



September 1, 2005

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Michael F. Riley, Chief, Park Development Division *MR*  
Patricia McManus, Design Section Supervisor *pm*

**FROM:** Heidi Sussmann, Landscape Architect *HS*

**SUBJECT:** Facility Plan for Greenbriar Local Park

**I. STAFF RECOMMENDATION**

- 1) Approve the Preliminary Forest Conservation Plan.
- 2) Approve the Facility Plan for Greenbriar Local Park, including cost estimate.
- 3) Determine the schedule for design and construction during review of the FY07-12 Capital Improvements Program (CIP).
- 4) Approve utilization of \$300,000 contribution funding for construction of a proposed regulation soccer field at Greenbriar Local Park in honor of William H. Hussmann, in fulfillment of the Montgomery County Planning Board resolution approving use of the donation to construct a soccer field within the Potomac Sub-region.

**II. PROJECT DESCRIPTION****A. Introduction**

The purpose of this project is to provide a Facility Plan and detailed cost estimate for a new local park that will serve the recreational needs of the area, will be developed in harmony with the inherent natural qualities of the site and surrounding vicinity, and will create an inviting accessible place to visit. Greenbriar Local Park is a 25-acre tract of undeveloped parkland located in the Northern Area - Region 1 of the Maryland-National Capital Park and Planning Commission (M-NCPPC) park system and within the Travilah Planning Area (P.A. 25) of the Potomac Sub-region.

The park is situated at the intersection of Glen Road and Travilah Road with most of the frontage along the north side of Glen Road, which is a recently designated Montgomery County rustic road. The park is surrounded by low density residential areas developed with large single-family homes on expansive lots. The Stoney Creek Farm community is developed on the opposite side of Glen Road, along the Bridgeton Drive cul-de-sac. To the north and east of the park are existing developments of large home sites including Greenbriar Estates, Beallmount, and Hannibal Farms. Currently all are well separated by the wooded stream buffer area of Greenbriar Park. A recently built cul-de-sac development of six 2-acre home sites is located adjacent and to the northwest of the park. Two of these lots are situated sixteen feet higher in elevation than the park and directly border the area of the park where facilities are proposed. Existing homes of the

Belvedere community are located across Travilah Road and are well separated from proposed park facilities by distance, woods, and previously described residences. Refer to Attachment 1 for a Vicinity Map.

## **B. Project History and Premise of the Facility Plan Project**

The Park was first proposed for acquisition 24 years ago and included in the 1980 Potomac Sub-region Master Plan in response to citizen requests for a local park. The 1998 Park, Recreation, and Open Space Master Plan (PROS) identified the Travilah planning area as having some of the highest unmet recreational needs in the entire County, based on demographics and available facilities, specifically calling for ball fields, basketball courts, and playgrounds. The park property was subsequently purchased by the M-NCPPC to provide recreational facilities and related infrastructure. The goal of providing a new local park was later endorsed and supported by residents during the 2002 Potomac Sub-region Master Plan process.

## **C. Project Funding and Initiation**

The current 25-acre park area was acquired in 1992, with fifteen acres purchased for \$498,753, and ten acres received as a donation. Facility Planning for Greenbriar Local Park was funded out of the Facility Planning: Local Parks PDF, with allocated funding of \$76,000. Staff designed the facility plan in-house during 2003 and developed an initial plan for the park. In August of 2003, the M-NCPPC hired the RBA Group to provide engineering and permitting services to finalize the project.

Funding of \$300,000 has been donated to the M-NCPPC for the construction of a regulation soccer field within the Potomac Sub-region, to be named in honor of William H. Hussmann. Greenbriar Local Park is the only foreseeable location within the designated planning area that offers a suitable site for the soccer field. Refer to Attachment 4 - Agency Correspondence, for the Montgomery County Planning Board resolution on July 11, 2002, approving use of the donation.

## **D. The Facility Plan Process**

During the facility planning process environmental conditions and community impacts were analyzed; a program of requirements (POR) was developed; community input was obtained; site conditions were analyzed; various design scenarios were evaluated; and detailed construction costs were developed. The process involved outreach to the surrounding community through two public meetings and posting the project on the Commission website. The staff team and appropriate reviewing agencies also provided recommendations for completion of the facility plan. Refer to Attachment 6 for the Facility Plan Report.

