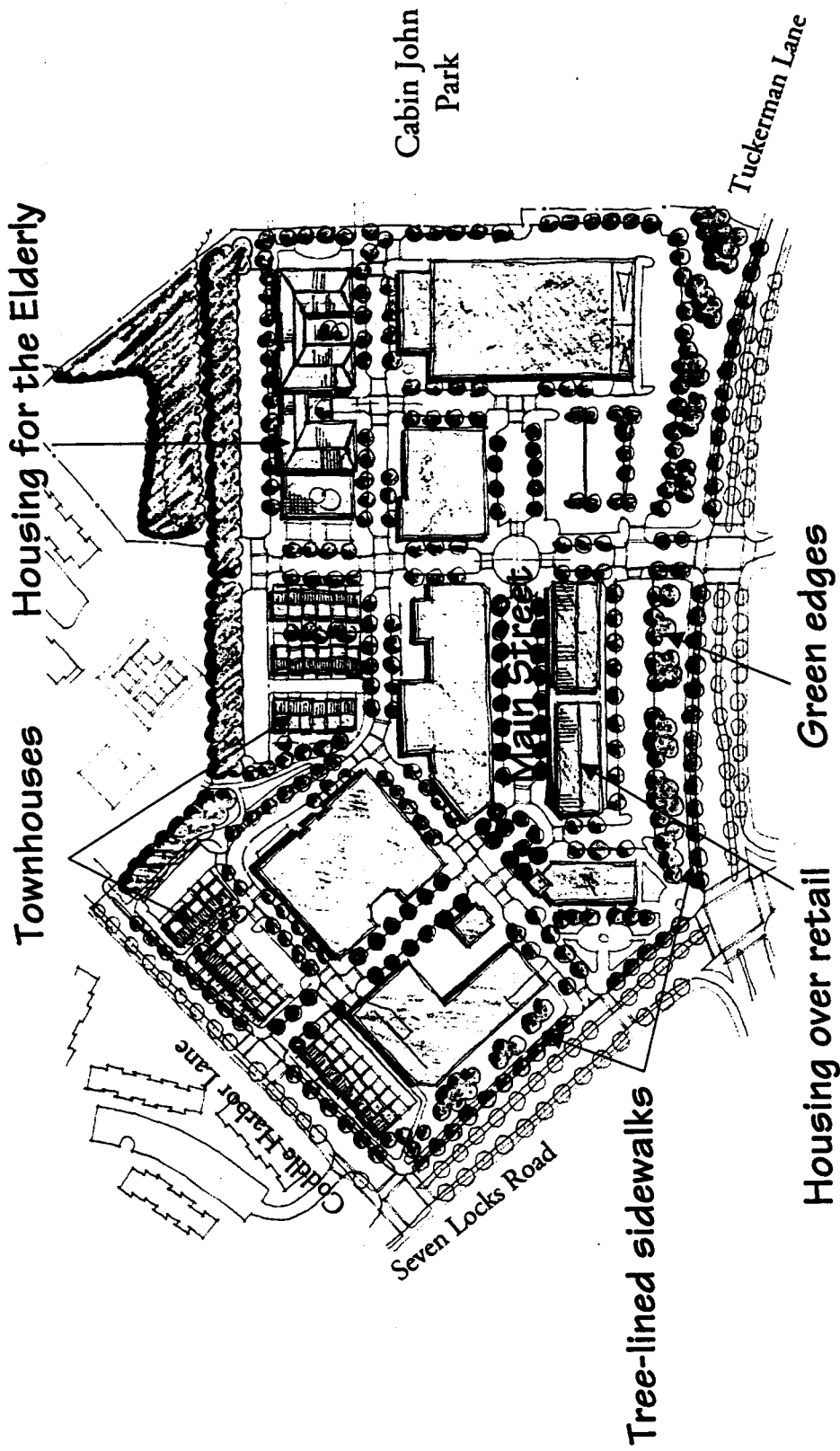
MEMORANDUM

DATE: August 29, 2001
TO: Jean Kaufman, Community Based Planning ⁵⁰²
FROM: Sally Roman, Research and Technology Center
SUBJECT: Feasibility of Senior Housing in the Cabin John Shopping Center

Based on recent County experience and discussions with providers, a senior housing project of 75 units is financially feasible. Three projects of 76 units each have been approved in the last few years. These are Andrew Kim House and Victory Terrace approved by the County and Chestnut Oaks approved by the City of Gaithersburg. All three are Low Income Housing Tax Credit projects and all offer independent living.

In addition, over 70 percent of the assisted living facilities in the County have fewer than 100 units although 2 of these have more than 75. While a "for profit" independent living provider may prefer a larger size, staff believes that the recommendation for the Cabin John Shopping Center is reasonable given site constraints and feasible.

cc: Callum Murray



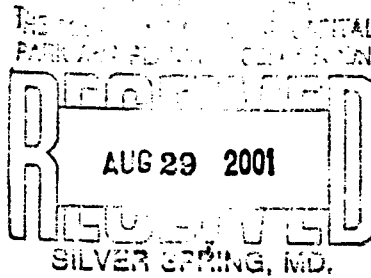
Revised Figure 1: Cabin John Center Concept

LINOWES AND BLOCHER LLP

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August 29, 2001



Stephen Z. Kaufman
301.650.7074
szk@linowes-law.com

BY HAND DELIVERY

Mr. Callum I. Murray
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Cabin John Shopping Center
Potomac Master Plan Staff Recommendations of August 28, 2001

Dear Mr. Murray:

Thank you for meeting with our design team this morning and reviewing Staff's latest revisions to the Potomac Master Plan regarding the Cabin John Shopping Center. With regard to the draft Staff comments, we appreciate the work and effort you and Jean Kaufman put into looking closely at the Cabin John Shopping Center (the "Center") and its potential for future redevelopment. We are also pleased that the additional analysis, done at the request of the Planning Board, resulted in a recommendation for residential units at the Center. We do, however, have a few comments and clarifications which we would like to be sure are made part of the record in this matter.

First, your revised recommendation proposes a statement that, "A gas station is not recommended for this site." Further, you state that, "The Applicant's submissions assured that the gas station would be removed." Unfortunately, there may have been some misunderstanding and a lack of clarity on the owner's part regarding the present and future status of the station. The existing gas station has a lease for at least another seven years; therefore, without buying-out the remainder of this lease, the gas station has a significant right to remain on the site. Although the conceptual plans originally submitted to you by the owner did not specifically identify a gas station relocation site, we subsequently provided you with some potential locations and did not mean to indicate to you or the citizens that a gas station might not, under a future alternative plan, be relocated to another site at the Center. The owner cannot legally remove the gas station until the lease term has expired, and therefore, must work within this constraint. Thus, in order to facilitate redevelopment at the Center and to move forward with some of the plans being proposed in the Master Plan, they would like flexibility to relocate this station on the site and to have it operate for the convenience of the neighbors in the area. As redevelopment progresses on

Mr. Callum I. Murray
August 29, 2001
Page 2

the site, the owner would have a better feel for the market demand for the gas station and how to best handle the situation. However, at this point in time, we simply want to clarify that currently the gas station must remain at its present location or be relocated in order to allow for redevelopment.

Second, you have recommended restrictions on the square footage of retail uses within the Center such that the stores not exceed 8,000 square feet with a 50,000 square foot grocery store and one additional anchor limited to 30,000 square feet. Because we are not able to accurately predict the size of future grocery stores, and/or other retail uses, we respectfully request that this be slightly modified to allow for two stores up to 15,000 square feet, a grocery store of 60,000 square feet, one anchor store up to 30,000 square feet and the remaining stores not to exceed 8,000 square feet. In the alternative, tying the square footage standards to the Urban Land Institute criteria for retail sizes as they may be modified from time to time, or some other general market standard would also allow for creative and beneficial uses to exist at the Center without being unduly restrictive.

With regard to issue three, "Recommended Level of Development," you are recommending language that would prohibit housing under the Standard Method and under the Optional Method sets specific numbers of units for specific housing types. We would suggest that you modify this language to state that, "Housing is not recommended under the Standard Method." Further, because it is unclear that 75 units of elderly housing is actually sufficient for a viable housing project; and in addition because there may be an opportunity for additional dwelling units above retail uses centered on the site, an overall recommendation for up to 135 dwelling units, with the accompanying height restrictions, would appear to provide for better flexibility in the final design of the project.

With regard to the height limitation, we believe a 35-foot height limitation is generally acceptable, however, because of the need for structured parking on the site and our belief that above-ground parking is preferable to below-grade parking in terms of perceived safety and usability, we request the 35 foot height limit be an average for all the buildings on the site or that this may be increased to 45 feet only in the northeastern corner where we anticipate a structured parking garage and elderly housing.

Lastly, with regard to setback waivers, we believe that one additional waiver or a slight adjustment to the zoning line needs to be made in order to accommodate the parking structure in the northeast corner of the site which is intended to include the elderly housing component of the project. In this regard, we are requesting a recommendation for a 50-foot setback as opposed to the 100-foot setback in the Zoning Ordinance. The Ordinance does provide for a waiver to 50

Mr. Callum I. Murray
August 29, 2001
Page 3

ESK

feet if approved by the Planning Board. Alternatively, because this portion of the Center abuts a stormwater management facility that is surrounded by significant trees, and is located on property that is owned by the Center's owner, extending the zoning line for an additional 50 feet would accomplish the same result without requiring a waiver, and would still provide more than adequate buffering of this project from the adjoining residential neighborhood. In addition, although there was previous concern that rezoning this additional 50-foot strip would allow for more density, your inclusion in the Master Plan of language that limits commercial development to 300,000 square feet, as opposed to an FAR calculation, eliminates this concern.

Again, we would like to thank you and Ms. Kaufman for your diligent efforts in working on this site and providing constructive and practical guidelines for its future development. We understand that you may not be able to raise all of these issues with the Planning Board, however, we wanted to make them part of the record and to notify you that we will be raising them with the County Council.

If you have any questions, please feel free to contact me.

Sincerely,

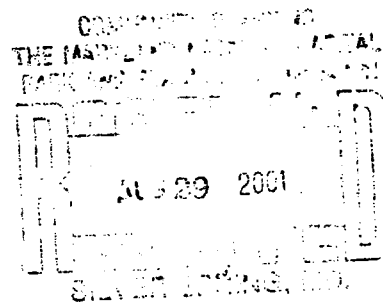
LINOWES AND BLOCHER LLP


Stephen Z. Kaufman

SZK:sbw

cc: Ms. Jean Kaufman
Mr. Michael Reilly
Mr. Roy H. Higgs
Ms. Nancy Randall
Mr. David S. Weber
Emily J. Vaias, Esquire

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Orig: 8/28/01 1:18:05 PM Ed: 8/28/01



TOPIC E: PARK ACQUISITIONS - CAHOON PROPERTY

STAFF RECOMMENDATION:

Maintain the Staff Draft Recommendation "Acquire the 7.74 Acres Cahoon property, an area of steep slopes west of Glen and Glen Mill Roads. This small property is almost surrounded by park land and would be a significant and important addition to the Watts Branch Stream Valley Park."

PUBLIC HEARING DRAFT RECOMMENDATION:

As above.

SUMMARY OF TESTIMONY:

See Attachment 2, Pages 224-234

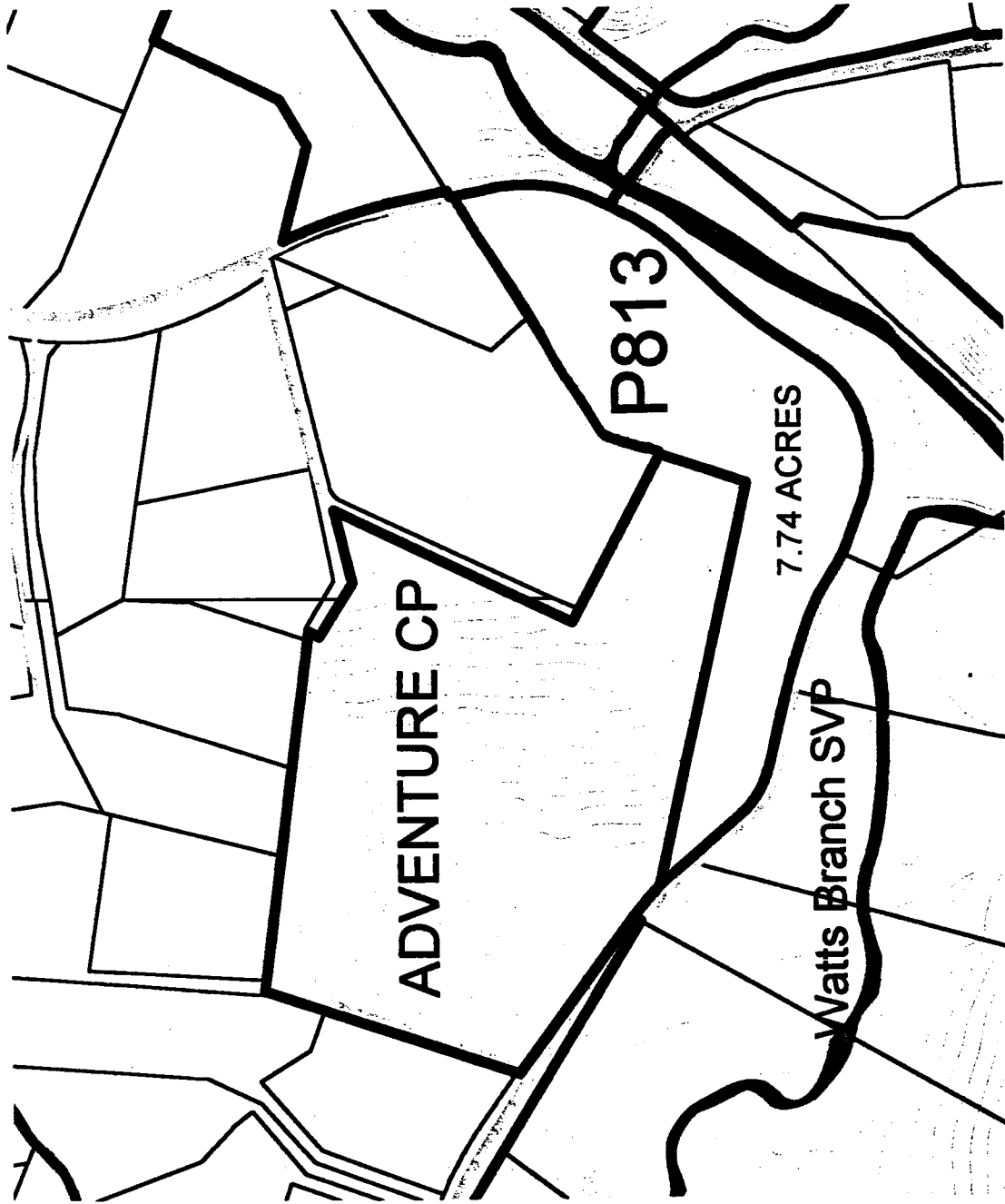
DISCUSSION AND CONCLUSION:

The Cahoon Property is Parcel 813 and consists of 7.74 acres which are densely forested and steeply sloped adjacent to both the Adventure Conservation Park and the Watts Branch Stream Valley Park. The parcel is virtually surrounded by parkland and is located at the epicenter of the historic Glen, in the heart of Potomac. Development of this parcel would be a major detraction from the stream valley park. Acquisition of Parcel 813 will help preserve the natural buffer to the adjacent Adventure Conservation Park and widen the Watts Branch Stream Valley Park corridor at its narrowest point.

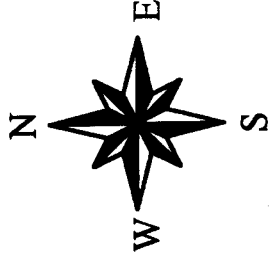
The 1991 Planning Guide to Trails recommended a natural surface trail in the Watts Branch. The 1998 Countywide Trails Plan reaffirmed that recommendation. The 1998 plan states that based on environmental studies done to date, a natural surface trail is most appropriate in the Watts Branch Stream Valley Park. In order to facilitate walking and hiking to the extent possible outside sensitive flood plain areas, opportunities to widen the corridor should be pursued.

The recommendation to purchase the Cahoon Property is based on expanding the stream valley corridor at its narrowest and most sensitive location, preserving natural resources, protecting the existing conservation park, and providing options to facilitate walking and nature study outside of sensitive flood plain areas.

Cahoon Property - Parcel 813



- Topo.shp
- Hydro_p.shp
- Park_boundaries.shp
- Road_p.shp
- Property.shp
- All_parks.shp
- Existing
- Proposed



TOPIC E: PARK ACQUISITIONS - POTTER PROPERTY

STAFF RECOMMENDATION:

Negotiate with the property owner to explore possible dedication of all or part of this property, possibly as part of a tax strategy. Absent agreement, and if a development application is submitted on the Lloyd Potter Property Parcel 170, negotiate a conservation easement on those portions of the property containing environmentally sensitive areas as defined in the Montgomery County Environmental guidelines. Fee simple acquisition of this property is not deemed of the highest priority in the context of other acquisition proposals in the Potomac Subregion

PUBLIC HEARING DRAFT RECOMMENDATION:

The property is identified in Foldout Map F (Forest Preservation) as a Category 2 forest. The Public Hearing Draft (page 12) recommends that these properties be preserved to prevent fragmentation and to maintain stream valley buffers.

SUMMARY OF TESTIMONY:

See Attachment 2, Pages 235-252

DISCUSSION:

The Potter Property is Parcel 170 and consists of 35.23 acres partially bordering Muddy Branch Stream Valley Park. Parts of the site have steep slopes, mature woods and a small tributary connecting to the Muddy Branch stream. The property owner is Lloyd A Potter. Mr. Potter, in a conversation with planning staff, indicated that he would be a willing seller. The proposal to buy the property emanated from neighbors, including the owner of Parcel 150, and the Darnestown Citizens Association. Parcel 150 is located between the Potter Property and the Muddy Branch Stream Valley Park (see Map 1). Purchasing only Parcel 170 would create an private in-holding (parcel 150) within the park system.

Environmental Resource Analysis

Park staff conducted a site visit on August 16, 2001. The purpose of the visit was to evaluate the quality of the forest community to determine if the M-NCPPC should consider purchasing the land to protect the resources.

The forested area, featuring many large trees, is worthy of protection. The question as to whether or not M-NCPPC should acquire the property involves several other considerations. Due to the existence of steep slopes, much of the area will likely not be

developable. The overall quality of the forest tree cover is very good, especially with respect to canopy species. There are many mature trees that are over 100+ years old. The understory has been severely affected by an overabundance of deer and is virtually devoid of vegetation below 5 feet in height. The interior areas are mostly free of non-native invasive species.

The largest forest trees are red and white oaks and located along the crest of the stream valley. They are part of an old fencerow and several red oaks are over 30 inches diameter at breast height (DBH). Large trees were also present on the slopes, some of which are steep. More level areas surrounding and adjacent to the yard at (Parcel 150) contain a much younger forest composed of Virginia pines, eastern red cedar, and tulip tree. The characteristics of wooded areas are described below and keyed to the attached Map 2.

Forest A: Mixed oaks, 12 – 20" DBH, w/ scattered larger trees 22 – 34" DBH; Scattered tulip trees 10-15" DBH; understory trees- Black Gum 2-5" DBH; Shrub layer and ground cover vegetation is non-existent due to deer browsing. Very few non-native invasive species are present.

Forest B: Mix of early succession species – Eastern red cedar 6-10" DBH; Virginia Pines 8-10" DBH; Tulip trees 3-10" DBH; hickory trees 3-4" DBH. Some non-native invasives present: bittersweet along edge of lawn areas extending a short way into woods; scattered small patches of Vietnamese stilt grass.

Forest C: Mixed oaks, with some 20-30" DBH; Tulip trees 12-15" DBH; Hickory trees 1-4" DBH; Scattered black cherry- one that was 18" DBH;

Forest D: Younger forest of mixed Pine and tulip trees; Pines up to 12-14" DBH; Tulip trees up to 15-18" DBH. leaves of orchids on forest floor, most likely Showy Orchis.



Larger trees along old fencerow.



Larger trees along old fencerow



Understory vegetation affected by deer

Development Potential

The property is currently zoned RE-2 which requires a two acre lot per residence if it were to be developed. This would significantly limit the number of homes that could be built on this property.

The property lies along a tributary to Muddy Branch. Much of the area would be unavailable for construction when stream buffers are calculated, due to steep slopes along both sides of the stream. Most land disturbance would then likely occur quite some distance from the stream and would not affect the oldest growth sections of the forested land that are located primarily on the steep slopes along the stream.

It would appear that the majority of old growth forest land could be reasonably well protected in the development process by enforcement of stream buffer restrictions and possible use of Category I Conservation Easements.

Parks, Recreation and Open Space (PROS) and Legacy Open Space Master Plans

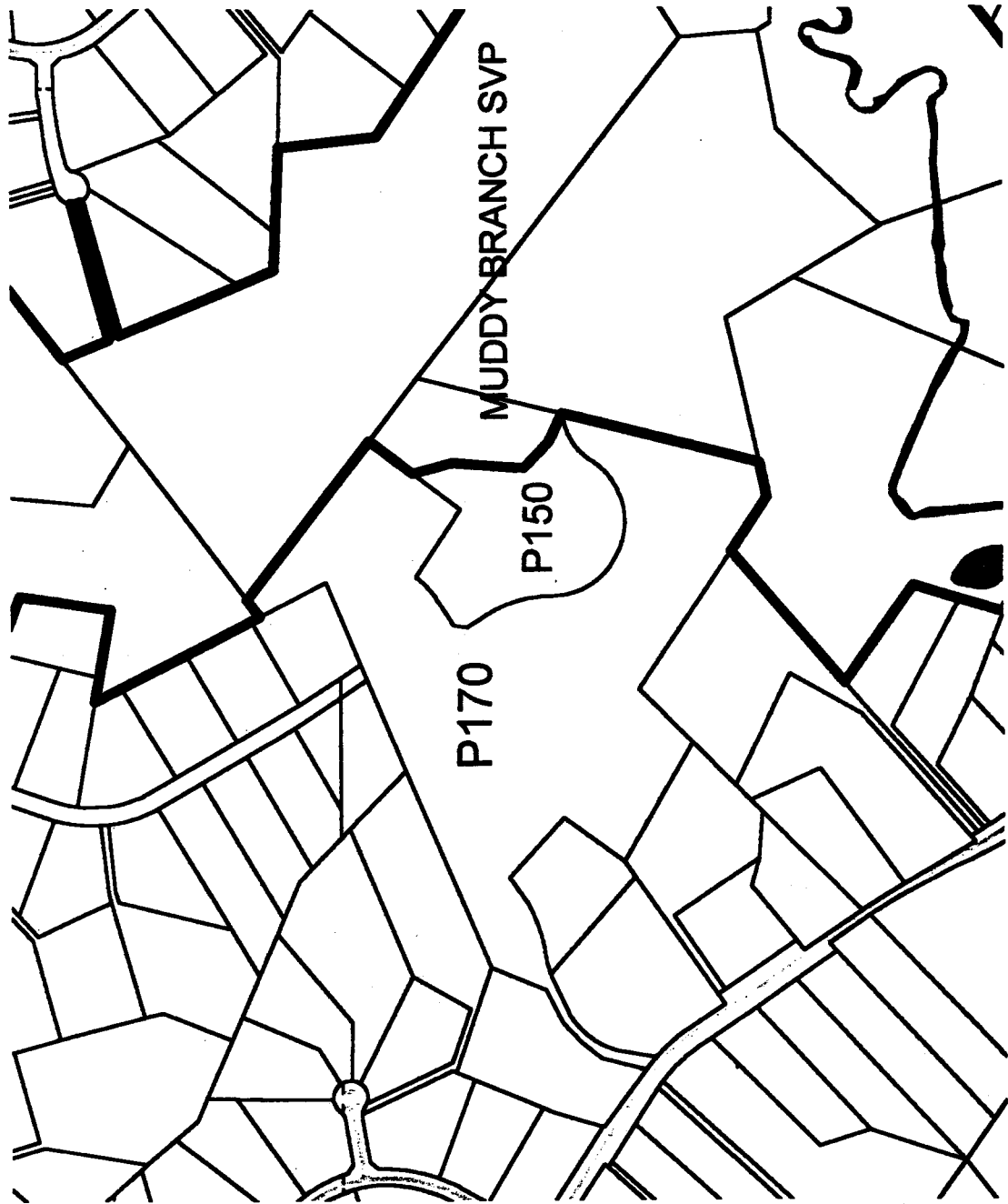
The subject property was not mentioned in the 1998 PROS Plan, or listed in the 2001 Legacy Open Space Functional Master Plan as a site to be acquired for conservation parkland or protected by easements. However, nearly all of the property *is* situated within the State of Maryland's network of Green Infrastructure (see Map 3) due to its close proximity to the Muddy Branch greenway corridor. Therefore the property could be eligible for purchase using State Department of Natural Resources GreenPrint program funding.

The Potter Property has not so far been specifically identified for acquisition under the GreenPrint program. The properties that have been targeted for highest priority acquisition in Montgomery County under the GreenPrint program were proposed to DNR by MNCPPC based on their identification in the Legacy Open Space Plan or the County's Parks, Recreation and Open Space Master Plan, such as the Serpentine Barrens (258 acres) , Hoyles Mill Diabase Area (335 (acres) , and the River Road Shale Barrens (340 acres). These properties represent the largest and most diverse, unique, and special resource areas that can only be fully protected through acquisition.

