



March 4, 2005

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Daniel K. Hardy, Coordinator *DKH*  
Transportation Planning

FROM: Maureen Decker, Planner Coordinator *MD*  
Transportation Planning

SUBJECT: DPWT Docket No. AB 666  
Abandonment of a Portion of 20-Foot Alley  
Block "B" Wheaton Forest  
Wheaton, Maryland

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**RECOMMENDATION**

**Staff recommends the following condition related to approval of the subject abandonment:**

That the proposed abandonment become effective simultaneously with the recordation of the record plat for the resubdivision of Wheaton Forest, Parcels 13 and 14, Block B, to facilitate the redevelopment of this tract into townhouses and auxiliary retail space located above the Wheaton Metrorail station kiss-and-ride lot. This paper alley will no longer be needed and is in direct conflict with the proposed redevelopment.

**DISCUSSION**

This abandonment is for a portion of an alley extending south from Reddie Drive as shown on the third page of Attachment A. As noted in Attachment A, the Executive held a public hearing on case AB 666 on December 8, 2004. In December, staff requested that the Executive's

public hearing record be held open on case AB 666 pending Planning Board review of the associated Wheaton Forest subdivision case.

A more southerly portion of the same alley was abandoned on the parcel adjacent to the Wheaton Metrorail station as part of case AB 649 in December 2001. The formal submission for case AB 666 includes a relatively small technical modification concerning planimetric coordination with case AB 649. In essence, the abandonment plan, as originally described in Attachment A, requested abandonment of 340 square feet that was already abandoned as part of case AB 649. Attachment B describes the modification.

The abandonment is requested on behalf of The Bozzuto Group, Housing Opportunities Commission of Montgomery County and the Washington Metropolitan Area Transit Authority to develop the Wheaton Metrorail site that presently houses the Kiss and Ride, short-term parking, and station entrance. The proposed development, being reviewed as Preliminary Plan No. 1-05021, will consist of a multi-family residential building containing approximately 180 residential dwelling units and 2,000 square feet of auxiliary retail space located both adjacent to and directly on top of the Wheaton Metrorail station. The proposed abandonment is essential to the redevelopment of this site.

The alley, unless abandoned, conflicts with the proposed site plan. The alley will no longer be needed for public access once the lots served are combined through the proposed re-subdivision and re-platting of the property to form residential lots.

MD:gw  
Attachments

mno to MCPB re AB-666 Alley Wheaton Forest.doc