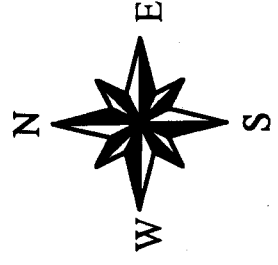
CONCLUSION

Staff has concluded that portions of the Potter property containing the steepest slopes, stream buffer and the older growth forest are very worthy of protection, but not outright fee simple acquisition. Buying the entire parcel would create a private in-holding within the park system of Parcel 150. Staff recommends negotiating with the property owner regarding dedication of all or part of the property, possibly as part of a tax strategy. Absent any agreement, and if a development proposal is submitted, the most sensitive natural areas should be protected through the use of category I conservation easements or dedication to M-NCPPC.

POTTER PROPERTY - PARCEL 170



- Hydro_p.shp
- Park_boundaries.shp
- Road_p.shp
- Property.shp
- All_parks.shp
- Existing
- Proposed
- Topo.shp

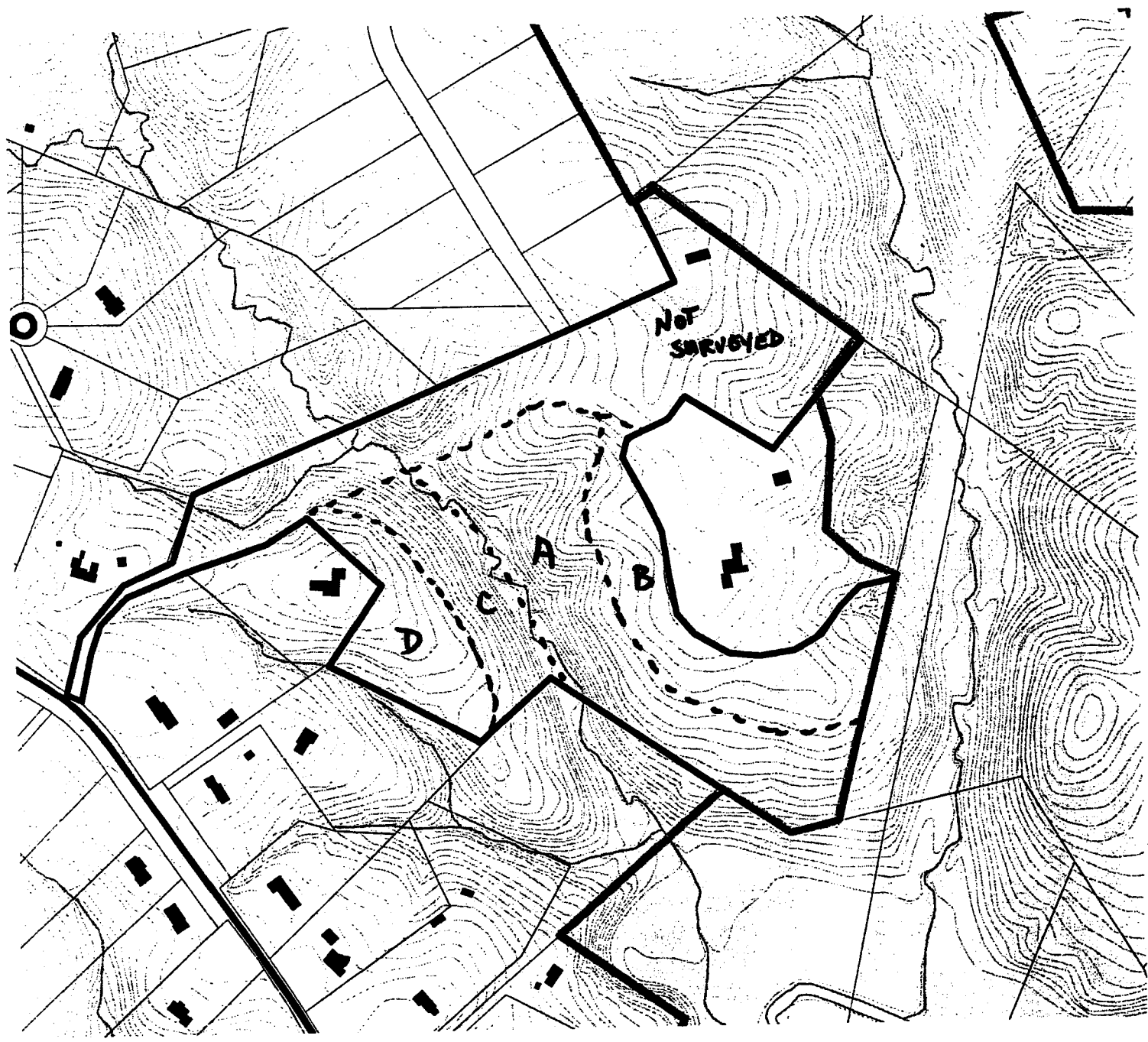






Potter Property Survey

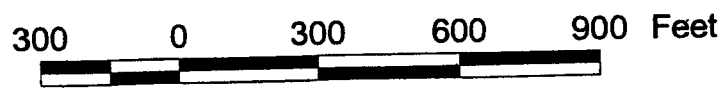
13901 Esworthy Road

Preliminary Forest Descriptions

Boundaries are approximate



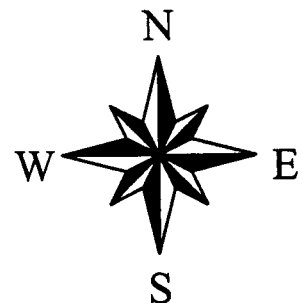
-  Potter Property
-  Property.shp
-  Bldg.shp
-  Parks.shp
Forest



Potter Property at 13901 Esworthy Road and its relation to the State Green Infrastructure



-  Potter Property
-  Streams
-  Major roads.shp
-  Property.shp
-  State Green Infrastructure



Darnestown Civic Association
14100 Darnestown Road
Darnestown, MD 20878

August 29, 2001

Mr. Arthur Holmes, Chair
And Members of the Planning Commission
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Proposed Park and Planning Purchase of 34.5 acre Lloyd Potter Property

Please be advised that the Darnestown Civic Association supports the Park and Planning staff's acquisition plan for the 34.5 Lloyd Potter property located in Darnestown, Maryland. This site is entirely forested with interior habitat and includes 15 acres of steep slopes associated with the stream valley leading to the Muddy Branch mainstream and appears to fit perfectly within the overall objectives of the Park and Planning's purchase program.

Park and Planning acquisition of this particular site would follow your staff's Master Plan recommendations for the Potomac Sub Region's Watershed and Stream Valleys. This particular site was recommended for acquisition in the February 2001 Public Hearing Draft for the Potomac Subregion Master Plan. (See Page 20, Stream Valley Recommendations -- 'Acquire forested property adjacent to Muddy Branch Stream Valley Park at the end of Cervantes Avenue'). It is also our understanding that in the environmental work for the Master Plan revision, this site was identified as having a high priority for forest preservation. The site is also contiguous with the Muddy Branch Stream Valley Park.

We know that Darnestown residents who are close neighbors to, or whose land actually adjoins portions of the Potter property, support Park and Planning's acquisition of this parcel.

In light of the Master Plan recommendations, and neighborhood support of the staff's proposal, the Darnestown Civic Association would urge you to adopt the staff's recommendation for Park and Planning acquisition of the Potter property.

Sincerely



Gerard Foley
President

Darnestown Civic Association

August 28, 2001

Arthur Holmes Jr., Chairman
Montgomery County Planning Board
MNCPPC
8787 Georgia Ave.
Silver Spring, MD, 20910-3760

RECEIVED
AUG 30 2001

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

Dear Chairman Holmes:

I am writing in regard to the Lloyd Potter property, off of Esworthy Road, in Darnestown, which I'm told the County may be looking into for potential purchase. I am an adjoining neighbor, and a huge supporter of the possible acquisition by County Park and Planning.

The property, I must say in absolute honesty, is the most diverse in wildlife I have ever seen in Maryland, and I have spent years hiking many parts of the county and the area. I hope this area's natural beauty and diversity is a consideration for you.

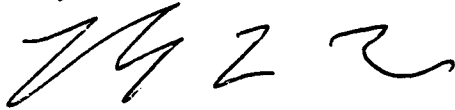
The property is very hilly with big old oak trees, and some cedar also, dropping into a little stream teeming with tiny fish, more frogs and toads than you could ever count (when it rains especially, they're everywhere), salamanders and lots of other weird creatures. My wife and I once saw a spotted salamander at least 3-4 inches long that looked like a toy. There are at least two different kinds of skinks that I have never seen anywhere in the area before, who sun themselves on the rocks in one higher area. We've seen garter snakes, black snakes and ring-necked snakes. I could take you out any day of the week in the Summer, and find at least one box turtle - There are a bunch. We have lots of deer and squirrels of course, as well as chipmunks, foxes, raccoons, possums, ground hogs, and other furry things. We are big bird lovers, with several bird feeders year round, and bird houses. We get purple and gold finches, chickadees, titmouse, house wrens, nuthatches, chipping sparrows, blue birds, blue jays, cardinals, morning doves, pileated woodpeckers, red bellied woodpeckers, hairy woodpeckers, downy woodpeckers, northern flickers, ruby-throated humming birds, grackles, crows, occasional orioles, a great crested flycatcher that my wife saved by taking it to the nature center, and barred owls, screech owls, sharp-shinned hawks, red-tailed hawks and turkey vultures passing through, plus certainly others we haven't noticed yet.

Our neighbors seem to be as dedicated as we are to the conservation of the area, and we all agree it would be a shame to see more houses go up, especially because it would be hard to imagine a very natural area to build on here. It looks like it would have to be re-landscaped somehow. I hate to think what that would do to the ecosystem.

It seems like the Potter land would be ideally suited as an addition to the park area that adjoins it. We understand the acquisition is under active review, and my family and I hope you will consider it. I also encourage you to see the property if you have time, and please call me if you'd like a tour guide, or if I can help you answer any additional questions about the property in question.

Thank you again so much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'LTZ' followed by a flourish.

Rob Troike, Lisa Patterson and family
13925 Esworthy Rd.
Darnestown, MD 20874
(301) 548-0999



COGEMA, Inc.

VIJAY K. SAZAWAL, Ph.D.
VICE PRESIDENT, ENGINEERING AND TECHNOLOGY

26 August 2001

Arthur Holmes, Jr., Chairman
Montgomery County Planning Board
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RECEIVED
AUG 30 2001

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

Dear Chairman Holmes:

I am writing a request that you support the purchase of the Lloyd Potter property off Esworthy Road in Darnestown, which I believe is to be recommended by Park and Planning staff. My interest is as a neighbor living in the adjoining Hartley Hall subdivision.

I believe the Potter property is under active review by your planning staff and will come up for consideration at the next meeting of the Planning Board. My neighbors and I would be most appreciative if you consider this property for purchase by Maryland Park and Planning and urge you to support the staff recommendation in this regard.

Thank you for your consideration.

Yours sincerely,

Vijay K. Sazawal
14015 Hartley Hall Place
Darnestown, MD 20874

TOPIC F: BRICKYARD ROAD JUNIOR HIGH SCHOOL SITE

STAFF RECOMMENDATION:

Designate the property as a recreation park with unlighted ball fields if it is ever declared surplus.

PUBLIC HEARING DRAFT RECOMMENDATION:

Designate the future Brickyard Road Junior High School site as a future active recreation park if it is ever declared surplus.

SUMMARY OF TESTIMONY:

The Board received mixed testimony regarding this issue with some support for the recommendation in the Public Hearing Draft, outweighed by considerable opposition. Opponents argued that the property should be sold for housing commensurate with the character of the neighborhood and added to the tax rolls. Many opponents incorrectly believed that the Public Hearing Draft recommended that the fields be lit. See Attachment 2, Pages 253-289

SUMMARY AND CONCLUSION:

The Brickyard Road Junior High School site is recommended in the Draft Potomac Subregion Master Plan for designation as a site for a future active recreation park if ever declared surplus by Montgomery County. The 20- acre property was acquired on June 19, 1973 for the purpose of building a Junior High School if needed in the future. It is currently being leased on a year-to-year basis as an organic farm.

One of the reasons potential future or existing surplus school sites are often recommended for parks is that ball fields and other active recreational facilities were originally planned for these sites as part of the school facilities program. The major difference between the program for a school versus a park is that it may be possible to get one additional field in the area that would have been taken up by the school building should the property be developed as a park.

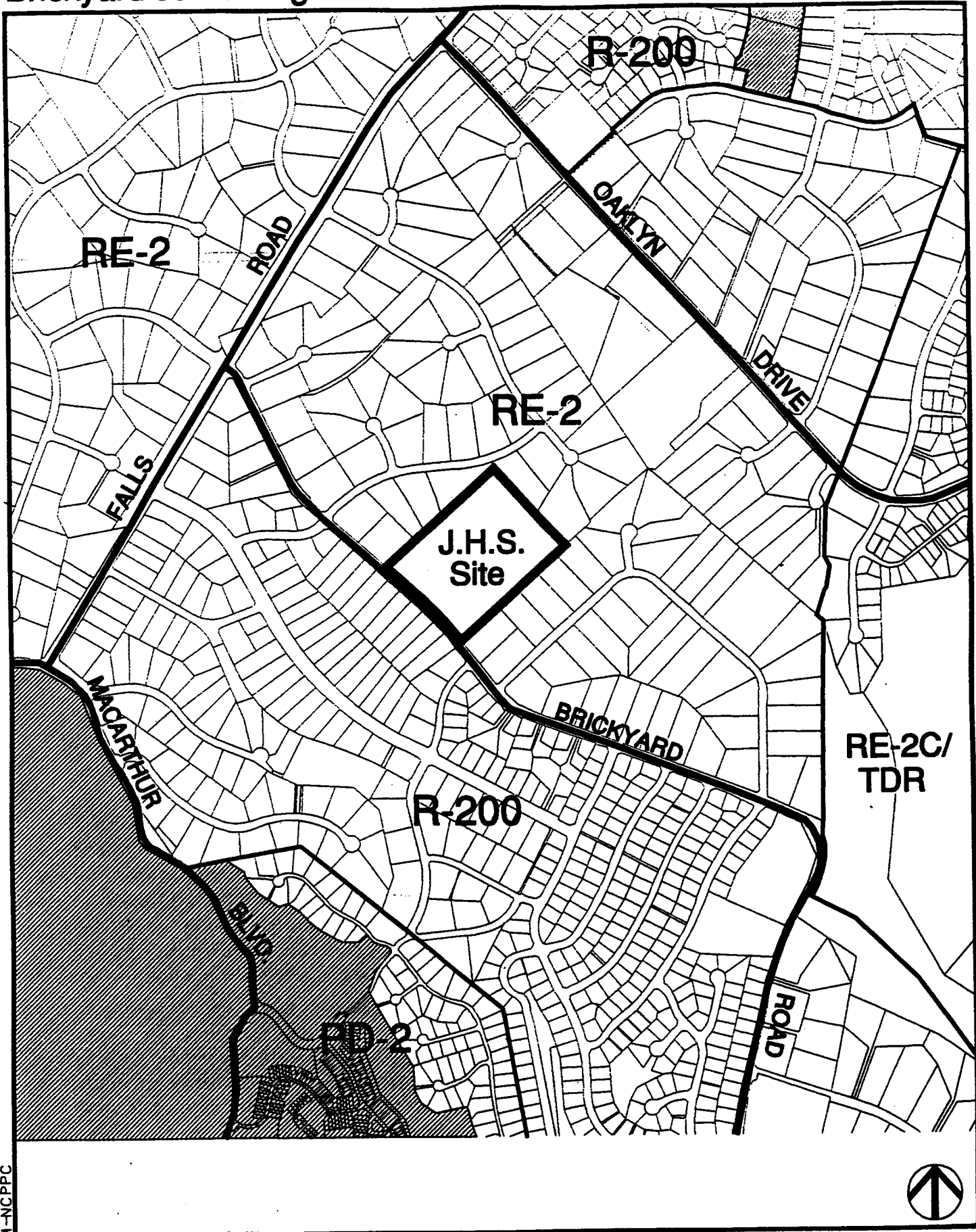
The Brickyard site is particularly appropriate for ball fields because:

- The site has the potential to accommodate several fields;
- The site is already in public ownership, thus eliminating acquisition costs;
- The site is cleared and has minimal environmental constraints, thereby greatly reducing development costs;
- The site is fairly level which reduces development costs; and

The site is farmed which probably means the soils are conducive to easily grow grass and lower development and maintenance costs.

The ball field shortage in the Potomac Subregion is projected to grow to 12 fields by 2010. Considering the growing ball field needs and looking at a 20 year horizon for any Master Plan, it is important to identify and preserve all feasible ball field options and opportunities to meet the overall Potomac's Region present and future ball field needs. Staff recommends that the Brickyard Road school site be designated as a recreation park if it is ever declared surplus and that any future ball fields be unlit.

Brickyard Junior High School Site



M-NCPPC

66
2.

TOPIC G: SEWER SERVICE POLICY - GLEN HILLS

STAFF RECOMMENDATION:

After much discussion among staff and other county agencies, planning staff have concurred with Glen Hills Citizens Association in concluding that assigning sewer service to this area is premature. Staff agrees that a comprehensive study of this area should be conducted which includes citizens of this area and the appropriate public agencies. Based on the results of this study further action may be taken to amend the ten year water and sewer plan. Until then public sewer extensions should be limited to proven public health problems.

Amend recommendation on page 22 of Draft Master Plan to read: "Conduct a study to document the reasons for identified septic failures in Glen Hills and, based on the results of the study, implement an action plan to ensure that new home construction and renovations of existing homes do not result in additional septic failures. Restrict further sewer extensions, on a case-by-case basis, to properties with documented public health problems resulting from failed septic systems where the provision of public sewer service is logical, economical and environmentally acceptable.

Amend text on page 22 of Draft Master Plan (Glen Hills Area) from middle of paragraph to read: "This plan supports a study to document the reasons for these failures and, based on the results of the study, the development of an action plan to ensure that new home construction and renovations of existing homes do not result in additional septic system failures. Consistent with RE-1 zoning, the County's water and Sewer Plan, and the Piney Branch Restricted Access Policy, this plan restricts further extension of community sewer service in the Glen Hills area to properties with documented public health problems resulting from failed septic systems.

- Preparation of a logical and systematic plan for providing community sewer service where failures occur.
- Delineation of known septic failures.
- Address need for groundwater testing.
- Emphasis on extension of sewer mains within public right-of-way rather than within stream valleys.
- Exclusion of properties that are environmentally sensitive remnant properties which cannot produce a building envelope without violating established environmental guidelines. "

Amend second paragraph on page 23 of Draft Master Plan to read: "This plan supports the restricted sewer access policy, but with one modification . . ."
Remove last sentence of this paragraph.

Amend recommendation on page 23 of Draft Master Plan under Piney Branch to read: "Confirm the existing restricted access sewer policy for the subwatershed with one exception:" Remove first bullet starting with "Glen Hills –".

PREVIOUS STAFF RECOMMENDATION:

ξ Amend recommendation on page 22 to read: "Continue the case-by-case consideration of community sewer service in the Glen Hills neighborhoods. Support the development of an action plan to address anticipated septic failures in Glen Hills. This action plan should be developed by MCDEP in conjunction with WSSC, MCDPS, MNCPPC and the Glen Hills citizens within one year of master plan adoption. This action plan should include the following elements:

- Delineation of known septic failures and identification of likely future problem areas.
- Preparation of a logical and systematic plan for providing community sewer service where feasible to areas where failures are known and anticipated.
- Emphasis on extension of sewer mains within public right-of-way rather than within stream valleys.
- Identifying lots which, because of wetlands, stream buffers, forest preservation, or other environmental conditions, could not under current regulations support an adequate building envelope.

PUBLIC HEARING DRAFT RECOMMENDATION:

ξ Continue the case-by-case consideration of community sewer service in the Glen Hills neighborhoods. Develop a general sewer extension concept plan in cooperation with other agencies, and with the Glen Hills neighborhood.

SUMMARY OF TESTIMONY:

Testimony from citizens expressed dismay at the proposal to extend sewer to Glen Hills. The community believes that the character of the neighborhood will be strongly affected by "Mansionization" and subdivisions which would not be possible without public sewer service. Citizens argue that the county has provided poor evidence that a health or environmental problem exists due to failing septic systems.

Although testimony was divided, a large majority opposed the extension of public sewer service into Glen Hills. Concern was expressed that it would encourage development, damage the environment and counter policies such as the Piney

Branch Restricted Access Policy and the State's Smart Growth Initiative. Individuals and community groups correctly stated that no agency has done groundwater testing to document groundwater contamination. Mrs. Susanne Lee testified that she had found only two reports of failures in the last five years and those were solved with alternative systems. Many added that a documented health concern should be the only reason for allowing public sewer service extensions. The City of Rockville and several individuals supported sewer extension.

DISCUSSION AND CONCLUSION:

The Glen Hills area consists of several established subdivisions with lots generally at least one acre in size. Most of the lots were established in the 1950's and 60's using well and septic systems. At that time, sewer standards did not include septic buffers, water table testing, multiple depth testing, and the consideration of fractured rock. MCHHS maintains that periodic septic failures occur in this neighborhood and that subsurface conditions often do not allow for replacement systems that satisfy current septic regulations. This indicates that current systems showing no failure on the surface may not be functioning in a way that adequately protects the groundwater and that unknown or unreported failing septic systems may exist in this area. Planning staff's brief review of MCHHS's record found six failed systems and several denials due to failed testing (see graphic).

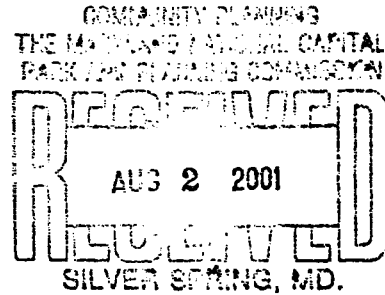
This plan supports the extension of public sewer service in the Glen Hills area in response to septic failure and in conjunction with the development of an action plan if needed. This plan, developed by DEP in conjunction with WSSC, MNCPPC, MCHHS and citizens, should thoroughly study past and potential septic failures in this area and provide a rational plan for responding to anticipated public health problems resulting from failed septic systems. Staff's recommendations are based on the belief that septic failures will continue to occur over a period of years, with no alternative under current standards than to extend community sewer service in various places throughout Glen Hills.

Under this plan it is likely that other lots may be granted a single hook-up as an abutting property. Staff recommends that public sewer service should not be granted to lots which are primarily environmentally sensitive remnants, nor to property owners who assemble existing lots for the purpose of redevelopment.

BOARD RECOMMENDATION:

July 31, 2001

Callum Murray
Team Leader, Potomac Team
Community-Based Planning Division
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760



Re: Potomac Master Plan Proposed Change in Sewer Policy for Glen Hills

Dear Callum:

During Work Session # 3, changes were proposed in the Public Hearing Draft of the Potomac Subregion Master Plan with regard to extending public sewer to the Glen Hills area. It was also during the Work Session that the evidence of failed septic systems, the stated reason for the proposed change in sewer policy, was first publically disclosed. During the Planning Board's discussion at the Work Session, they requested that the portion of the plan dealing with sewer policy in Glen Hills be redrafted in order to better reflect exactly what should be proposed. Included at Attachment A is the text we believe should be inserted in the plan.

Rather than a generic sewer study leading to what amounts to a sewer category change for Glen Hills, the evidence presented indicates that what is needed is a study of the few septic failures that have occurred in order to determine why they happened and how they and future failures could be avoided. Of the 300 plus homes in the area, 5 septic failures have been identified. There is no evidence of any type of groundwater contamination in the area. While we are still awaiting a response from Permitting Services to our request for information on each of the failures, some information is available. As indicated in the information included at Attachment B, three of the five (Nos. 2, 3, & 4) occurred within a three block area in which, historically, lots have not passed perk tests. At least three of the five occurred shortly after the houses were constructed (9901 Sunset & 9705 Sunset were built within the last 10 years and shortly after construction their systems failed; 13113 Ridge failed within a year after it was constructed) The fourth, 9800 Sunset, is a house which was renovated to include a large indoor swimming pool. Two of the failures (9705 Sunset and 13409 Valley) have been resolved through the installation of innovative/alternative systems and Permitting Services confirms that a third (13113 Ridge) has no documented problem at present.

Rather than an area of widespread unresolved septic failures, this evidence demonstrates that the overwhelmingly number of lots in Glen Hills have been successfully developed on well and septic. Homeowners continue to take the steps

necessary to ensure that systems are maintained properly. However, we are concerned about the five failures that have been identified, especially those that occurred shortly after the homes were built or renovated. New homes continue to be built in the neighborhood and it is important to identify why the failures occurred so that steps can be taken to ensure they do not occur when new homes are constructed or homes are renovated.

In previous submissions, we indicated why we believe the sewer envelope (Watts Branch and Piney Branch) should not be expanded, and why the Piney Branch restricted access policy should not be lifted, to include Glen Hills. We have also provided evidence of the community's overwhelming opposition to the expansion of public sewer into Glen Hills. We support the recommendation that Glen Hills be deleted as an exception to the Piney Branch Limited Access Policy (Work Session #3 at 34) and we propose that the language set forth in Attachment A be inserted in the plan in place of the Glen Hills text.

We thank you and your staff for the incredible effort you have devoted to developing a master plan that will support and maintain the character of our much loved neighborhoods.

Sincerely,



Susanne M. Lee
Chair, Land Use Committee
Glen Hills Citizens Association
12900 Circle Drive
Rockville, MD
301-738-7987

Enclosures

cc: Planning Board Members
Phil Andrews
Howard Denis
Blair Ewing

Attachment A

Replace Glen Hills Area Text on page 22 of the Public Hearing Draft with the following:

The Glen Hills area is zoned RE-1 and consists of several established subdivisions with lots generally at least one acre in size. Most of the lots were developed in the 1950's and 60's using well and septic systems, although new homes continue to be built. MCDPS maintains that periodic septic failures occur in this neighborhood and that subsurface conditions often do not allow for replacement systems that satisfy current septic regulations. Five septic failures have been identified. This plan supports a study to document the reasons for these failures and, based on the results of the study, the development of an action plan to ensure that new home construction and renovations of existing homes do not result in additional septic system failures. Consistent with RE-1 zoning, the County's Water and Sewer Plan, and the Piney Branch Restricted Access Policy, this plan restricts further extension of community sewer in the Glen Hills area to properties with documented public health problems resulting from failed septic systems.

Glen Hills Recommendation

Conduct a study to document the reasons for identified septic failures in Glen Hills and, based on the results of the study, implement an action plan to ensure that new home construction and renovations of existing homes do not result in additional septic failures. Restrict further sewer extensions, on a case-by-case basis, to properties with documented public health problems resulting from failed septic systems where the provision of public sewer service is logical, economical, and environmentally acceptable.

Glen Hills

Source: Planning Board
Staff Work
Session # 3

1 of 2



Attachment B ⁷³

TOPIC H: LOWER GREENBRIAR BRANCH PROPERTIES

STAFF RECOMMENDATION:

Amend the Draft Master Plan recommendation to rezone these properties RNC with the provision of public water and sewer service with the following conditions:

1. The properties must be subject to a single development application. Properties requesting development on an individual basis will retain the standard method density of one unit per five acres.
2. The area west of the gas line easement and west of the northern-most tributary east of the gas line easement must be kept in its undisturbed state and dedicated as parkland.
3. Provide sewer service via pressure system rather than by gravity.
4. The design and implementation of the pressurized wastewater system serving these properties must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team.
5. Retain 75% open space with larger than minimum stream buffers.
6. Maximum of 40-60 lots (based on sewer feasibility.)

PLANNING BOARD APPROVAL IN PRINCIPLE (6/14/01):

Rural Neighborhood Cluster Zone with maximum of 61 lots.

Dedication of all property N.W. of gas easement and Tipton Branch (60 acres or 40% of site).

Minimum of 70% (including dedication) reserved as open space.

One comprehensive application for entire property.

Stream buffers larger than minimum.

Sewers primarily within road rights-of-way.

PUBLIC HEARING DRAFT RECOMMENDATIONS:

- Acquire the properties as conservation parkland, if possible during the first budget cycle after Master Plan adoption.
- Retain the existing RE-2 zoning.
- Do not include properties within the sewer service envelope.

SUMMARY OF TESTIMONY:

Testimony received from property owners states that with community sewer service and possibly cluster zoning, these properties can be developed in an environmentally sensitive way that preserves all of the important natural features and provides significant public and private open space with little fragmentation of the serpentine areas. They cite other properties in the near vicinity that have public sewer service. Additional testimony from the Tipton family cites a long history of sewer category change deferrals and calls into question the quality and value of the environmental features of their property.

Other testimony from citizen groups supported the Draft Plan's sewer recommendations for these properties. Recent testimony received on these properties via the Legacy Open Space process supported an RNC development to ensure that half of the site remain un-fragmented and undisturbed.

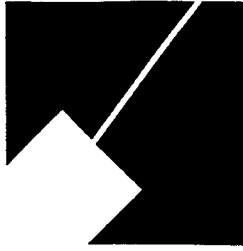
Although their tone is positive, WSSC has not been able to give a definitive answer regarding the feasibility of pressure sewer for these properties. WSSC, in conjunction with DEP, is currently reviewing its grinder pump policy to verify if a more consistent and up-to-date policy or design standard is required for grinder pump systems in the WSSD. They suggest that the staff recommendation for these properties state, "The design and implementation of the pressurized wastewater system serving these properties must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team."

DISCUSSION AND CONCLUSION:

As a result of the Legacy Open Space process, staff focused on a cluster plan for these properties. Aside from the sewer policy and feasibility issue, this option provides a number of benefits. These include protection of open space and many of the environmental features that make this site unique. Also, when considered as a whole, all property owners receive development benefit. WSSC continues to be cautious in their comments on the development proposal. Factors such as length of the pressure system, number and location of dwelling units, pipe diameter, detention time and more are used to determine the

adequacy of the system in the long term. Because the proposed development falls into a gray area with respect to the possibility of future odor problems, WSSC's response has not been definitive. For this reason a recommendation for approval is being given with a number of qualifiers. See attached document, also from the Legacy process, responding to the "myths" testimony.

BOARD RECOMMENDATION:



Response to “Myths” proposed by the owners of the Tipton Property, Part of the South Serpentine Area

5/31/01

This document is a brief response to the presentation to the County Council by the Tipton family regarding the environmental condition and history of evaluation of their property located along Glen Road in the Potomac area of Montgomery County. The Tipton property is one of four large undeveloped properties that comprise the South Serpentine Area, a site identified in the natural resources category of the Legacy Open Space plan. The South Serpentine Area is located on the southern edge of the serpentinite outcrop.

It is important to note that the South Serpentine properties were not studied as individual properties but rather as a whole. The only divisions recognized in Commission studies are the physical separations made by the two utility easements that divide this area into three sections.

This document only discusses the “myths” that are the most relevant to the work of the Commission on the Legacy Open Space Functional Master Plan. The topics of sewer capacity, sewer category change history, and development plans are not discussed here.

Stream Quality

The Tipton family claims the results of a hydrology study indicating better water quality than previously thought has influenced the removal of the South Serpentine area from the Water Supply Protection resource category in the Legacy Open Space master plan. The *Countywide Stream Protection Strategy* (Montgomery County Department of Environmental Protection, 1998) identifies the Greenbriar Branch tributary of the Watts Branch as having good habitat but fair stream conditions overall. This water quality assessment as well as the results of any other hydrology study has had minimal bearing on the designation of the South Serpentine in the Legacy plan. The South Serpentine is designated in the natural resources category primarily due to the unique nature of the forest ecosystem on the site. The Water Supply Protection resource category was designed to protect the water quality flowing into the drinking water reservoirs on the Patuxent River, and the South Serpentine area was never considered a candidate for protection under this resource category.

Priority Wetlands

The Tipton family claims that there are no priority wetlands on their property and that the County has retracted its classification of these wetlands as priority. To the contrary, the Commission has never changed its opinion of the wetland resources or quality on this site.

A wetlands functional analysis was conducted for the Potomac subregion by Commission staff according to a protocol development collaboratively with the Maryland Department of the Environment in 1997. This study identified the wetlands on the Tipton Tributary of Greenbriar Branch as having a high functional value. Value was determined upon criteria such as groundwater discharge, wildlife habitat, aquatic habitat, sediment retention/nutrient removal, and floodflow attenuation (see pages 36-37 in the *Environmental Resources Inventory for Potomac*, 1998). Priority wetlands were those that received a high composite score for both aquatic and wildlife habitat (pages 14, 16). This study was not a wetland delineation, which would have located all of the wetlands in Potomac (a monumental task), but rather an assessment of wetland functional value based on a sampling of wetlands.

The Environmental Inventory graphics, of which the graphic shown by the Tiptons is a close-up, identify wetlands based on indicators of potential locations of wetlands (including hydric soils and a typical wetlands buffer), not on an actual delineation. Therefore, a measurement of these indicator areas was never intended to accurately reflect the actual wetlands on this site or anywhere else in the Potomac study area. This aspect of the study was carefully explained to representatives of the Tipton family on more than one occasion; however, they have still misused this graphic indicator.

An Army Corps of Engineers Jurisdiction Wetlands Study, conducted at the request of the owners, delineated many wetlands throughout the stream buffers on the site. Some of these are unusually wide in places due to braided stream channels and associated seeps and springs. The owners claim that the Corps study refutes the priority wetland designation; however, the Corps study is simply a delineation of the location of wetlands and made no attempt to do a functional assessment of the quality of the wetlands on the site.

Based on the functional wetland study, the Corps delineation study, and supplemental field visits to this site, staff continues to believe that there are priority wetlands located on the site.

Rare Plant Species

The owners of the Tipton property state that the County has exaggerated the presence of rare plant species and that no federally listed species are located on the site. To date, Commission studies by independent consultants have found seven State of Maryland RTE (rare, threatened or endangered) species and eleven watchlist species on the South Serpentine area. On the Tipton property alone, four Maryland RTE species and nine watchlist species have been found. Commission studies have never claimed that these species were federally listed rather than State-listed. These species are classified based on their locations and abundance in Maryland, NOT in the entire United States.

It should be noted that the plants that have been found are only a sampling of the plant community as it now exists. Many herbaceous plants have an ephemeral nature making them difficult to locate during most of the year. Many have a short two to three week blossom time and disappear altogether during parts of the year. The owners' consultant located only three RTE species in one small area of the property during his study. This finding, however, does not contradict the presence of the many other species in diverse locations on the property found by other consultants at different times of the year.

Serpentine Barrens

The Tipton family claims that their property is not a Serpentine Barren and that the County has changed its position to agree with their geological studies that the property is not serpentine barrens. To the contrary, the Commission has only changed the name of the Legacy site for clarity and has never changed its professional opinion of the geology of the site.

There are two main types of surface bedrock geology in Montgomery County: serpentinite and diabase. The largest of these are the 1700-acre Diabase Sill in Boyds and the 2000-acre Serpentinite outcrop in Potomac. Plant communities found on this type of formation, including both the north and south serpentine area, have traditionally been called barrens due to the lack of nutrients in the soil or the presence of minerals at levels toxic to plant growth. This can have the effect of stunted growth in plants, a factor which can also be associated with shallow soil that has very low water holding capacity. Only two large areas of serpentinite-derived soils remain undisturbed in Montgomery County: the larger area to the north, known as the Serpentine Barrens, and the smaller area to the south, known as the South Serpentine Area. The staff only changed the name of the southern area to differentiate it from the northern site, but has never changed its opinion of the nature of the area.

The Commission acknowledges the presence of alluvial soils over parts of the Tipton property and the neighboring properties, possibly because the Potomac River at one time may have flowed over this area. However, the geological, plant and ecological studies of the area continue to indicate a strong serpentinite influence on the soils and the resulting forest community.

Unique Plant Community/High Quality Forests

The property owners state that the RTE and watchlist plant species found on the site are not unique to serpentine soils. Several study results lead the Commission staff to believe otherwise. The entirety of all the South Serpentine properties is located on the serpentinite outcrop. Rare plants have been found on all but one property (Semmes, most of which is cleared for the WSSC water main right-of-way) and nearly half the locations are on the Tipton property. Purple milkweed, found on the Tipton property, is reported as either endemic or well restricted to serpentine barrens.

A related "myth" that the Tipton family disputes is the presence of high quality forests. The family notes the lack of old growth forest, the clearings on the property for the gas line right-of-way, and a high number of young dead trees to support their claim. The *Environmental Resources Inventory for the Potomac Subregion* identified three forest stands on these sites as

being significant based on their size and potential for supporting interior wildlife. Further analysis through the Potomac master plan process identified these forests as being among several in Potomac with a high priority for forest preservation (1999). They were "recommended for acquisition because of the following characteristics: the presence of unique vegetation communities or state RTE species or high potential for RTE habitat, the fact that almost the entirety of the applicable properties are covered by the stand, the high potential for forest interior habitat, and the large sizes of the stands." A 1997 Natural Resource Inventory (NRI) for the Tipton property identified that the forest was "stressed" as is typical on serpentine. Standing young dead trees were identified, but the photo produced by the Tiptons is not typical of the entire site as anyone can see who looks at an aerial photograph or drives by the property.

Septic System Suitability

The Montgomery County Soil Survey shows that all of the lower Greenbriar Branch properties consist of either Chrome/Conowingo soils, Chrome silt loam or Travilah silt loam. All three of these types are exclusively associated with serpentinite bedrock with all of the unusual characteristics that help to create unique plant associations. The survey describes these soils as having severe restrictions to the placement and use of septic fields and dwellings with basements due to high water table and shallow depth to bedrock. Staff has observed many locations on Tipton and the other properties where the bedrock is exposed on the surface or where large boulders are mostly exposed on the ground, indicating subsurface conditions. Also, one has only to walk along the gas and water lines to see the boulders that had to be blasted and removed to place these utilities.

However, staff agree that soils are deeper on the lower Greenbriar Branch properties, especially closer to Glen Road than in the more northern parts of the serpentinite outcrop, and may provide some suitable locations for septic fields. The pre-preliminary plan for the Tipton property indicates that locations for septic fields are possible for many of the proposed lots on this property. However, County staff has not seen any information on the results of percolation tests for this or any of the other properties comprising the South Serpentine.

Natural Resources/Environmental Significance

The Tipton family claims that there is no basis for including the South Serpentine area for protection within the Natural Resources category of the Legacy Open Space Functional Master Plan. M-NCPPC's Forest Ecologist, referencing the list of rare plants found on these properties, states that:

This is a sizable list [of rarities] for a property of its size. In fact, on currently designated park properties we only have 1 or possibly 2 sites that have this number of known state listed plants Beyond the RT&E (state listed) numbers, however, it should be recognized that [these properties] support a community of trees, shrubs, and herbaceous plants that are very uncommon in Montgomery County on a whole These plants . . . are not regularly found in Montgomery County. In fact, during my time spent surveying park properties around the county, I have only seen [these] plants in one or two other park sites or proposed Legacy acquisition park sites countywide.

Overall, the Commission has followed standard professional procedures, utilizing independent consultants and scientific evaluation techniques to make an independent judgment on the quality of the South Serpentine for the purposes of Legacy Open Space. Commission staff has also been consistent and clear on its communications regarding studies of the site and the rationale for including the site in Legacy Open Space.

TOPIC I: SUTTON PROPERTY

STAFF RECOMMENDATION:

Approve the Draft Master Plan recommendation to retain the existing RE-2 zone with no provision of public sewer service.

Remove the adjacent Palatine subdivision from the currently proposed sewer service envelope. In the alternative, exclude the properties adjacent to Palatine from the adjacent sewer service policy. The only exception allowed would be for single hookups for public health cases where WSSC determined that service is technically feasible and consistent with their grinder pump policies.

PUBLIC HEARING DRAFT RECOMMENDATIONS:

This property was not specifically addressed by the master plan. However, this general area was not identified for rezoning or as an area to be served by community sewer service.

Retain the existing RE-2 zoning without public sewer service.

Palatine is shown as a disconnected area within the sewer service envelope.

SUMMARY OF TESTIMONY:

The contract purchaser of the property is seeking access to the adjacent Palatine subdivision pressure sewer system for the development of most of this property. This request was recently submitted after the close of the public record. The applicant argues that connection to the Palatine sewer is technically feasible, that previous odor problems were in part the result of WSSC errors and have since been rectified, and that the Sutton property is an enclave surrounded by developed parcels and lots. Furthermore, the applicant argues that development would be a logical extension rounding out the Palatine and would not set an undesirable precedent.

DISCUSSION AND CONCLUSION:

The Sutton property is one example of requests from developers adjacent to the Palatine subdivision seeking access to this pressure sewer system. The Palatine pressure system, by far the largest in the WSSC system, was only made permanent when a gravity system was removed from the CIP for environmental reasons. The Council's approval for Palatine required Palatine to participate in a "regional" sewerage system if accomplished within a certain number of years. Because the Glen Road pump station and force main were removed from the CIP, Palatine was free to proceed with its own pressure system. Differences in

interpretation of the intent of the 1980 master plan with respect to development and sewer service in the Sandy Branch and Greenbriar Branch subwatersheds resulted in the removal of the CIP projects. It therefore exists as a leftover from a change in policy within the Sandy and Greenbriar Branch watersheds.

An extension of this system may exacerbate odor problems experienced by both Palatine residents and residents whose homes are located near the receiving gravity mains. For this reason and to preclude a proliferation of category change requests seeking service via access to this system, staff is recommending that Palatine be removed from the ultimate sewer envelope in Potomac. There are a few similar "left-over" cases of policy change on the west side of Muddy Branch, which although currently provided with community sewer service, are clearly outside the proposed sewer service envelope.

It should also be noted that staff have regularly been advised by WSSC that attempting to tie additional pressure mains into the Palatine is not technically feasible, a view disputed by the applicant. To date this has been a self-limiting factor minimizing the proliferation of sewer service around this neighborhood.

To address the Sutton property specifically, according to WSSC, the existing grinder pump system in Palatine/Centurion Way does not have adequate hydraulic capacity to handle flows from the units proposed by the contract purchaser of this property. In addition, based on removing Palatine from the sewer envelope, this site is well beyond the area envisioned for community sewer service in Potomac.

BOARD RECOMMENDATION:

Sutton Property



Date: 08/27/2001
Sender: Dolan
To: Murray
Priority: Normal
Subject: Fwd: Action Items from last TAG Meeting

Forward Header

Subject: Action Items from last TAG Meeting
Author: "Dixon, Kenneth" <kDixon@wsscwater.com>
Date: 8/27/2001 3:13 PM

Good afternoon, Park & Planning friends:

I believe that when we (Sewer TAG) last met, you asked me for some response to some information you had requested. The first was dealing with the proposed layout of the development on the Sutton property in the Potomac Master Plan area. The second was to inform you of the standing of our current grinder pump policy. Third, you asked me for some language to insert into the Potomac Master Plan regarding the development proposal for grinder pumps in the Greenbriar Preserve, etc., properties. I have listed the responses to your requests below:

Sutton Property Feasibility

According to Mr. David Shen of our Systems Infrastructure Group, the existing grinder pump system in Palatine/Centurion Way does not have adequate hydraulic capacity to handle flows from the proposed units. Beth Forbes of WSSC's Development Services Group has transmitted comments stating this unfeasibility to Montgomery County DEP in the Development Services Group's comments on the Service Category Change Request Organizational Review.

WSSC Grinder Pump Policy

We are starting work using an in-house task force with consultation from Montgomery County's Department of Environmental Protection and Prince George's County's Department of Environmental Resources to verify if a more consistent and up-to-date policy or design standards is required for grinder pump systems in the WSSD. We will keep M-NCP&PC informed of the task force's findings or recommendations. Otherwise, all grinder pump submissions will be assessed under existing WSSC policy, established by Dave Coe, April, 1994.

Greenbriar Preserve and Estates of Greenbriar Preserve

My suggestion is that language in the Potomac Master Plan should state that for this development, "The design and implementation of the pressurized wastewater system serving these properties must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team."

Any questions, clarifications, or concerns, please do not hesitate to contact me. Thank you. Look forward to seeing you at the next Sewer TAG Meeting.

Kenneth C. Dixon
Planning Unit Coordinator
Planning Group
Washington Suburban Sanitary Commission
14501 Sweitzer Lane, Laurel, MD 20707-5902
301-206-8809 (direct)
301-206-8867 (FAX)
kdixon@wsscwater.com (E-mail)

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Subj: RE: Fwd[2]:Action Items from last TAG Meeting
Date: 8/30/2001 8:57:09 AM Eastern Daylight Time
From: JRETERER@G-and-O.com (RETERER, Jeff)
To: RHillerson@aol.com ('RHillerson@aol.com')

Bob,
 I am up and running.
 When meeting with Callum this morning I would suggest that the Ken Dixon's language in his second to last paragraph apply to any and all developments.
 "The design and implementation of the pressurized wastewater system serving these properties must meet the standards and satisfaction of the staff in the WSSC's Engineering and Construction Team." For them to stated that a system does not meet their standards this early in the review of a system does not allow for the full analysis, modifications and/or tweaking to get the system to perform.
 I am sure that the two other properties have been through numerous analysis in-house prior to going to WSSC to start their review processes.
 To come out and deem a system addition to Palatine as unfeasible, seems premature and predetermined.
 Jeff

-----Original Message-----

From: RHillerson@aol.com [mailto:RHillerson@aol.com]
Sent: Wednesday, August 29, 2001 5:10 PM
To: jreterer@g-and-o.com
Subject: Fwd: Fwd[2]:Action Items from last TAG Meeting

-----Headers-----

Return-Path: <JRETERER@G-and-O.com>
Received: from rly-yg01.mx.aol.com (rly-yg01.mail.aol.com [172.18.147.1]) by air-yg01.mail.aol.com (v80.17) with ESMTP id MAILINYG17-0830085709; Thu, 30 Aug 2001 08:57:09 -0400
Received: from gomail.G-and-O.com ([63.119.167.199]) by rly-yg01.mx.aol.com (v80.17) with ESMTP id MAILRELAYINYG12-0830085319; Thu, 30 Aug 2001 08:53:19 -0400
Received: by GOMAIL with Internet Mail Service (5.5.2653.19)

Greenhorne & O'Mara, Inc.

Memo

To: Bob Hillerson
From: Jeff Retterer
Date: 08/30/01
Re: Pressure Sewer Memo Regarding the Palatine Subdivision in Montgomery, County

The attached memorandum was to be forwarded to Craig Fricke; WSSC Planning Group Leader based upon the discussion we had at our meeting on August 22, 2001. The purpose of giving Mr. Fricke a chance to review the memo was to make sure that I had restated correctly the information that we exchanged in our discussion held the week before. I have tried several times to contact Mr. Fricke since that meeting and have not been able to reach him. He is out of the office and will not return until September 4.

Because time is of the essence, I am forwarding you and the others listed, this memo with the understanding that it has not been review by the other party for confirmation. I will continue to try to reach him and seek his review of this document.

nug 30 01 03:37a Greenhorne & O'Mara, Inc. (301) 777-8101 P. 2

Greenhorne & O'Mara, Inc.

Memo

Date: August 22, 2001

To: Bob Hillerson
David Weiss
Ed Lisee
Steve Kaufman, Esq.

From: Jeff Retterer

Subject: Craig Fricke call by Jeff Retterer
Re: Palatine Pressure Sewer Grinder Pump System

This memo is to advise you of the information exchanged with Craig Fricke, WSSC Planning Group Leader, in my phone conversation of Wednesday, August 15, 2001.

My call to Mr. Fricke was made after you contacted me regarding the Master Plan Public Work Session for the Potomac Region attended by Mr. Hillerson. At that meeting on Thursday, June 21, 2001, Mr. Hillerson reported to me that a substantial amount of information regarding pressure sewer grinder pump systems was presented to the Planning Commission, which you believed was erroneous, and which could lead the Planning Commission and others to incorrectly conclude that pressure sewer grinder pump systems are not a viable means of moving sewer effluent through the WSSC system. I was asked by you to meet with Craig Fricke and to determine exactly what problems the Palatine system was experiencing, if any, and to provide any technical assistance and information necessary to correct any misunderstandings.

On Wednesday, August 15, 2001 at 10:00 a.m., Craig Fricke returned my call to discuss the above. We talked for nearly an hour about the reliability and the practicality of the utilization of pressure sewer systems within the WSSC service area, and any problems that WSSC has encountered with this type of system.

One issue discussed dealt with the reliability of the Palatine system. Craig Fricke performed the original review of the Palatine system in the early 1990's and is cognizant that it actually consists of three (3) onsite systems, and two (2) pressure outfalls, and one (1) gravity outfall. He confirmed that the system is designed with Myers Pumps and that all of the Palatine systems are operating at a very acceptable level of reliability.

A second issue discussed dealt with odor problems resulting from pressure sewer grinder pump systems. Mr. Fricke stated that within the onsite Palatine system itself there are no odor problems. However, odor problems were encountered at the transition manhole along Piney

Meetinghouse Road where the pressure sewer outfall discharges into a gravity sewer outfall, and in houses connected to this gravity sewer outfall within 500 feet of this transition manhole. WSSC acknowledged that the transition manhole was designed to be sealed to eliminate predictable odors, and that WSSC personnel broke the seal, thereby causing this problem. WSSC has subsequently resealed the transition manhole, correcting their error and thereby solving this problem. Furthermore, the gravity sewer outfall was designed to WSSC criteria and, at the direction of the County to be limited access; i.e. specifically, it was designed not to serve the properties along Piney Meetinghouse Road. After the line was constructed as designed and accepted into the WSSC system, the County revised its policy and permitted houses to connect to this gravity outfall. This resulted in odor problems in these houses. WSSC has subsequently eliminated this problem by incorporating a design change at the sewer house connections for these houses.

We also briefly discussed adding house connections to the Palatine system. Mr. Fricke indicated that from an engineering and practical standpoint (versus a political approach), the additional units will not impact the odor issue at all or the performance of the system to any significant degree as long as there is capacity within the system. We discussed that the Myers centrifugal pumps used at the Palatine create the flexibility to add additional houses. In contrast, with the Enviro I System, you are locked into the number of operating units that the system is designed to initially accommodate.

All other issues discussed related to pressure sewer grinder pump systems in general. One such issue related to detention times of the sewer effluent within pressure sewer systems. WSSC has determined that more than three (3) hours of detention time is unacceptable because it allows anaerobic action (the formation of sulfuric acid and methane gas in the pressure sewer lines). The detention time is design related, so WSSC is fine-tuning its computer model design criteria.

Mr. Fricke clarified that the pressure sewer information transmitted to the Staff of the Park and Planning Commission was intended to relate specifically to the Greenbriar Preserve and the Estates of Greenbriar Preserve properties, where WSSC design criteria had, at that time, not been met. He indicated that he would fax a document to me regarding the Greenbriar Preserve and the grinder pumps assessment that was completed on July 31, 2001, a copy of which is attached hereto. This is a clarification of information disseminated at the prior hearing and a June 19th memorandum responding to an inquiry to that system.

Accordingly, Craig Fricke was very clear that pressure sewer grinder pump systems are here to stay, that they are reliable, and that they are extensively utilized elsewhere in the Country. We discussed environmental advantages to the pressure sewer grinder pump system, including, no seepage of sewage into the ground or infiltration of water into the system, the reduced amount of tree clearing necessitated by this system versus the gravity system, but most significantly the fact that the need to construct outfalls in the stream valleys is eliminated, thereby avoiding clear cutting of trees in the stream valleys, and the wicking affect created by the gravel beds on which the outfalls are layed (which alters the geohydrology of the stream valley). WSSC is becoming more experienced with pressure sewer grinder pump systems, and fine tuning their operation and maintenance criteria. He feels that the residential units are not the source of WSSC's concern; rather it is commercial applications that are causing WSSC's problems. Attempting to make effluent predictions by creating a model of a system with no

reliable data relating to actual use has altered WSSC's opinion as to the viability of using a grinder pressure system for commercial use; e.g. will this commercial building contain a furniture store or a restaurant, an administrative office or a doctor's office, all of which uses generate widely different amounts of effluent. Mr. Fricke indicated that approvals of the pressure system for commercial uses will be very limited, and will require very strict adherence to WSSC criteria. An example of this problem is an Enviro I system on Lindberg Drive in the Montgomery Airpark just east of Maryland Route 124, and south of Airpark Road.

I was further advised that the WSSC is forming a study group to better refine it's criteria. I invited myself to participate in the study group because of my experience designing pressure sewer grinder pump systems, including several small systems, as well as three large subdivisions in Montgomery County: the Lake Potomac grinder pressure system, which is an Enviro I System, with 23 houses connected, the Willows in Darnestown which is an Enviro I pressure sewer system that includes 131 houses, and the Palatine that has 133 houses on a Myers based pressure sewer system. Mr. Fricke indicated that experience has demonstrated that the Myers centrifugal pump system is more reliable then the Enviro I System in housing applications throughout the County.

Mr. Fricke concluded by saying that he and his group are meeting at the Department of Environmental Protection to explain to Allen Soukup and David Lake the particulars of the pressure sewer grinder pump systems and that they are compatible with the rest of the WSSC system as long as the WSSC design criteria is adhered to.

I asked Mr. Fricke if he would keep me apprised and if I could check in with him on a monthly basis to see how things were moving along with the various study groups and he had no problem with that.

Ken



WASHINGTON SUBURBAN SANITARY COMMISSION

14501 Sweitzer Lane Laurel, Maryland 20707-5902

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TO: DISTRIBUTION
FROM: KENNETH DIXON, PLANNING UNIT COORDINATOR *KCD*
PLANNING GROUP
DATE: JULY 31, 2001
RE: STUDY OF SEWER SERVICE PROPOSAL FOR THE GREENBRIAR PRESERVE AND
ESTATES OF GREENBRIAR PRESERVE PROPERTIES

This memorandum serves as the WSSC's response to your request to review the sewer service option proposed for the Greenbriar Preserve and The Estates of Greenbriar Preserve properties on June 19, 2001. We have reviewed the sewer service proposal in concept for a small, pressurized, grinder pump system.

Prior to discussion of the analysis, we should note that due to the nature of the very preliminary proposal for these properties, the analysis performed is based on the plan given to WSSC. Also, due to the preliminary layout, and the dependency of the system hydraulics on the layout, it is difficult for us to come up with a firm recommendation or conclusion at this time.

Currently, system hydraulics and potential for odors in the changeover from the pressurized system to a receiving gravity system downstream are two issues of concern to WSSC in the design of a grinder pump system. In the analysis, the proposed development, as originally submitted to WSSC, was divided into two separate systems. The first group has 39 homes, herein referred to as "System 1." The second group with 16 homes is referred to as "System 2." System 1 can be served by connecting to an existing manhole on a 10-inch gravity sewer along Pincey Meetinghouse Road. System 2 can be served by connecting to an existing manhole on a 12-inch sewer along Great Elm Drive.

System 1 is hydraulically feasible. However, there are a few homes (lots 5 and 6 in the original submission) at the lower ground elevations that will experience higher hydraulic heads. It is recommended that during system design, the total head for these homes be minimized as much as possible. The detention time for this system is slightly higher than that desired (about 2 hours) by WSSC. If these properties are approved for development, WSSC and the project engineers would work to minimize odors in the design of this system, however, it is unknown if the system, once in place, will add to the existing odor problems present in the area.

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08/15/2001

13:50

PROJECT DELIVERY GROUP → 93014448181

DISTRIBUTION
STUDY OF SEWER SERVICE PROPOSAL FOR THE GREENBRIAR PRESERVE PROPERTY
JULY 31, 2001
PAGE 2

Similarly, system 2 is hydraulically feasible. One home (lot 16, as originally submitted on the plan) is projected to experience a higher hydraulic head. Projected detention times for this system are also greater than that desired by WSSC. Therefore, we must point out that odor problems have a potential to occur near or in existing homes along the 12" gravity sewer in Great Elm Drive.

There are measures that could address the odor potential including: more intensive clustering of units; construction of a new, separate outfall down Great Elm Drive; reconfiguration of the system which may require additional crossings of conservation areas. The project engineers have recently met with us on two occasions and reconfigured some of the proposed lots on the properties. This reconfiguration, with an increase of the total number of lots for the development, has resulted in a reduction of the detention time in System 2, however, that time is still slightly above 2 hours. While the measures described above may help, a full evaluation of the feasibility and impacts was beyond the scope of our review.

We would be happy to work with M-NCP&PC and the representatives of this proposed development with any further analysis or study of the properties. If you have any questions or need clarifications, do not hesitate to contact me by phone at 301-206-8809, or e-mail me at kdixon@wsscwater.com. Thank you for the opportunity to participate and comment.

KCD/kcd

DISTRIBUTION

Mary Dolan, Environmental Planning Coordinator, M-NCP&PC

Nazir Baig, Environmental Planning Coordinator, M-NCP&PC

Kathryn Nelson, Community-Based Planning, M-NCP&PC

Alan Soukup, Environmental Planner, Montgomery County Department of Environmental Protection

CC: Craig Fricke, Planning Group Leader
Sherry Djourshari, Planning Group
Bob Buglass, Environmental Group
Mike Porter, Customer Care North Group Leader
David Shen, Systems Infrastructure Group
David Little, Principal Partner, Gutschick, Little & Weber

Plng Group File No. SB-16

TOPIC J : JOHNSON PROPERTY

STAFF RECOMMENDATION:

Retain the existing zoning of RE-2 with no community sewer service. Correct a zoning anomaly (i.e., the split zoning) that exists on the site by rezoning the R-200/TDR-3 portion (approximately 10%) of the property to RE-2.

PUBLIC HEARING DRAFT RECOMMENDATION:

This property was not specifically discussed in the Public Hearing Draft. However, the Plan recommends confirming the existing zoning for the site. Most of the property is zoned RE-2 and a small portion (approximately 10% of the total site) is zoned R-200/TDR-3.

SUMMARY OF TESTIMONY:

Mr. Bob Harris, an attorney with Holland and Knight, represented the property owner at the public hearing. The owner currently has a special exception for a landscape business on one parcel while other businesses operate on adjacent parcels. The owner wishes to redevelop the property for residential purposes, similar to developments to the east and north. The owner requests a change in zoning from RE-2 to either R-200 or RE-2/TDR-2 with community sewer service. Mr. Harris testified that rezoning this property would substantially upgrade the area, enable assemblage of unrecorded parcels, and eliminate commercial special exceptions and nonconforming uses in the area.

DISCUSSION AND CONCLUSION:

This 13.8-acre site is located on Travilah Road near the dividing line between the North Potomac and Travilah communities. The "Johnson property" is actually two parcels: a 3.45-acre rectangular property and a 10.38-acre irregularly shaped parcel. Both parcels have access to Travilah Road. In the center of the two U-shaped Johnson parcels are five other parcels owned by three different groups.

The Johnson property has existing community water and each of the two parcels is approved for sewer service for a single hook-up. The property is adjacent to the proposed sewer service boundary, but is not included within the proposed sewer envelope. Sewer service was approved under the abutting mains policy, not general sewer service policies, and the site was therefore not considered as part of the proposed sewer envelope. Much of the site is currently used for business operations that are allowed by several special exceptions. The site contains several buildings, large dump trucks, large gravel surfaces, trailers, storage containers, as well as abandoned vehicles, tires, and old equipment.

Staff agrees with the owner's attorney that residential land use would be more compatible with the surrounding area than the current uses. While residential development is encouraged, increasing the density is not recommended.

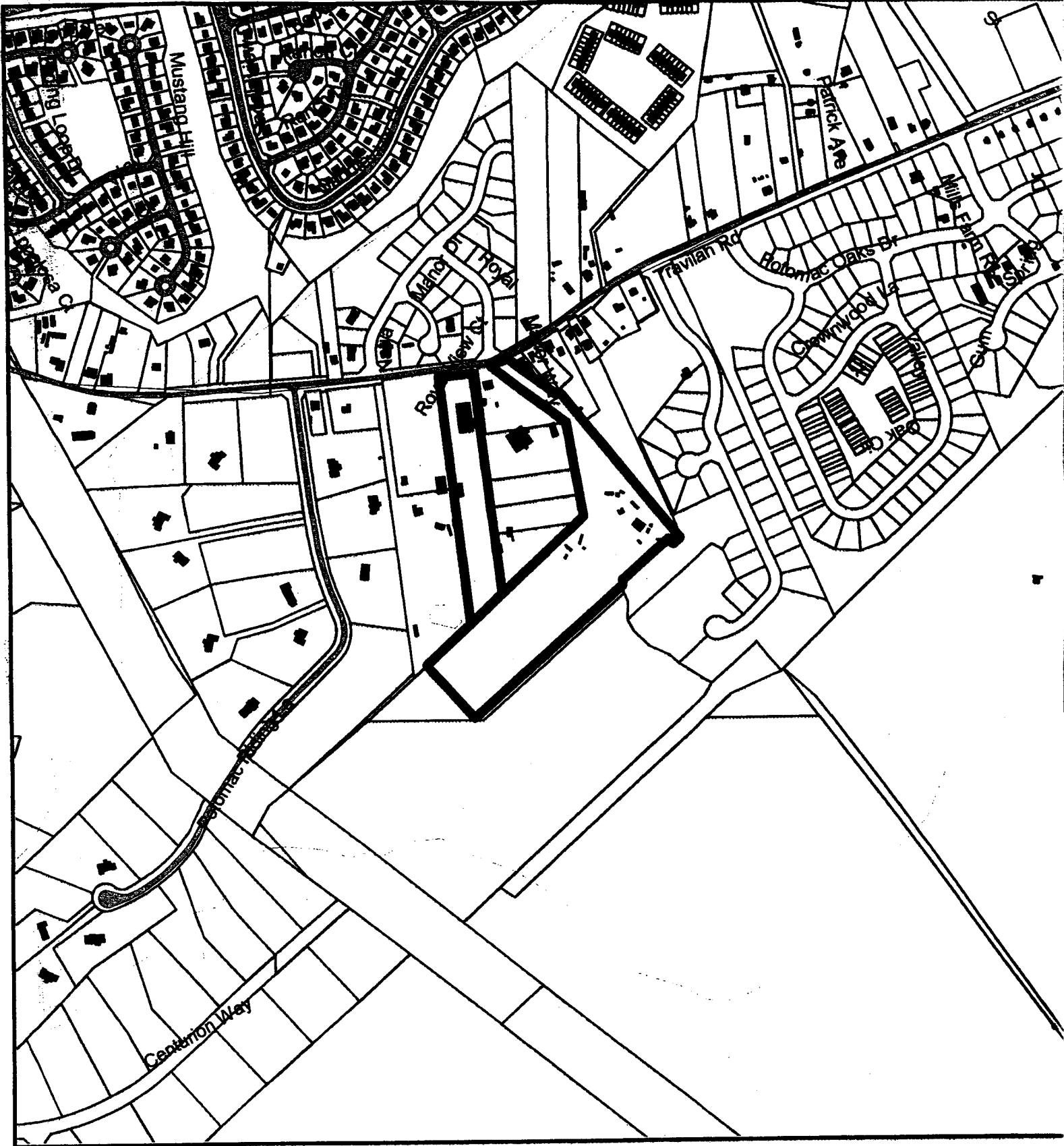
Increasing the zoning density for this site would be contrary to several of the stated policies in the Public Hearing Draft Potomac Subregion Master Plan. For example, the County's water and sewer policies generally allow the provision of sewer service only to those areas zoned for moderate to high density development. (Page 20) The Plan establishes a policy that generally recommends against the provision of community sewer service to low -density areas, such as those with RE-2 zoning. (Page 21)

A primary reason for containing the proposed sewer envelope as delineated in this area was to avoid increasing dependence on individual pump/pressure systems without some truly tangible benefit in return. Increasing development density on the Johnson property would require public sewer service. Public sewer in this area cannot be served by gravity systems because the pump-over to Muddy Branch (Sandy Br. WWPS) is located well upstream of this site. Substantial new sewer service areas dependent on individual pump systems should not be encouraged unless it's the only way of achieving some overriding development goal. And then only in cases where WSSC acknowledges that it can be accomplished in a manner consistent with their policy requirements.

Staff does not recommend that community sewer service be extended outside of the proposed sewer envelope. While the Plan does support limited approvals for sewer service along its currently established edge, the focus of any such limited service is on properties that can be served by sewer extensions within public rights-of-way and in an economical and environmentally sensitive way. The shape of the site in relation to the existing gravity mains makes it difficult to serve the property using a pressure system. In addition, the Plan states that main extensions that would disrupt streams and their undisturbed buffer areas should be avoided. This site contains a stream that currently does not have a protected buffer area.

BOARD RECOMMENDATION:

Johnson Property



TOPIC H: SPECIAL EXCEPTIONS

STAFF RECOMMENDATION

- **Limit impacts of existing special exceptions in established neighborhoods.**
- **Increase the scrutiny in reviewing special exception applications for highly visible sites, such as properties and parcels located at corners of residential streets with major arterial highways, and residentially zoned properties adjacent to non-residential zones.**

Highly visible sites have a large role in influencing the character of the neighborhood. The visibility of parking areas, size of signs, and lighting should be minimized. The use of a residential architecture style for modifications is also encouraged.

- **Maintain a residential appearance where feasible.**
- **Evaluate special exception uses in residentially zoned areas and along major highways to minimize:**
 1. Non-residential appearance
 2. Size and number of signs
 3. Visibility and amount of parking
 4. Traffic generation
 5. Intrusive lighting
 6. Adequate landscaping

Residentially zoned areas adjacent to commercial zoning and at the entrances to neighborhoods are of particular concern given the Plan's guidance to limit the expansion of commercial zoning into surrounding residential areas. In addition to visual character, the impacts of parking and commercial appearance, and increased vehicular turning movements may also be problematic along major highways.

- **Consider the impact on surrounding residences of size and placement of signs, intensity of lighting, amount of parking, landscaping, and other physical features.**
- **Avoid the placement of parking, loading, and other service areas in the front yard to maintain the residential appearance of properties.**

PUBLIC HEARING DRAFT RECOMMENDATION:

- Avoid an excessive concentration of special exceptions along major transportation corridors.
- Protect the Chesapeake and Ohio National Historical Park, major transportation corridors and residential communities from incompatible design of special exception uses.
- Reexamine the telecommunication facilities approval process to address the following issues:
 - Co-location requirements and the maximum height of monopoles (up to 180 feet) in rural residential areas where they are the most visually intrusive.
 - The lack of guidelines regarding appropriate height, setbacks, and alternative sites in residential neighborhoods.
 - The lack of definition or information regarding appropriate levels of cell phone service.

SUMMARY OF TESTIMONY:

The citizen and civic testimony on special exceptions identified cell towers and private educational institutions as incompatible with the residential character of the Potomac area. Some testimony stated that special exceptions are overly concentrated in the Potomac area and no future special exceptions should be approved in this area. Support was strong for the master plan recommendations of avoiding concentrations on major roadways and protecting the Chesapeake and Ohio National Historical Park and residential communities from the incompatible design of special exception uses.

DISCUSSION AND CONCLUSION:

The Zoning Ordinance identifies certain land uses in each zone that require a special exception. Special exceptions have been deemed legislatively acceptable by the County Council in specific zones throughout the county. These special exception uses must meet specific standards, requirements, and general conditions contained in the Zoning Ordinance. The Board of Appeals has primary responsibility for reviewing and approving special exception petitions.

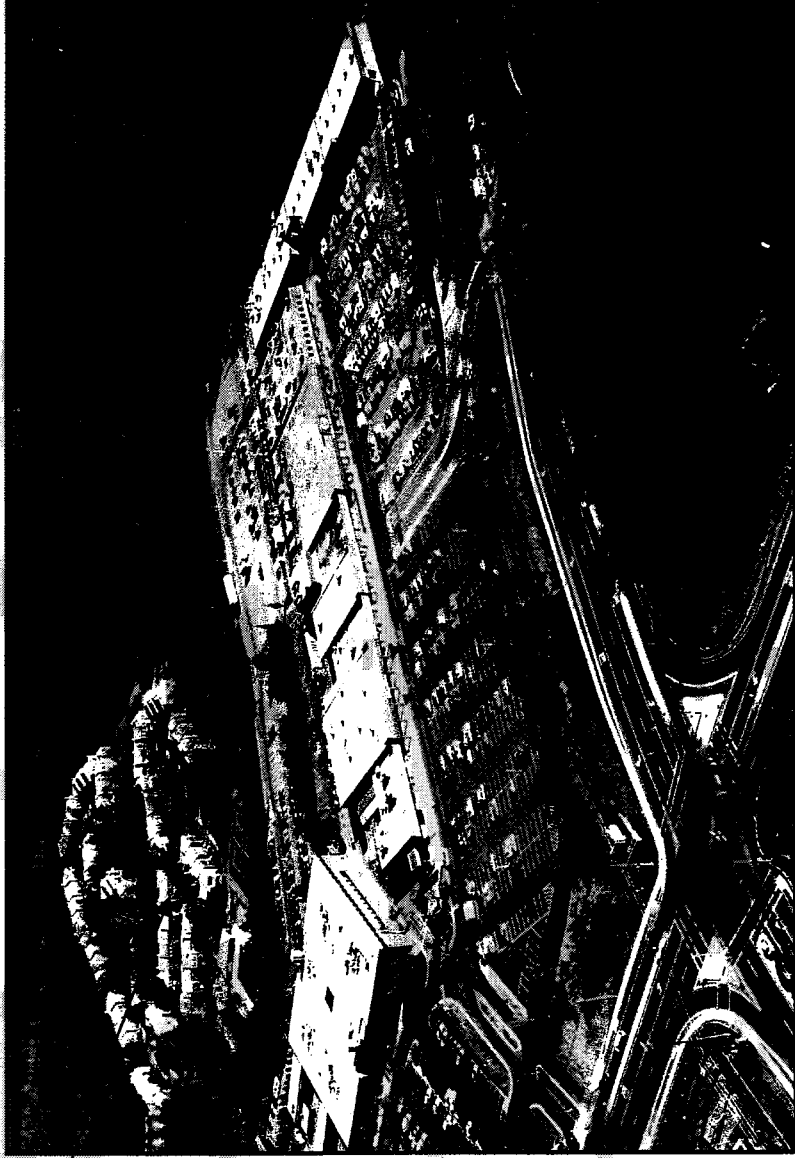
A special exception application must be approved unless the Board of Appeals finds the proposed use does not satisfy the special exception criteria or the

Zoning Ordinance's general conditions. Approval requires a finding that there is not an increase in the number, intensity, or scope of special exception uses sufficient to affect the area adversely or alter its predominantly residential nature and that the use is consistent with Master Plan recommendations. This Plan outlines the recommendations to be considered in the review and analysis of special exception applications.

BOARD RECOMMENDATION:

The purpose of this study is to evaluate the appropriate number, type, and location of dwelling units within the site of Cabin John Center. Such housing may consist of Housing for the Elderly, housing over retail, and townhouses. Five alternatives were developed with different configurations of the housing components. These configurations affect other site variables, such as the location and distribution of parking and the location of the grocery store.

Inverness Knolls



Cabin John Park

Assumptions

Common Elements:

The following elements and assumptions are included in all five alternatives:

- Housing for the Elderly, 75 units. This number was found to be appropriate for a viable project. This housing is generally shown at the northeast section of the site. Other locations were tested but were not found to be feasible to accommodate this number of units.
- Commercial development consisting of 300,000 sf, including approximately 60,000 sf of office.
- Parking to meet the required number of approximately 1,200 spaces assuming discounts for mixed use.
- Underground parking is an essential part of this development. Several locations were evaluated. Parking under the grocery store was found to be quite efficient given the size of the store and the topography; such parking may be located ½ story below the entrance.
- A setback of 100 feet which includes a 50' landscaped buffer is shown along the northern boundary. Reduced building setbacks of 50', which may be authorized by the Board, are shown along the park and along Coddle Harbor Lane. Such reductions may be authorized by the Board.
- A pedestrian friendly street and block configuration, which focuses development along a 'Main Street'
- Building heights do not exceed 35'.
- Floor to floor heights were assumed at 16-18 feet for retail, 9 feet for apartments and parking, and 10 ft for townhouses.

Variable Elements

The alternatives differ in the following elements:

- The location and configuration of the Housing for the Elderly.
- The number of townhouses, which varies from 0 to 37.
- The number of housing over retail units, which varies from 20 to 40.
- The location and configuration of parking.
- The location of the grocery store.

Evaluation

The alternatives were evaluated against criteria on which they differ. Criteria on which the alternatives would rate similarly were not used regardless of their importance.

Compatibility (represents the interests of the adjacent neighborhoods)

-Location of the Housing for the Elderly

-Massing and height of the Housing for the Elderly

-Residential townhouses along the northern boundary

-One level (rather than two) of housing over retail

Integration of Housing for the Elderly (represents the interests of the elderly residents)

-Adjacency to other housing

-Direct access to the park

Parking Feasibility (represents the interests of the developer)

-High ratio of surface parking

-High ratio of above grade structured parking

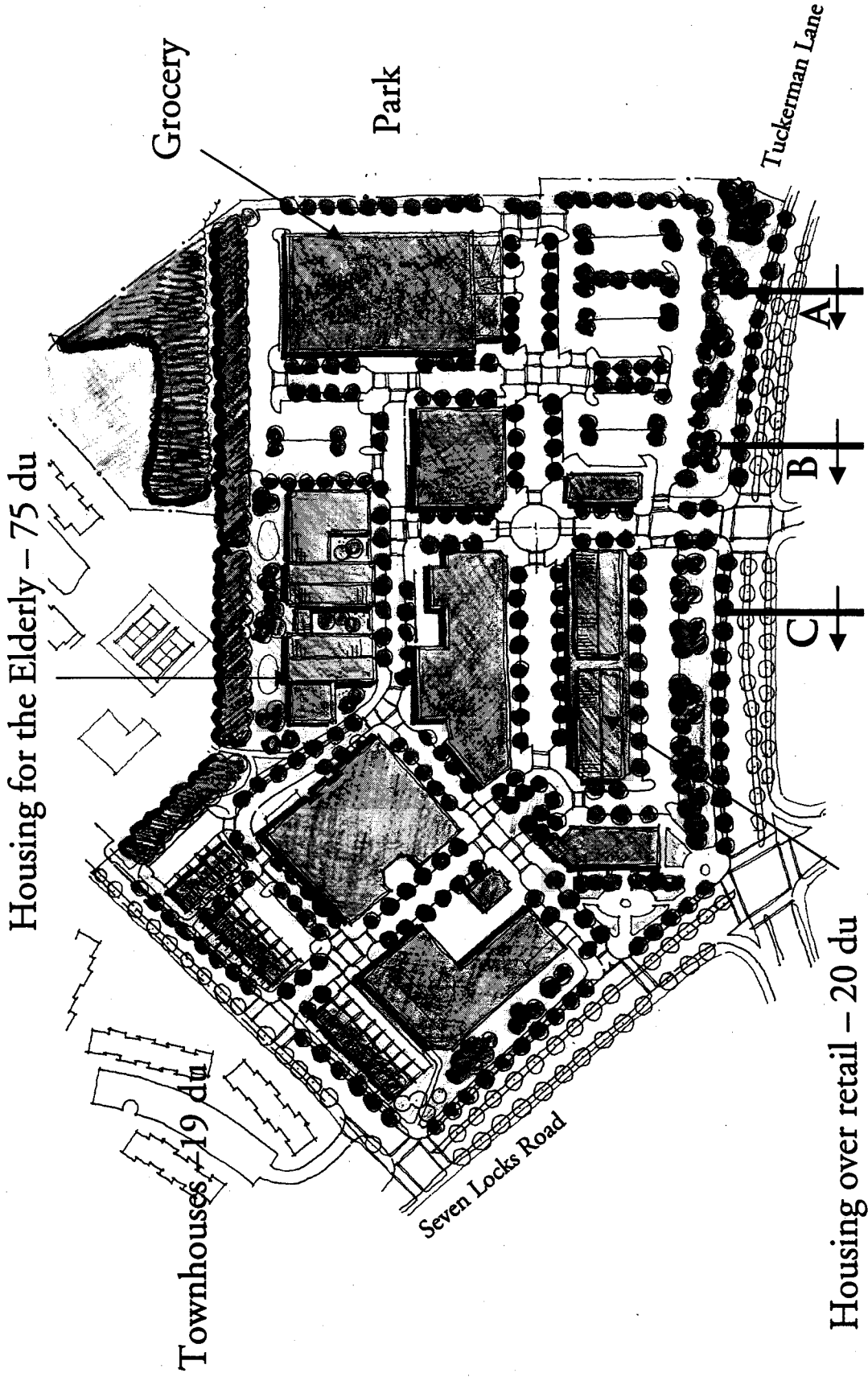
-One level, rather than two, of below grade parking.

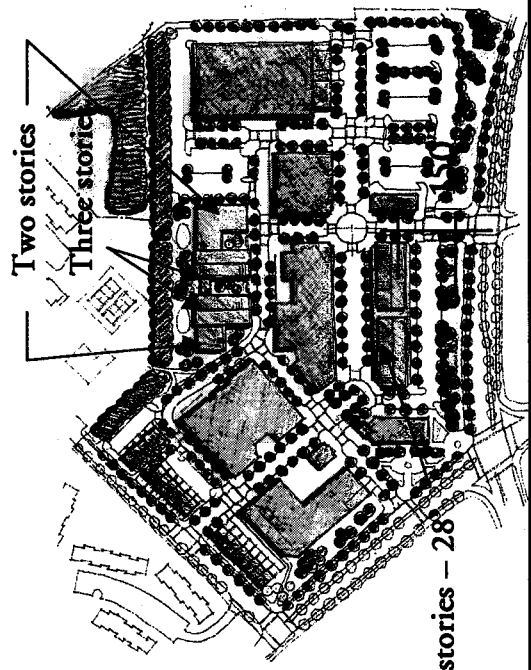
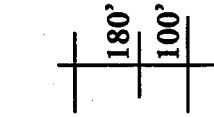
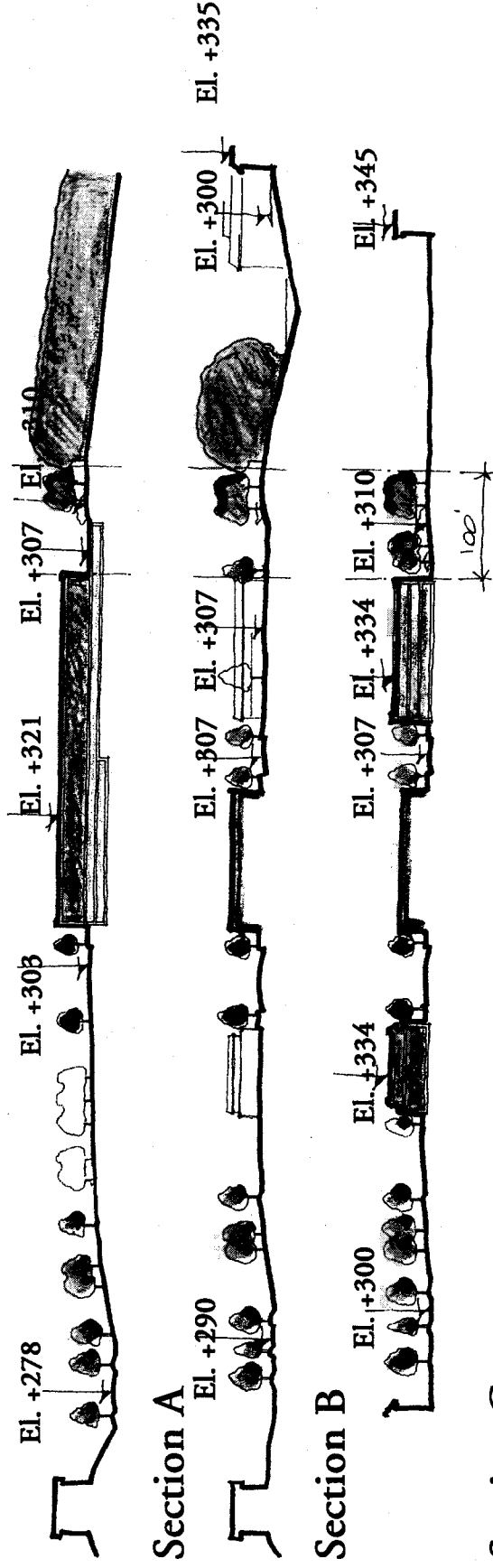
Shoppers Convenience (represents the interests of auto users)

-Availability of surface parking for the grocery store

- Easy access to grocery store pick-up

- Even distribution of parking within the site

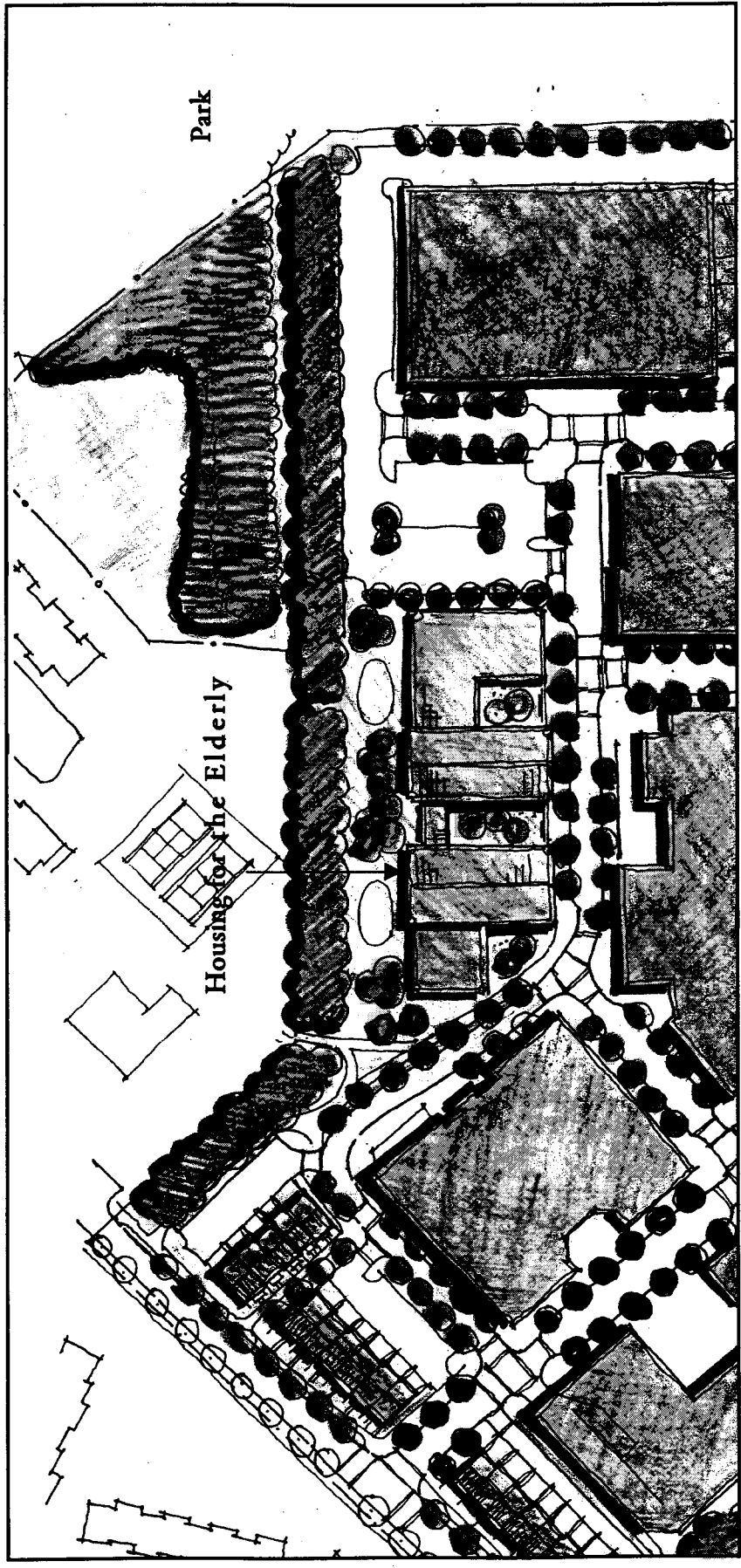




Two stories – 28

Compatibility

- Location of the Housing for the Elderly (-)
- Massing and height of the Housing for the Elderly (+)
(Sections B and C)
- Residential townhouses along the northern boundary (+)
- One level (rather than two) of housing over retail (+)
(Section C)



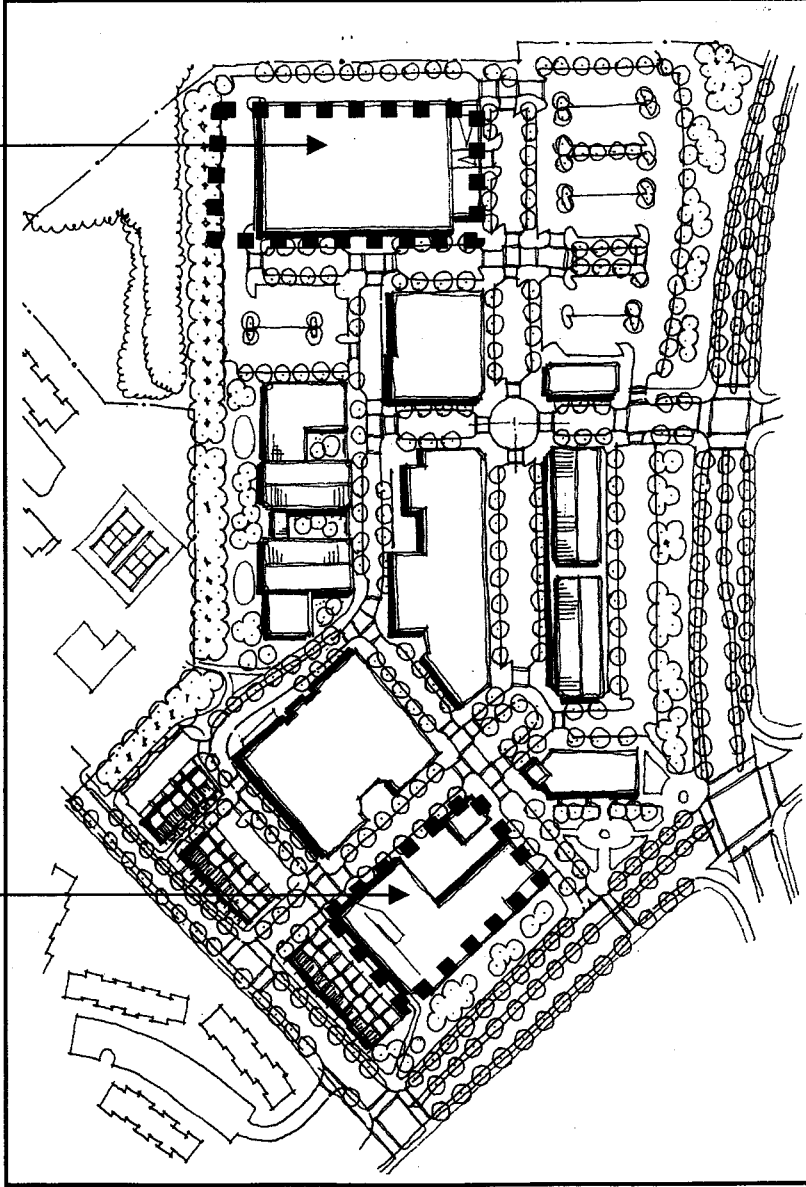
Integration of Housing for the Elderly

- Adjacency to other housing (+)
- Direct access to the park (-)

Alternative 1 – 114 Dwelling Units Criterion 3: Parking Feasibility

Two levels underground - 320spaces

One and ½ levels under grocery store – 335 spaces



Total Parking 1255

Structure Parking – 655
(52%)

Surface Parking – 600
(48%)



Parking structure
above grade

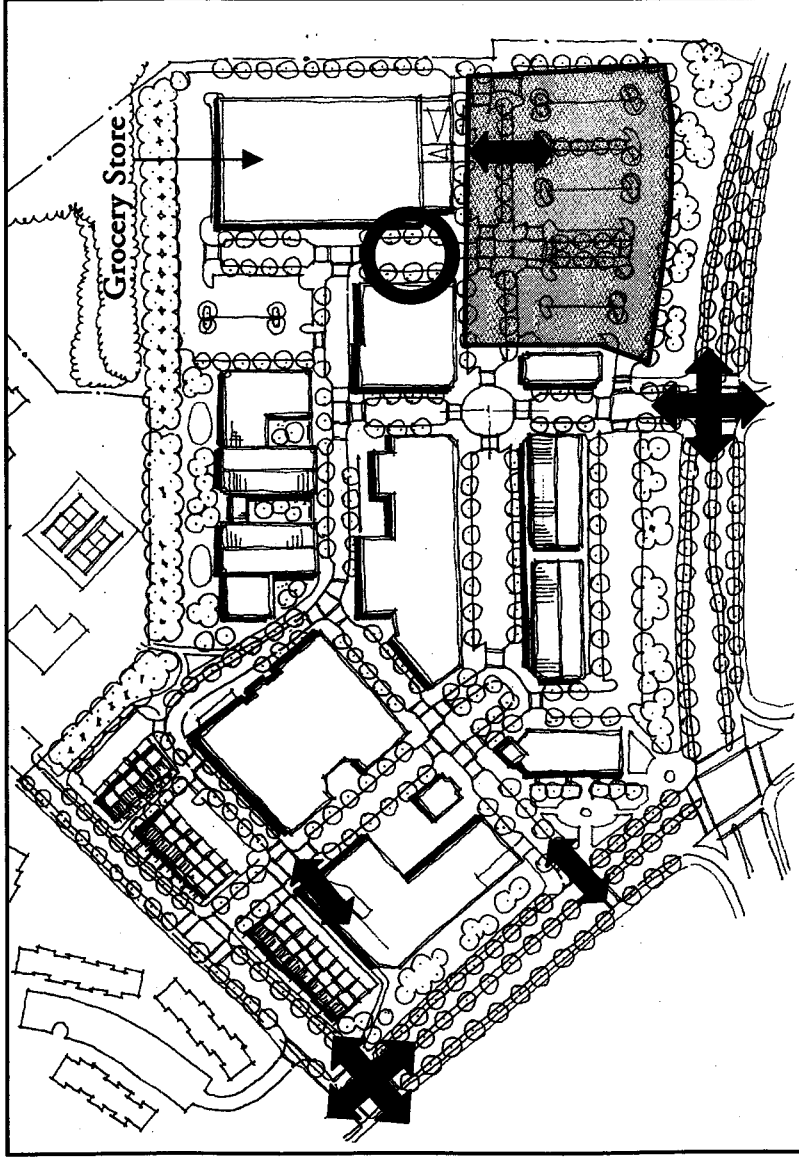


Parking structure
below grade

Parking Feasibility

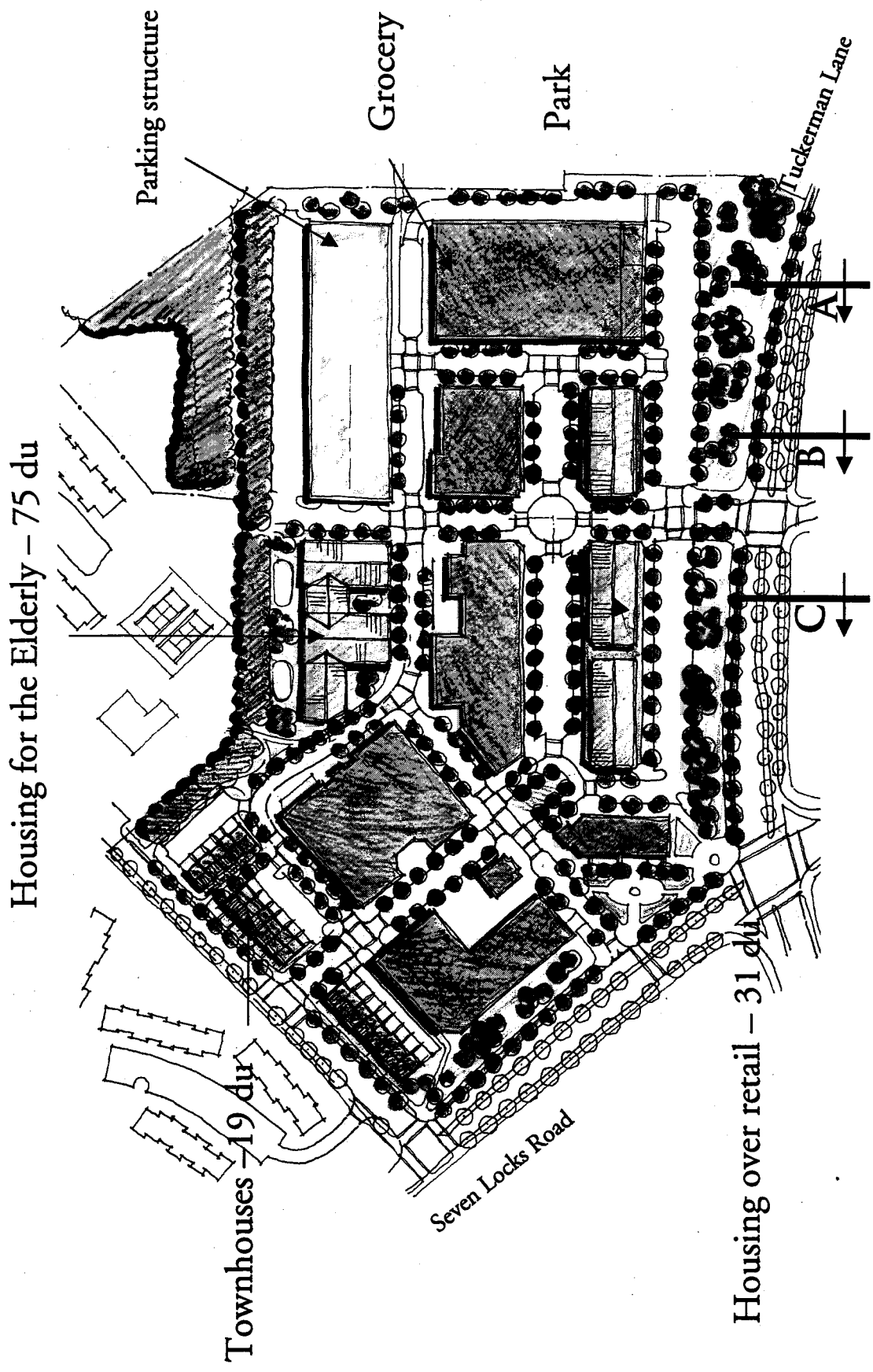
- High ratio of surface parking (+)
- High ratio of above grade structured parking (-)
- One level, rather than two, of below grade parking (-)

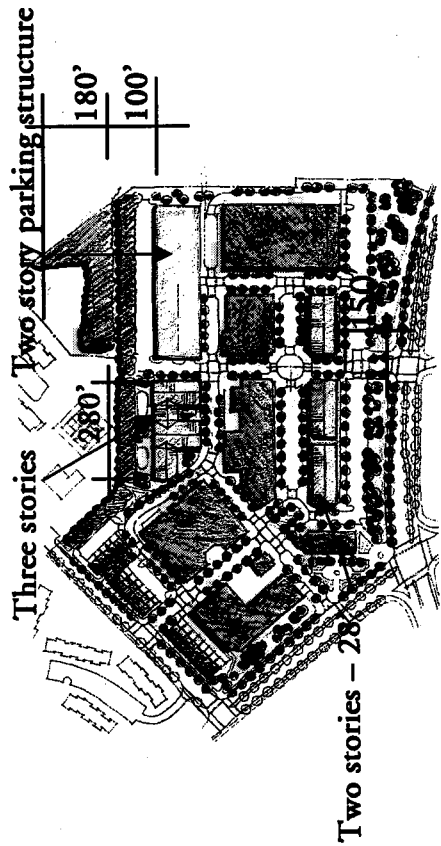
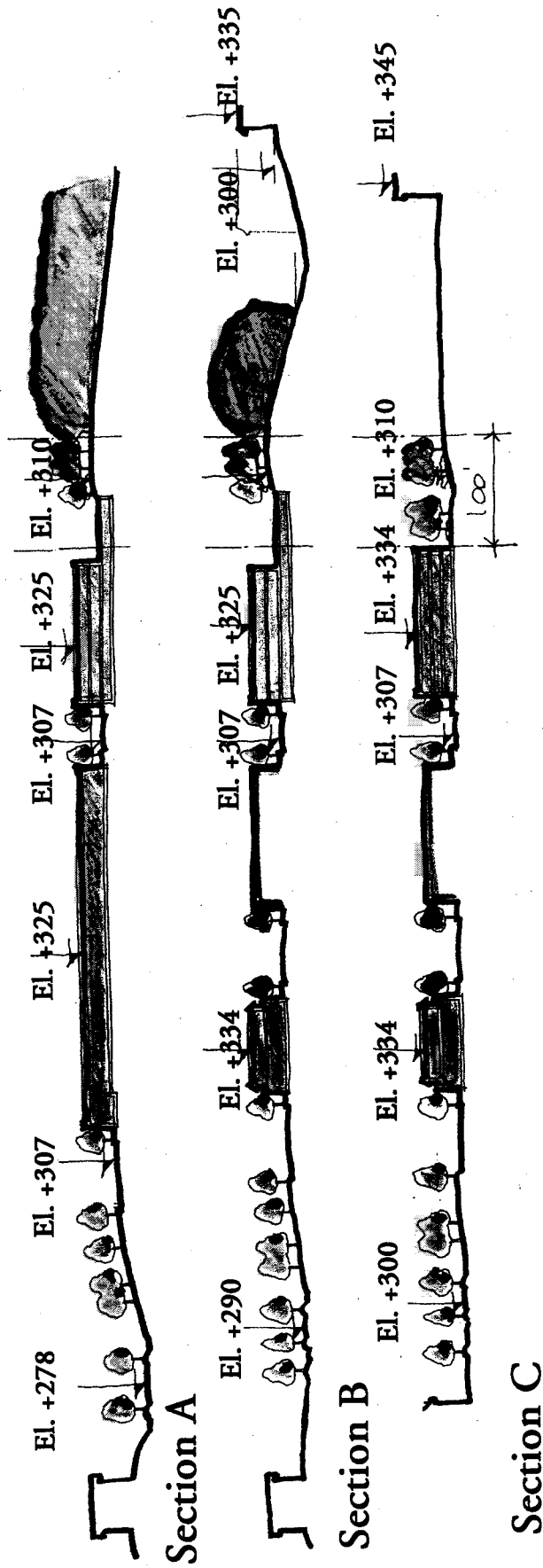
Alternative 1 – 114 Dwelling Units Criterion 4: Shoppers Convenience



Shoppers Convenience

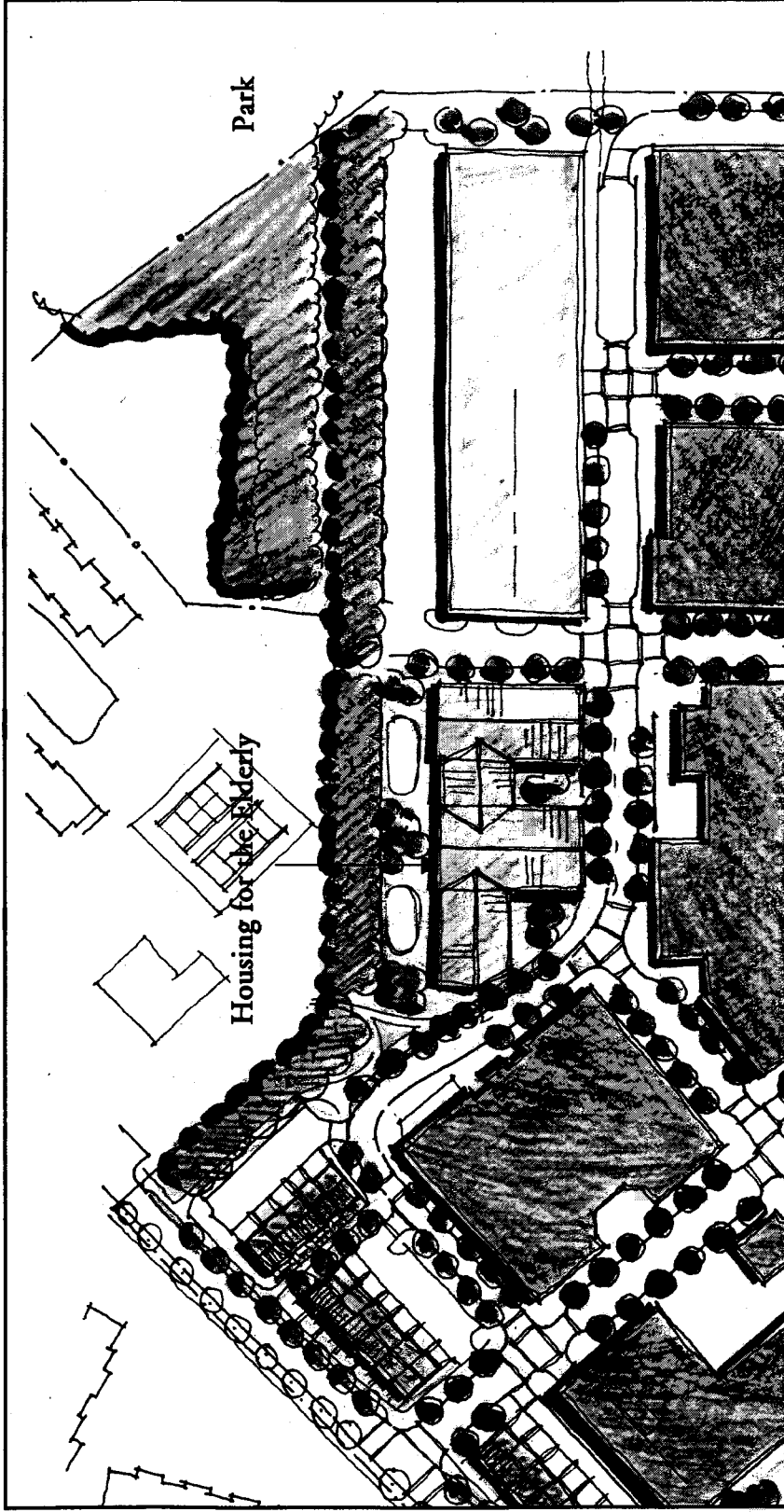
- Availability of surface parking for the grocery store (+)
- Easy access to grocery store pick-up (+)
- Even distribution of parking within the site (+)





Compatibility

- Location of the Housing for the Elderly (-)
- Massing and height of the Housing for the Elderly (Section C)
- Residential townhouses along the northern boundary (+)
- One level (rather than two) of housing over retail (+)
(Section C)



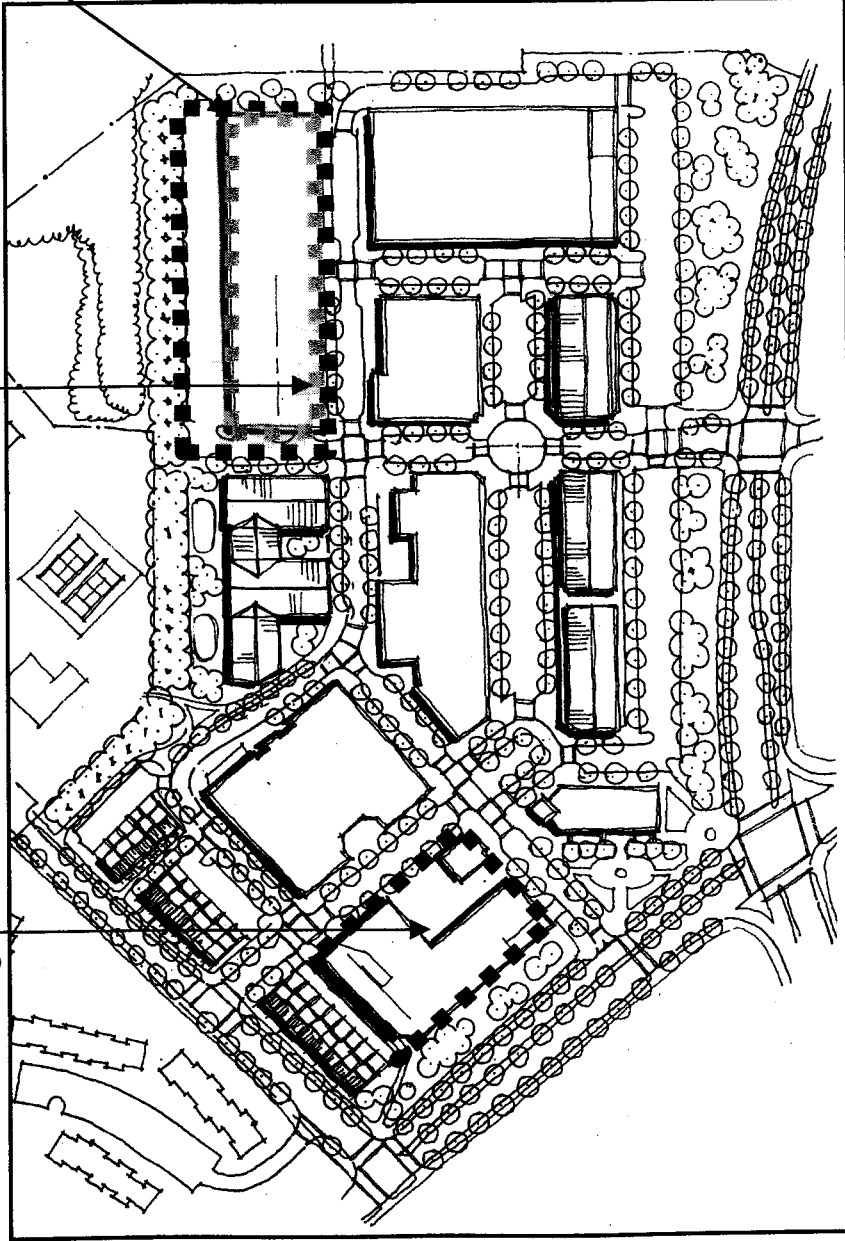
Integration of Housing for the Elderly

- Adjacency to other housing (+)
- Direct access to the park (-)

Alternative 2 – 125 Dwelling Units

Criterion 3: Parking Feasibility

One full level underground - 160 spaces, One level at grade and two above - 495 spaces One level below grade – 250 spaces



Total Parking 1285

Structure Parking – 905
(69%)

Surface Parking – 380



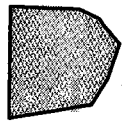
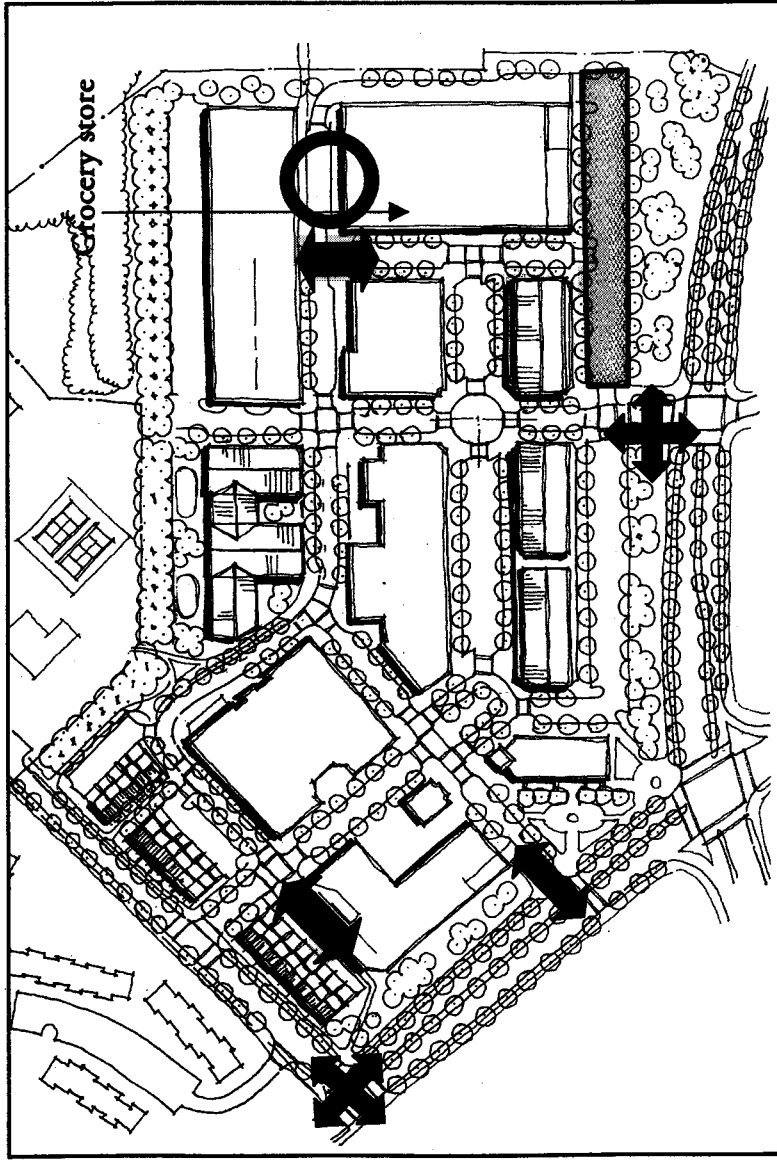
Parking structure
above grade



Parking structure
below grade

Parking Feasibility

- High ratio of surface parking (+)
- High ratio of above grade structured parking (-)
- One level, rather than two, of below grade parking (-)



Grocery store surface parking



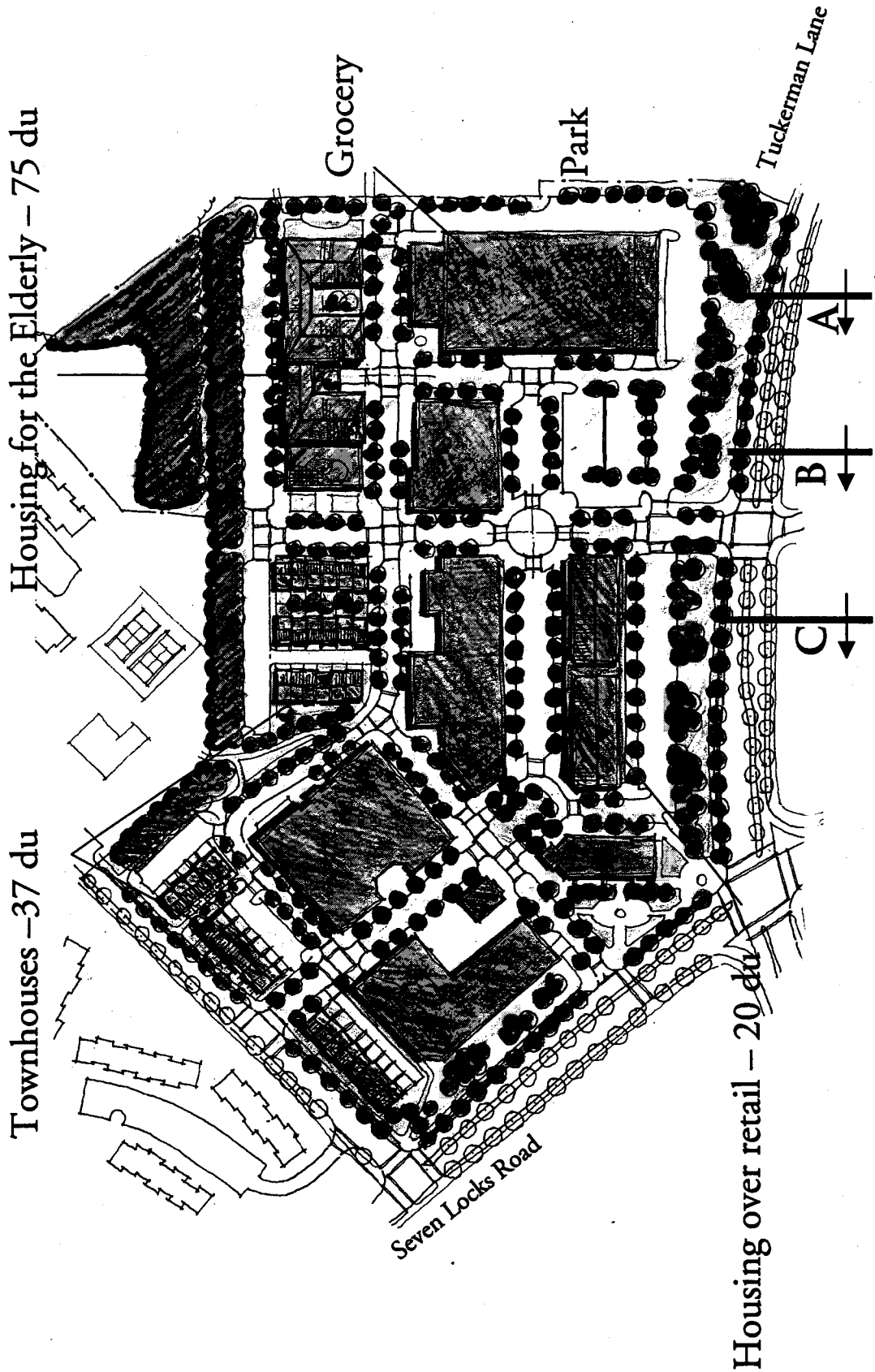
Access to structure parking

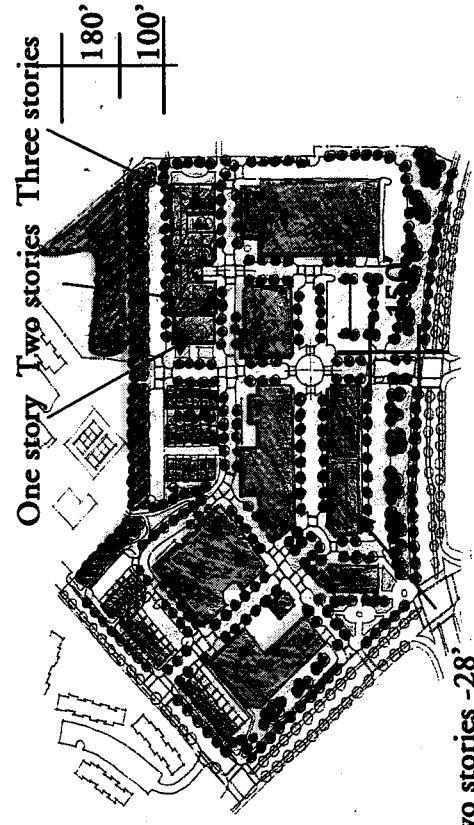
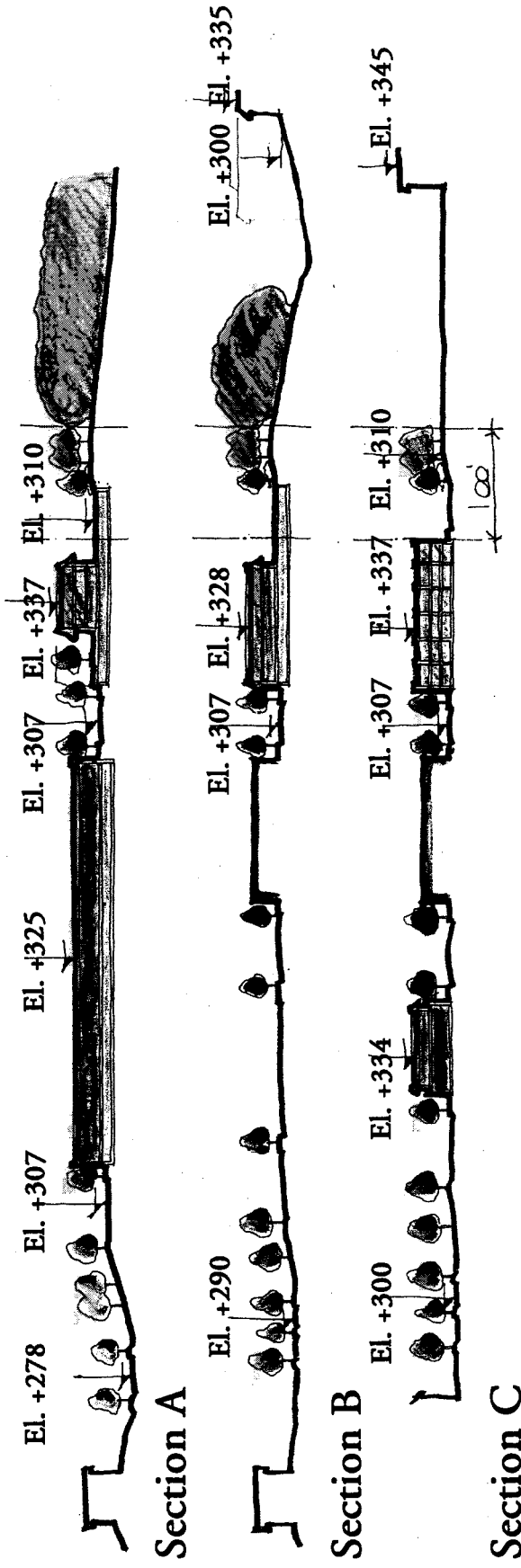


Grocery store pick-up

Shoppers Convenience

- Availability of surface parking for the grocery store (+)
- Easy access to grocery store pick-up (-)
- Even distribution of parking within the site (-)

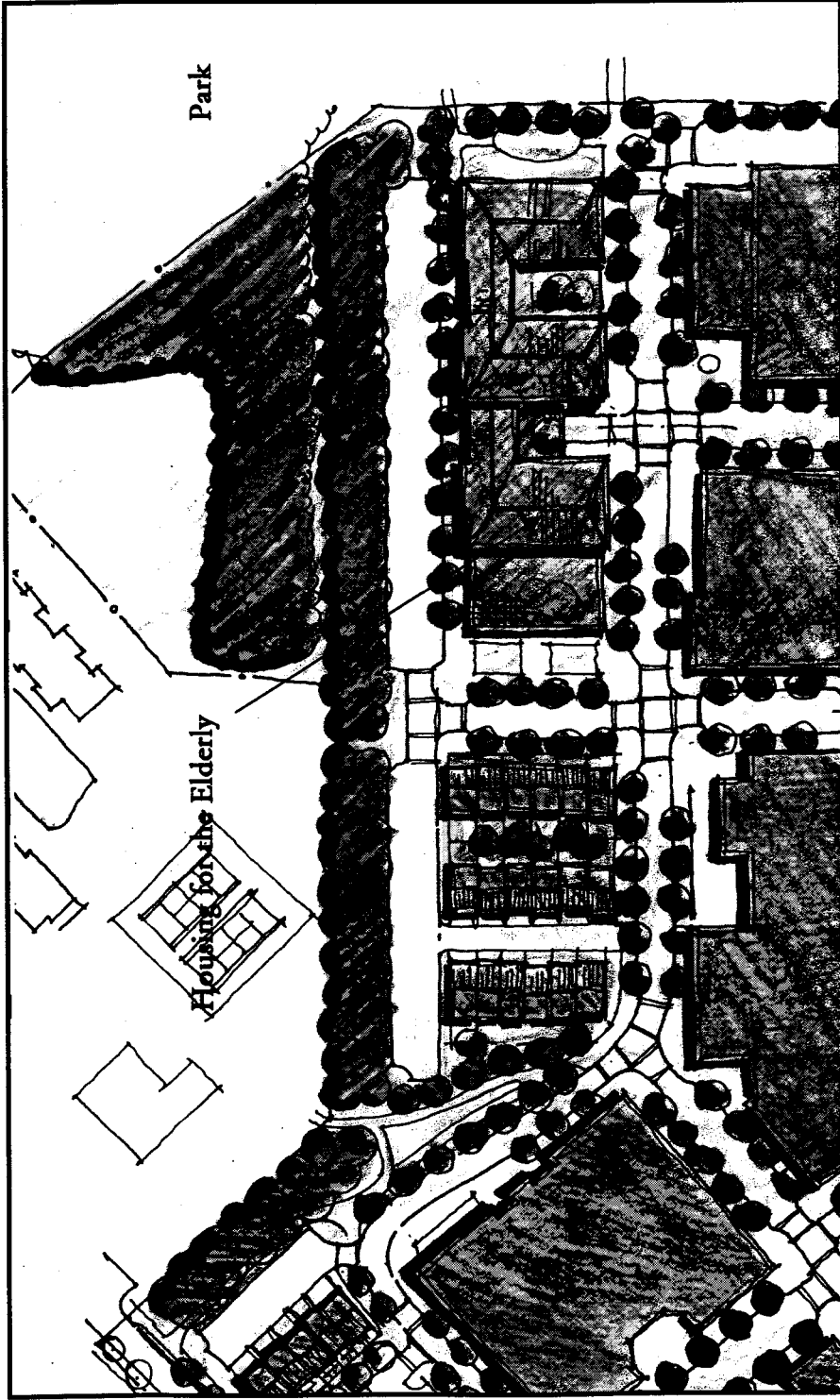




Compatibility

- Location of the Housing for the Elderly (+)
- Massing and height of the Housing for the Elderly (+)
 (Sections A and B)
- Residential townhouses along the northern boundary (+)
- One level (rather than two) of housing over retail (+)
 (Section C)

Alternative 3 – 132 Dwelling Units Criterion 2: Integration of Housing for the Elderly



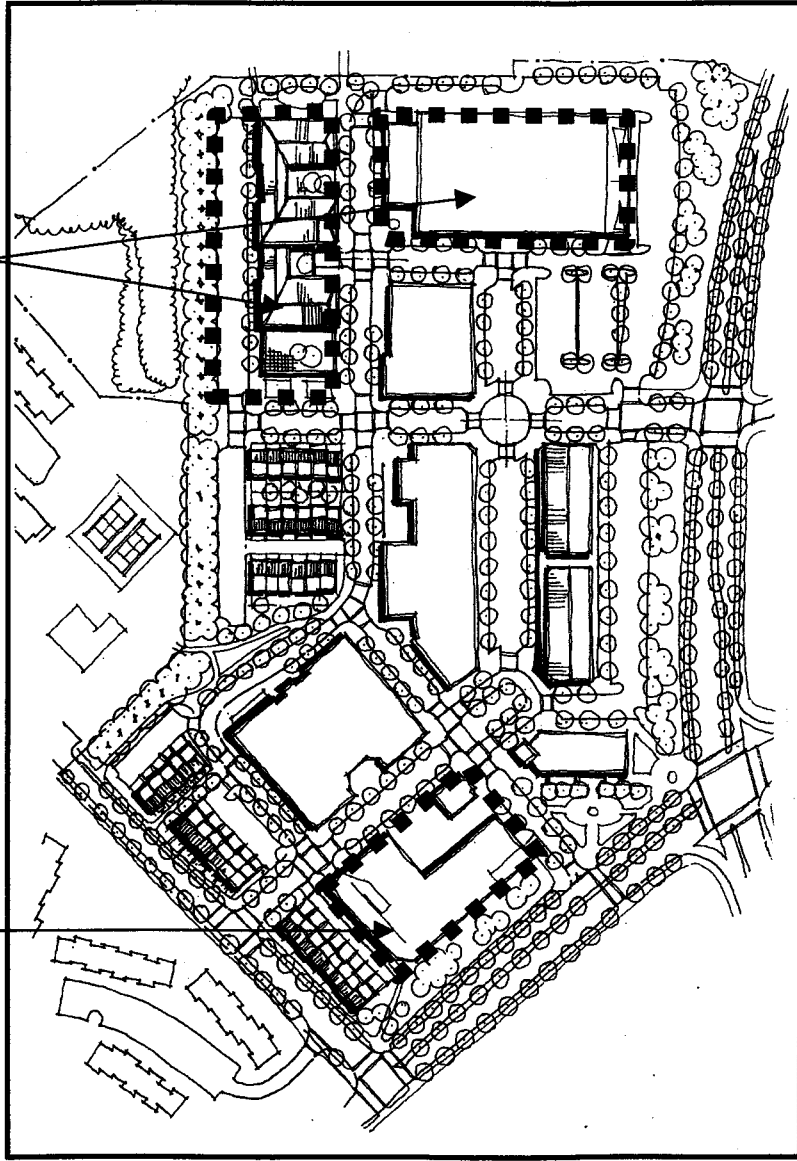
Integration of Housing for the Elderly

- Adjacency to other housing (+)
- Direct access to the park (+)

Alternative 3 – 132 Dwelling Units

Criterion 3: Parking Feasibility

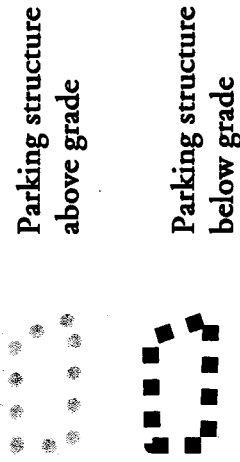
One full level and one partial level underground - 230 spaces One level underground parking -460 spaces



Total Parking 1230

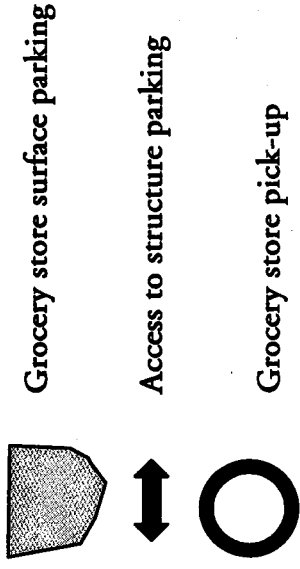
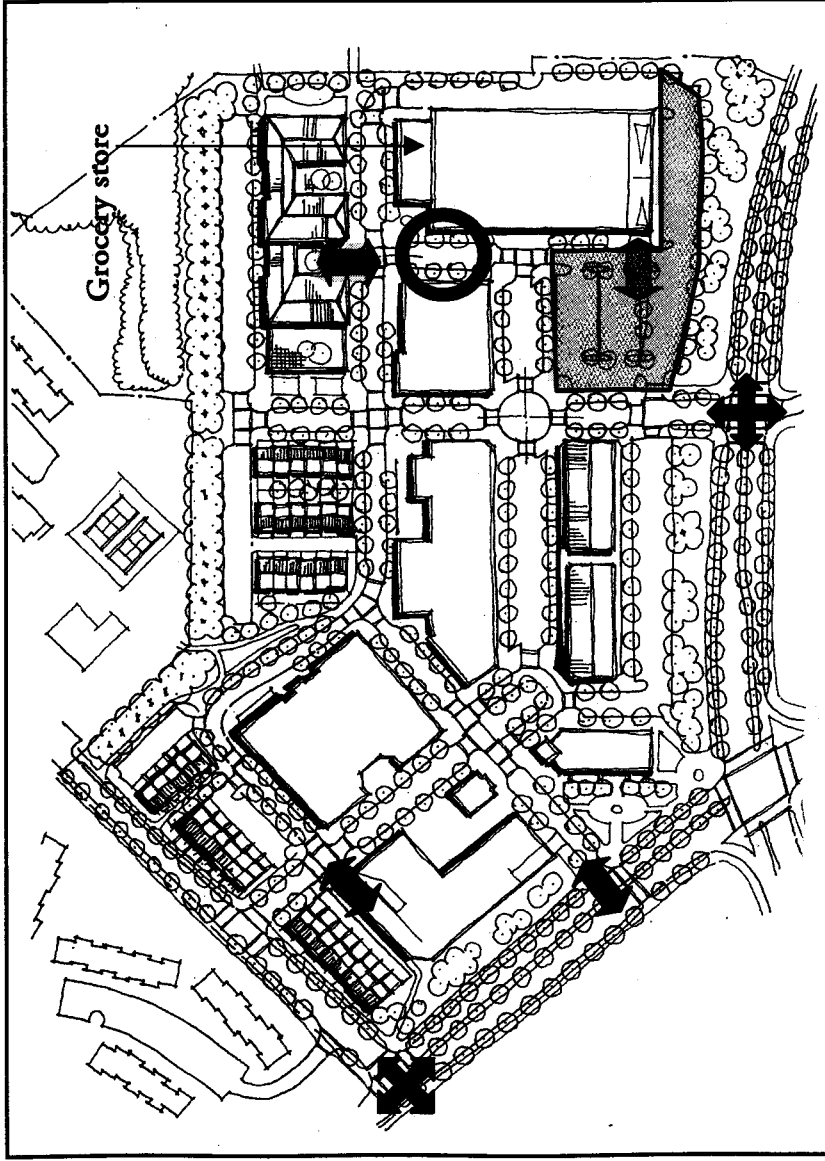
Structure Parking – 690
(56%)

Surface Parking – 540
(44%)



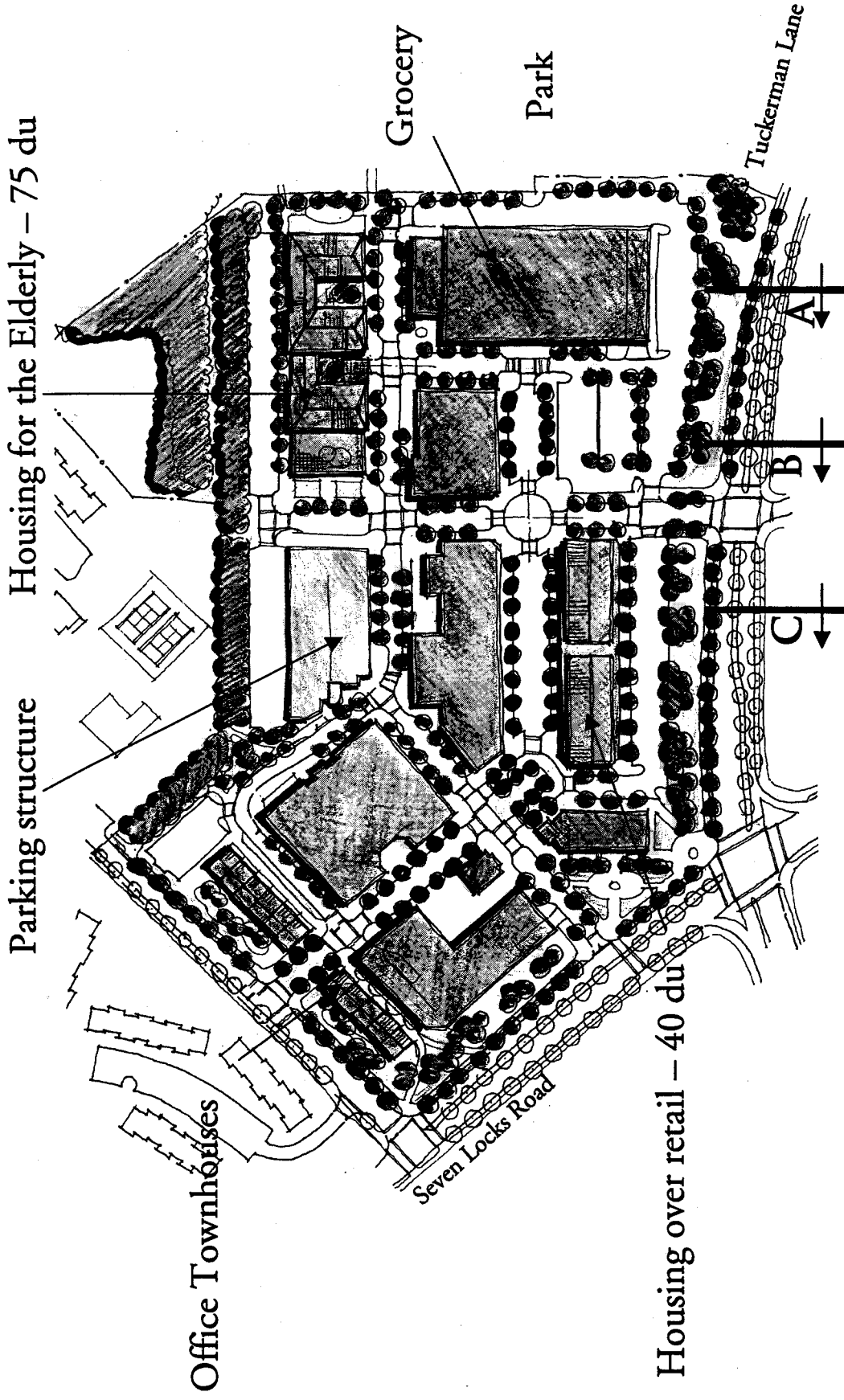
Parking Feasibility

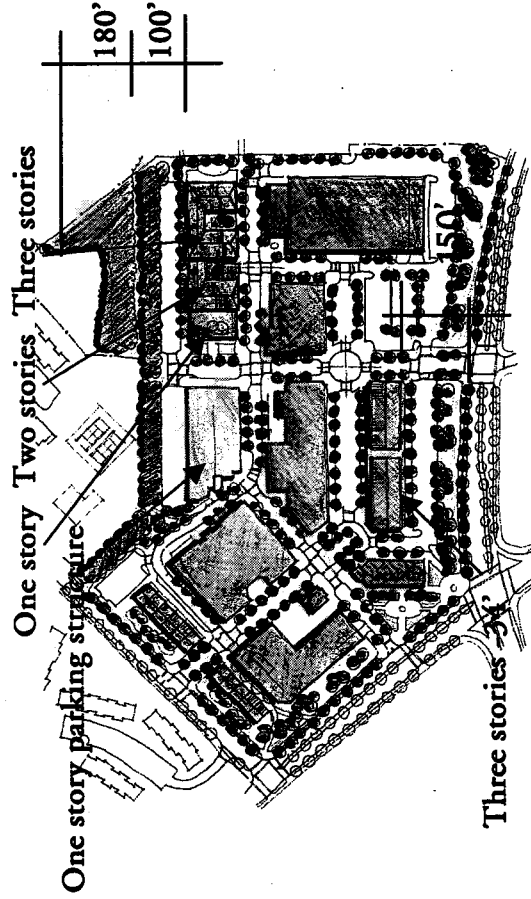
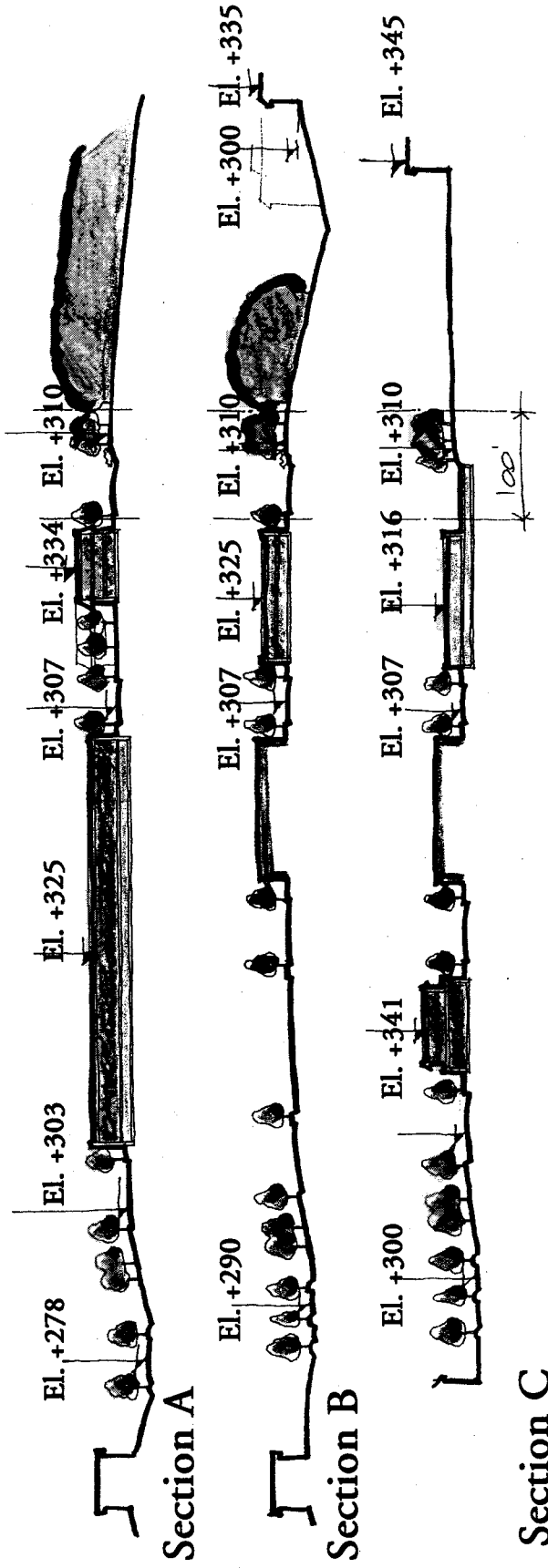
- High ratio of surface parking
- High ratio of above grade structured parking
- One level, rather than two, of below grade parking. (+)



Shoppers Convenience

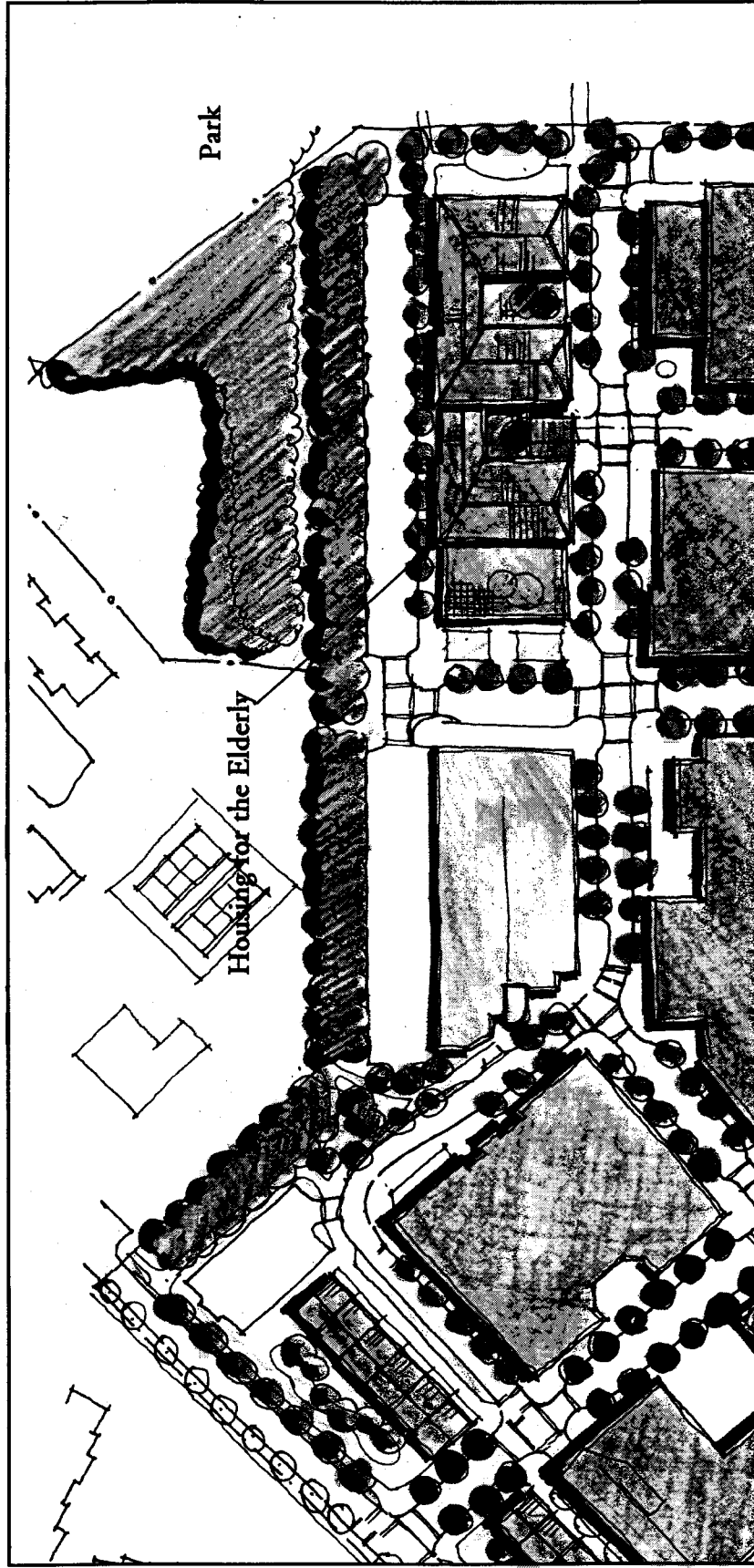
- Availability of surface parking for the grocery store (+)
- Easy access to grocery store pick-up (+)
- Even distribution of parking within the site (+)





Compatibility

- Location of the Housing for the Elderly (+)
- Massing and height of the Housing for the Elderly (Sections A and B) (+)
- Residential townhouses along the northern boundary (-)
- One level (rather than two) of housing over retail (-) (Section C)



Integration of Housing for the Elderly

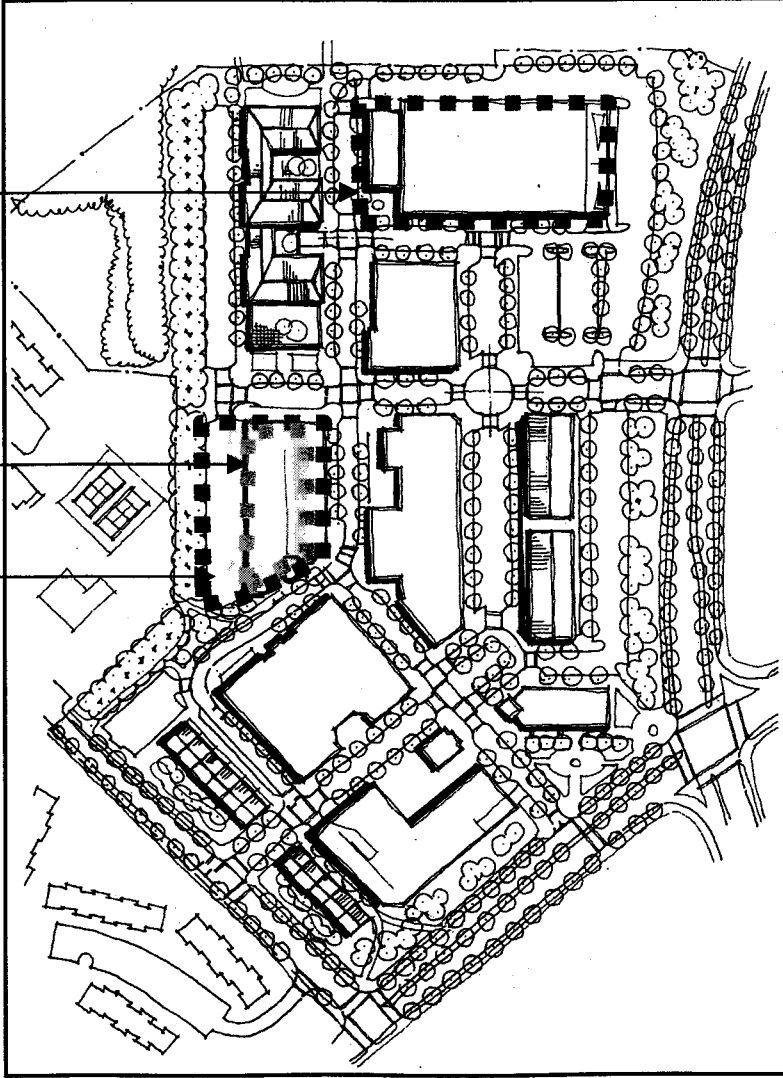
- Adjacency to other housing (-)
- Direct access to the park (+)

Alternative 4 – 115 Dwelling Units

Criterion 3: Parking

One level at grade and one above - 210 spaces One level below grocery – 220 spaces

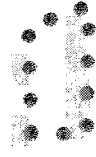
One level below grade – 160 spaces



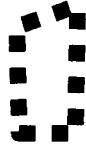
Total Parking 1230

Structure Parking – 590
(48%)

Surface Parking – 640
(62%)



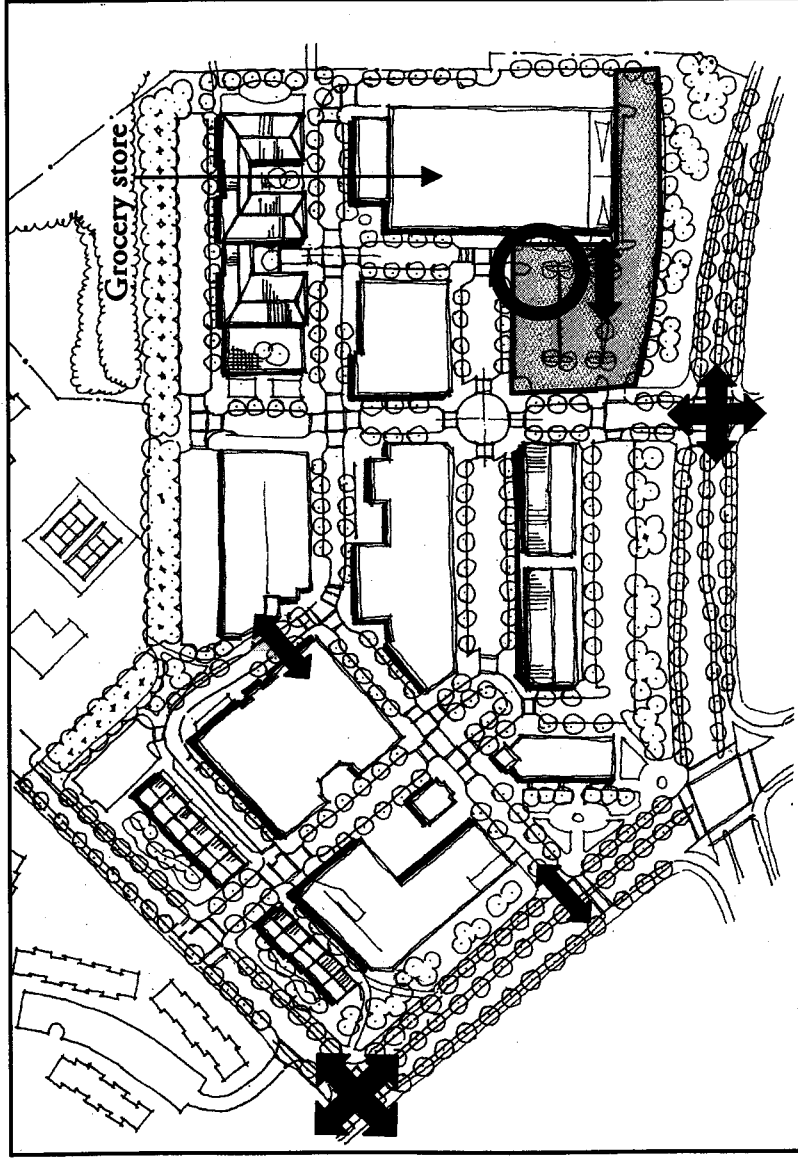
Parking structure
above grade



Parking structure
below grade

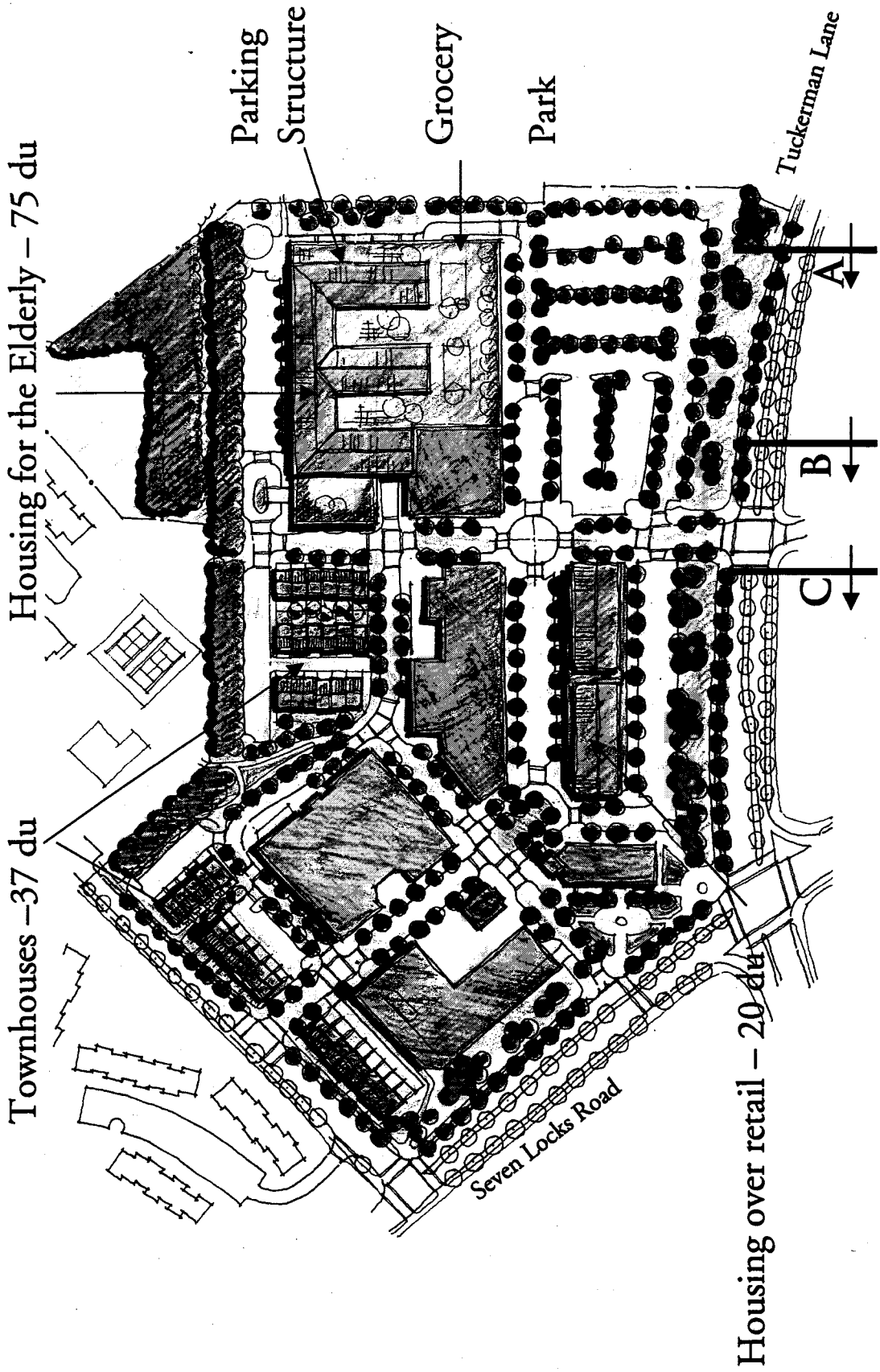
Parking Feasibility

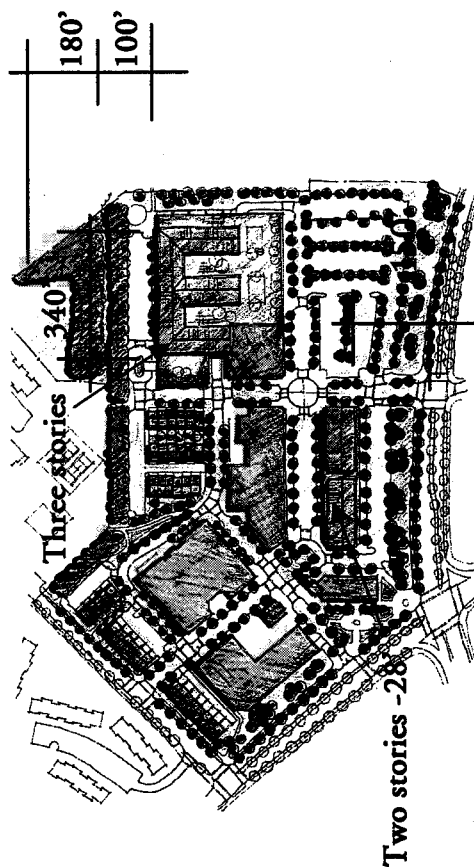
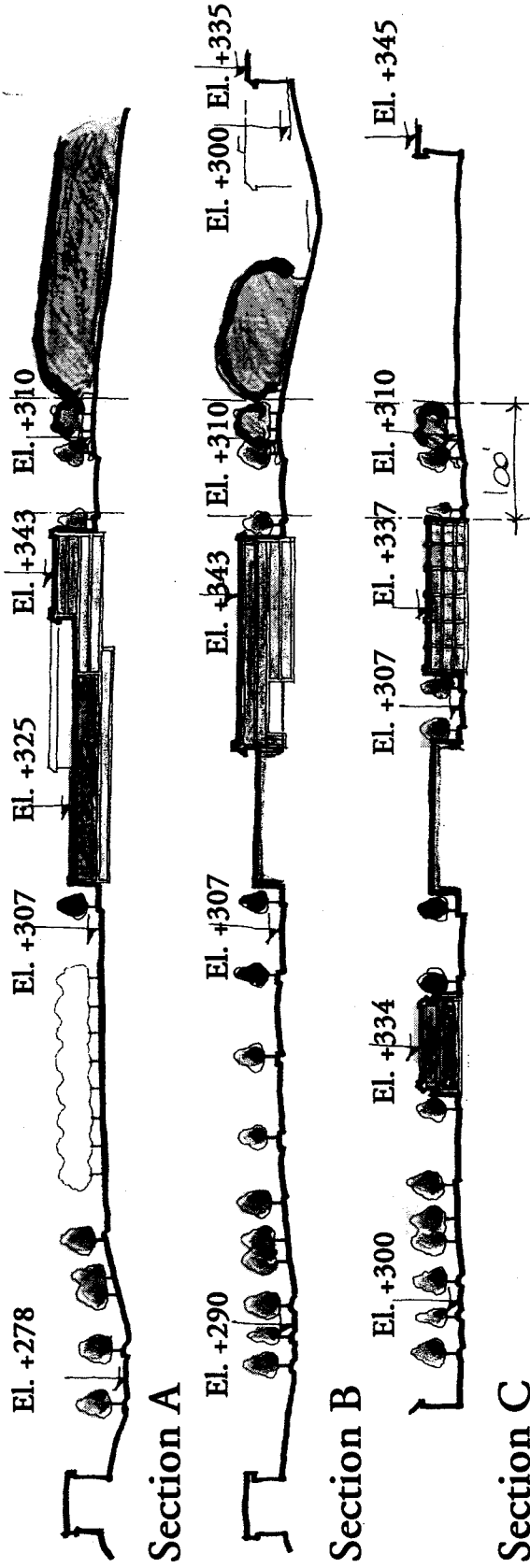
- High ratio of surface parking (+)
- High ratio of above grade structured parking (+)
- One level, rather than two, of below grade parking. (+)



Shoppers Convenience

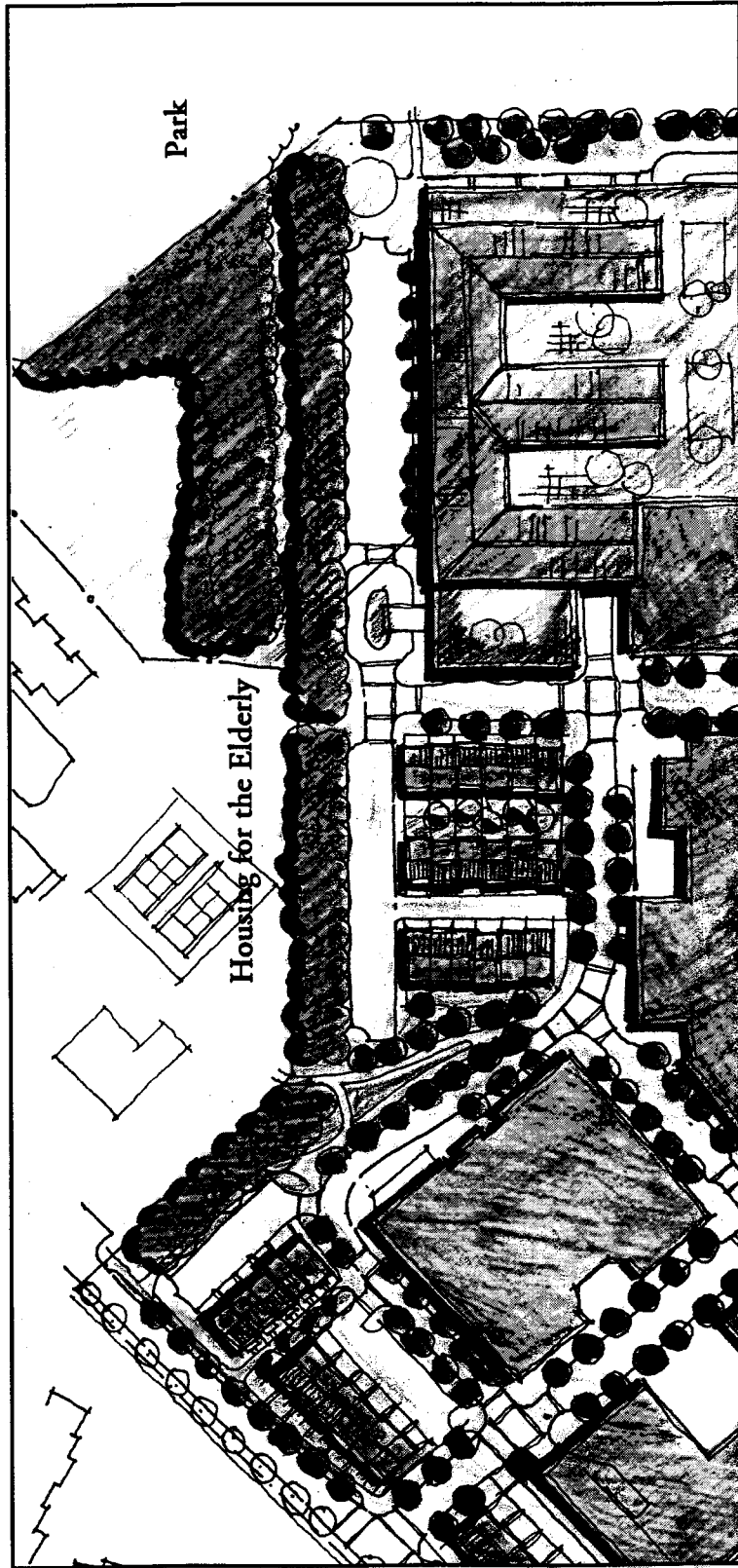
- Availability of surface parking for the grocery store (+)
- Easy access to grocery store pick-up (+)
- Even distribution of parking within the site (-)





Compatibility

- Location of the Housing for the Elderly (+)
- Massing and height of the Housing for the Elderly (-)
(Sections A and B)
- Residential townhouses along the northern boundary (+)
(Section C)
- One level (rather than two) of housing over retail (+)
(Section C)



Integration of Housing for the Elderly

- Adjacency to other housing (+)
- Direct access to the park (+)

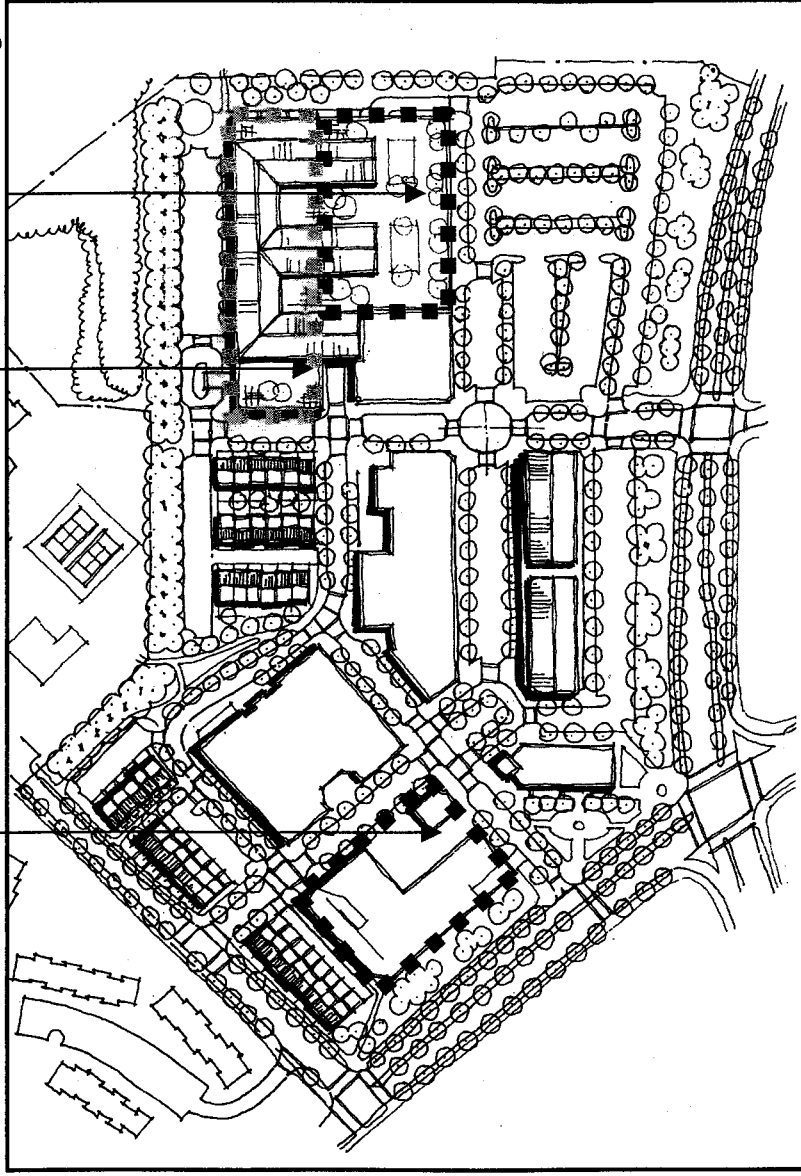
Alternative 5 – 132 Dwelling Units

One level below grade – 160 spaces

Criterion 3: Parking Feasibility

One level at grade, one level above grade – 325 spaces

One level below grade – 170 spaces



Total Parking 1245

Structure Parking – 655

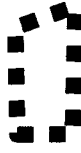
(53%)

Surface Parking – 590

(47%)



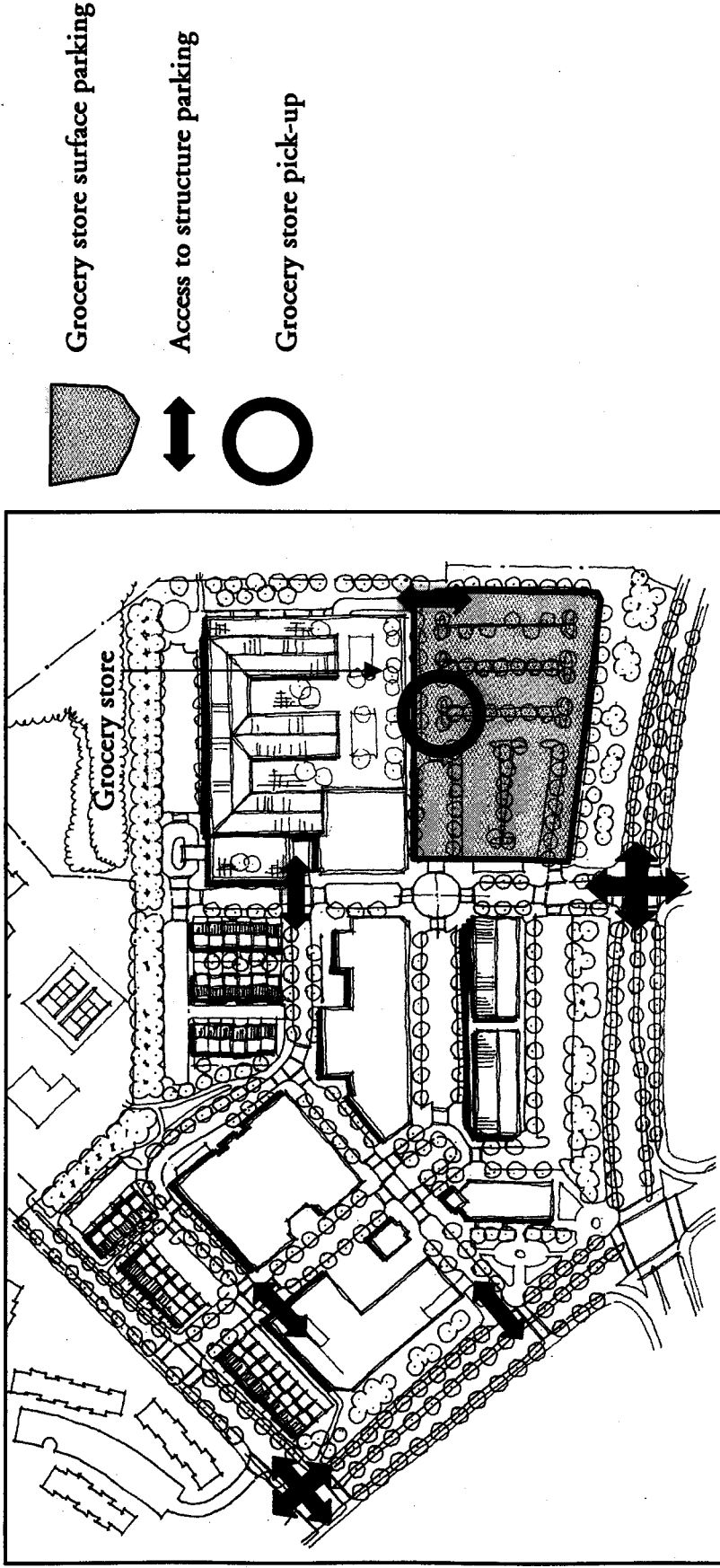
Parking structure
above grade



Parking structure
below grade

Parking Feasibility

- High ratio of surface parking (-)
- High ratio of above grade structured parking (+)
- One level, rather than two, of below grade parking. (+)



Shoppers Convenience

- Availability of surface parking for the grocery store (+)
- Easy access to grocery store pick-up (+)
- Even distribution of parking within the site (-)

Conclusions

The following conclusions may be drawn from this analysis:

- A significant housing component can be an integral part of the development at Cabin John Center. This location may support an integrated Housing for the Elderly project.
- Housing may be provided in different ways , which meet the set criteria.
- While most of the parking needs are generated by the commercial uses, the allocation of land area to housing generates the need for underground parking.
- The following elements of the preferred alternative, #3 (see table below), should be included in the Plan as guidelines and criteria:

The number and type of dwelling units,
the location of the Housing for the Elderly, and
compatibility guidelines for the Housing for the Elderly.

Alternative	# Units	Compatibility	Integration	Parking Feasibility	Convenience	Total
1	114	3	1	1	3	9
2	125	1	1	1	1	4
3	132	4	2	1	3	10
4	115	2	1	3	2	8
5	132	3	2	2	2	9

Potomac Worksession #6
Attachment 1
Summary Testimony Chart

POTOMAC MASTER PLAN

Worksession #6

Willowbrook Drive Reconsideration	
Stanley D. Abrams, representing Willowbrook/Cambridge Resident's Association	Requests the Planning Board to reconsider their vote recommending the Willowbrook connection in the Plan. While road connection is a County planning policy, it should not be so rigidly maintained that it ignores changed circumstances and existing conditions.
Robert Dalrymple, representing Willowbrook Drive residents	His clients support the staff recommendation for secondary road designation. Approved subdivisions will make connection a reality, and continuing as a sub-standard primary road will degrade surrounding low-density residential uses.
Robert Magee, Individual	There is much to be gained from changing the road's designation. As a through road, property values would decrease and residents should not be held hostage to a County-wide policy that should never apply to this road.
Edward C. Whitman, Individual	Agrees with staff position to downgrade Willowbrook to a secondary road. Conditions have changed since the recommendation was first made, with settled communities along the road. The Plan should be changed to reflect today's reality.
Elderly Housing	
Maryland National Capital Building Industry Association, Lawrence Webb	The plan should include affordable and senior housing to promote smart growth.
Montgomery County Chamber of Commerce	The Plan doesn't sufficiently address housing needs for this large area, particularly affordable and senior housing. Too much land is recommended for parkland acquisition.
Montgomery County Executive, Douglas M. Duncan	The Plan should note the need for affordable housing in the Subregion, and identify appropriate sites, including ones that would require special exception approval. A table is needed showing the maximum yield for key parcels.
Royal S. Buyer, Individual	Plan language should mention low-income, elderly housing.
Barry Irwin, Individual	The Plan doesn't adequately address the need for more elderly housing.
Ken and Lynn Reid, Individuals	There is no provision for affordable housing in this master plan.
Cabin John	
Audubon Naturalist Society, Neal Fitzpatrick	Supports the Plan's proposed rezoning.

<p>Fox Hills Civic, Hilltop Estates, Inverness Forest, Potomac Crest, and Scotland Community Associations</p>	<p>Agree that improvements to the center are warranted and overdue, but the Freeman proposal is too dense and not in the community's best interest. They disagree with staff rationale for the rezoning regarding how much development could be allowed under the existing zoning, and believe the proposed development is not "neighborhood serving."</p> <p>They are concerned that pedestrian crossings at Tuckerman Lane and Seven Locks Road will be dangerous, and believe parking structures will be inconsistent with the character of a neighborhood center.</p> <p>If the Board approves RMX-2C, they should attach proposed restrictions that address use, height, site design, and density.</p>
<p>Hilltop Estates Civic Association</p>	<p>Believe the proposed redevelopment will add traffic congestion, impact the semi-rural character of surrounding roads, and change the neighborhood character. Believe the center should not be redesigned to compete with nearby Montgomery Mall and proposed Fortune Parc, and that Plan language should be changed to state this is a neighborhood shopping center.</p> <p>Specific concerns include the pedestrian-friendly character of the proposed redevelopment, its density, the impacts on traffic congestion and circulation, the center's visual appeal, and the addition of new townhouses.</p>
<p>Norman Knopf, representing the Inverness Association</p>	<p>The land use and design guidelines should clarify that these guidelines are essential elements that must be completed as part of any development.</p>
<p>Lois Chelec, Individual</p>	<p>The center should be designed and scaled to serve residents. This expansion will exacerbate traffic congestion, and the proposed housing is incompatible with the retail center.</p>
<p>Nancy Frohman, Individual</p>	<p>Potomac commercial development should be designed and scaled to serve residents. Expanding this shopping center is unnecessary.</p>
<p>Esther Gelman, Gelco Consultants</p>	<p>RMX-2C may be acceptable if accompanied in the Plan with strict and airtight development conditions that address compatibility, scale, use, site design, traffic, and height.</p>

Steven Z. Kaufman, representing the Freeman Company	<p>Supports the proposed rezoning from C-1 and R-90 to RMX-2C. Also supports the proposed RT-15 zoning for townhouses. Thirty-eight townhouses rather than 40 dwelling units will provide the transition, and 69 townhouse condominiums spread throughout the main street retail development will provide a better range of housing opportunities.</p> <p>Median landscaping and other improvements (pages 39 and 40) should be further studied. Added language should allow additional fifty-foot strip rezoned along the rear of the Center to provide a green setback area. Also on page 40, consider raising the height restriction to 45 feet.</p> <p>The fifth paragraph on page 39 should read, "The final combination of densities must not exceed the trip generation totals equal to an expansion/redevelopment of the existing center totaling 350,000 square feet of commercial space. The existing site conditions should be considered in determining the future volumes generated by this site."</p>
Andrea Leopold, Individual	Redevelopment is unnecessary and will detract from the neighborhood's quality of life. Attracting more traffic and a multi-story garage is a risk to life and limb. Proposed building heights, especially for a garage, are too high, and additional housing will merely increase congestion.
Norm Leventhal	Opposes the proposed multi-story commercial or residential redevelopment of the Cabin John Center. The proposal is too large and would disturb the area's character and environment.
Trails	
City of Rockville Community Planning and Development Services, Bob Spalding	Supports the Plan's greenway recommendations for trails in Cabin John and Watts Branch Parks.
Potomac Bridle and Hiking Trails Association, Cynthia L. LaCivita, President	Pleased that recorded PBHTA easements are being considered for addition to the Plan.
Nancy E. Frohman, Individual	The Plan should include preservation of the existing bridle trails.
Mary Kimm, Potomac Almanac	Supports Plan's recommendation to preserve and enhance the trail network.
Virginia L. Merchant, Individual	Plan should include a network of bridle trails.

Trails – Muddy Branch	
City of Gaithersburg Bicycle and Pedestrian Committee, Old Potomac Park Community Association, and 100 individuals, Alan Migdall	Plan should recognize and accommodate riders' different skill levels. Advocates bike trails along Travilah Road and through Muddy Branch Park to the Canal. The trail could be built along the flat areas of the sewer line and could be reforested.
County-wide Recreation Advisory Board	Supports Plan's recommendations to create multi-purpose, unpaved trails that will help meet increased demand for trail facilities.
DuFief Homes Association, Evan R. Foster, President	Natural surface trails near their neighborhood will attract too many passing hikers and bicyclists to their community.
The Glen Preservation Foundation, Inc., Ginny Barnes	Support the Plan's proposals for natural surface trails. However, do not support a paved trail in the Muddy Branch stream valley park above Quince Orchard Rd.
Potomac Bridle and Hiking Trails Association, Elaine Jones and Sheila O'Donnell	Would like a neighborhood equestrian entrance to Muddy Branch Steam Valley Park from Split Creek Road. This will provide safe entry to the existing trails. The Potomac Horse Center access is too far from most of the equestrian community.
Potomac MPAG	Supports concept of trail connectivity, but doesn't support paved trails in stream valleys. Supports narrowest practical trail width.
Elie Pisarra, Chair, Potomac MPAG	Existing hiking and bridle trails must be respected and kept open.
Western Montgomery County Citizens Advisory Board	Support Plan's recommendation to establish a greenway system of park trails with a natural surface.
John Fauerby, Individual	Supports a hard surfaced, multi-use trail in Muddy Branch Park from Gaithersburg to the C&O Canal.
Ann Marie Gallagher, Individual	Supports a hard surface trail through the Muddy Branch Stream Valley area; it would encourage more people to commute by bicycle.
Julia Larson Wurglitz	Oppose a hard surface trail in the Muddy Branch Stream Valley Park to preserve the stream's natural environment and prevent the erosion, litter, graffiti, and plant dieback that has occurred where a hard surface trail exists.
William H. Wymer, Individual	Opposes paved trails because they are more expensive and would encourage use by motorbikes and other motorized vehicles.
Park Acquisition	
Hilltop Estates Civic Association	Supports efforts to preserve five stream valley parks.
Montgomery County Executive, Douglas M. Duncan	Supports Plan recommendations to transfer parcel P160, and to acquire 10.44 acres south of Esworthy Road, and two parcels totaling 5.19 acres for parkland.

Potomac MPAG	Supports turning unused school sites into parks, and endorses greater funding to preserve dwindling natural areas.
West Montgomery Citizens Association, George Barnes	Supports acquisition of properties recommended for Legacy Open Space and conservation parkland.
Park Acquisition – Cahoon Property	
The Glen Preservation Foundation, Inc., Ginny Barnes	Obtaining the Cahoon Property is vital to habitat continuity in this narrow parkland corridor.
Montgomery County Executive, Douglas M. Duncan	Supports Plan-proposed acquisition.
West Montgomery Citizens Association, George Barnes	Urge the immediate acquisition of the Cahoon property, which would greatly enhance adjacent park properties.
Parks Acquisition – Potter Property	
Christopher S. Weaver, Individual	Urges the County to purchase this property for parkland, since it is adjacent to MNCPPC-owned land, is quite steep, has a small stream and many old trees. If the site is developed, the area will lose its rural character.
Brickyard Road Junior High School Site	
30 Individuals	Oppose the lighted sports field proposed at Horseshoe Lane. It will add to traffic and extend traffic hours into the evening, include intrusive lighting and noise, and objectionable behavior by some users. This is also an environmentally sensitive and farming area that should be preserved. When declared surplus, the site should be developed commensurate with the character of this neighborhood and added to the tax rolls.
Kathleen Colburn, Individual	Support the proposed sports field; it would be an asset to the community.
Cornelius Merrick, Individual	Recommends the property be sold for housing development.
Mario and Lily Ortega, Individuals	Support a field at this site. Concerned about off-street parking.
Rabbi Stuart Weinblatt	Supports a field at this site, believing it would be a wonderful addition to the neighborhood.
Glen Hills	
Susanne M. Lee, Glen Hills Citizen Association	Support the recommendation that Glen Hills be deleted as an exception to the Piney Branch Limited Access Policy, and propose language for the Plan that recommends a study of septic failures that can lead to an implementable action plan.

Lower Greenbriar	
Washington Suburban Sanitary Commission, Kenneth Dixon	Finds the two proposed grinder pump systems are hydraulically feasible, but notes both may generate odor problems.
Robert Harris, representing Hillman and Wiehe families	<p>Proposes RNC zone, clustering development that would preserve 44 acres of open space at no public cost. Sewer should be extended, since developing this property with sewer would not extend the sewer envelope beyond the area previously planned for such service. The site is virtually surrounded by sewer properties and is proximate to two existing sewer mains, requiring no new mains in stream valleys. The site could be developed using WSSC-recommended method: a pressure sewer connected to the Piney Meetinghouse Road line.</p> <p>Believes on-file preliminary plan for RE-2 zoning is approvable, but prefer to develop under RNC zone.</p> <p>Letter of August 2, 2001: Cites other developments in the County that are compatible with mixed zoning, such as RNC and RE-2 in the Sandy Spring/Ashton Plan. Believes the cluster concept would result in compatible development in the Lower Greenbriar as well.</p>
Brian Edwards and Harry Lerch, representing the Tipton Family	<p>Propose developing the site in a way that environmentally sensitive areas (55% of the site) are preserved. There is adequate sewer capacity.</p> <p>Sewer lines are virtually at the home's front door and sewer lines on recently developed subdivisions surround the property. In 1991, County engineers determined five ways to serve the property with sewer and projected available capacity for twenty years of growth.</p>
Emily Vaias, representing Harry Semmes	<p>This property, identified for acquisition in the Legacy Plan should be acquired immediately based on the potential subdivision of five lots, or removed from the Plan since it does not contain significant environmental features.</p> <p>If not acquired by the County, the property should be included in the sewer service envelope and ending a history of government delays.</p>

Sutton Property	
Robert P. Hillerson, Individual	Application for a sewer service category change from W-6 to S-6. Development of this site into two-acre residential lots is consistent with the Plan and with surrounding development. The site will also become more wooded, after meeting the afforestation requirements of the Forest Conservation Ordinance.
Johnson Property – Travilah Road	
Robert Harris, representing Michael T. Rose Associates	Requests R-200 or RE-2 TDR-2 zoning to allow redevelopment consistent with surrounding residential communities.
Special Exceptions	
West Montgomery County Citizens Association, George A. Barnes	Concerned about large institutional uses that may impact the residential communities negatively. River Road in particular, has reached saturation and is in danger of achieving a level akin to Old Georgetown Road. Support the staff recommendation for special exceptions with particular emphasis on avoiding concentrations along major transportation corridors that would impact the C&O Canal.
Michael J. King, Individual	Agrees with the Darnestown Civic Association's recommendations for special exceptions.
Barbara Padden, Individual	Suggests that language include, "no more special exceptions along River Road unless they meet the needs of the immediate community." Also recommends that no more private schools within the boundaries of Seven Locks Road, Falls Road, MacArthur Blvd., and Tuckerman Lane be allowed.