# **III. NEEDS ASSESSMENT**

## **A. Planning Documents and Surveys**

*Land Preservation, Parks, and Recreation Plan (LPPRP) Staff Draft 2005* - Emerging needs assessments from the 2005 LPPRP Plan confirm the previous projections of the 1998 PROS Plan and provide more specific information for projections to the year 2020. Current information indicates that there will be a deficit of 4.9 standard size multi-purpose rectangular fields by 2020 within the Potomac Sub-region. The data further indicates that there will be a deficit of 77 such fields countywide, representing the greatest demand for a specific recreational facility. The data also indicates there will be need for 3.8 basketball courts, 2.1 playgrounds, and 0 tennis courts by 2020, within the Travilah Planning Area.

*1998 Park, Recreation, and Open Space Master Plan (PROS)* - The 1998 PROS assessment for the Travilah planning area, regarding future unmet community use recreation facilities over the next 10 years, predicts that 11 ball fields, 7 basketball courts, and 4 playgrounds will be needed by 2010. Ball fields and

basketball courts represent the greatest unmet need. Relevant statements within the 1998 PROS Plan include: *“Ball field needs have exploded in recent years...greatest in the I-270 corridor, urban ring, and the Travilah area. The need for local park ball fields is greater than for any other recreation facility. Ball fields receive more use than any other local park facility.”*

***The Potomac Sub-region Master Plans (1980 and 2002)*** - The Sub-region Master Plan provides comprehensive guidelines for use of all land within its boundaries, pertaining to zoning, roads, trails, utilities, and general character of the area. The 1980 Sub-region Master Plan first proposed the Greenbriar Local Park and specifically stated that local parks contain ball fields for scheduled use and other such facilities as tennis, basketball and other courts, shaded sitting or picnic areas, playground equipment, possibly a shelter, and parking. The 2002 Potomac Sub-region Master Plan endorsed this proposal and was approved by the Montgomery County Council on March 5, 2002. During the 2002 Master Plan process, the local park proposal received no objections, and comments were received from the North Potomac Citizens Association stating that they experienced a severe shortage of ball fields. The 2002 Sub-region Master Plan incorporates the 1998 PROS Plan assessment of recreational needs for the Greenbriar Park area and includes the following inventory of local park facilities existing within the Travilah planning area: 5 playgrounds, 2 baseball fields, 2 softball fields, 9 tennis courts, and 2 soccer/football fields.

There is no public transportation in proximity to the park and future public transit is not proposed in the master plan. A Class I hard surface trail is proposed in the Master Plan for Travilah Road, but not for Glen Road. It extends along Travilah Road with a short segment adjacent to the park frontage along the roadway. The bikeway route would provide a north-south link from Darnestown Road to River Road. The bikeway will be difficult to accomplish because of prescriptive rights-of-way and the necessity for either easements or land acquisition. Existing and future equestrian trails are designated around the park in all directions, as part of the Travilah Loop, but not adjacent to or through the Greenbriar park site.

***Park User Satisfaction Survey (2003)*** - The Commission recently completed a county-wide ‘Park User Satisfaction Survey 2003’ in response to significant changes in the Montgomery County population, with the goal of examining how well the Parks System met residents’ needs and desires for the future as well as determining their satisfaction level with the quality and maintenance of current facilities. The 2003 User Survey substantiates the widespread use and demand for certain local park facilities. Some of the most popular and needed features, countywide, include: basketball, soccer, paved trails, natural areas, playgrounds, picnicking, and garden-like features.

## **B. Demographics**

The 2000 U.S. Census indicates that the Travilah planning area population is expected to grow 44.89% by year 2010. Further detailed projections estimate a 137.59% increase in the 65+ age group; 50.22% in the 20 to 34 age group; 31% to 35.78% in the 0 to 19 age group(s); and 17.47% in the 35 – 44 age group. The greatest countywide growth sector will be in the age group(s) from 45 and older, making accessibility a critical element in park design.

## **C. Area Facilities**

Greenbriar Park is a local park and is intended to serve residents beyond the surrounding neighborhoods and immediate planning area of Travilah. Adjacent planning areas include: Potomac to the southeast, Darnestown to the northwest, Gaithersburg City and Vicinity to the north, and Rockville to the east. There are few active recreation facilities in close proximity to Greenbriar Local Park. The area is primarily residential. The nearest school is Travilah Elementary School, at Travilah and DuFief Mill Roads. Five other M-NCPPC local parks with active recreation facilities in the planning area include: Big Pines, Aberdeen, DuFief, Glen Hills, and Darnestown Local Parks. Future planned recreational facilities and parks

in the area include a small Local Park at Traville and a new North Potomac Community Recreation Center adjacent to Big Pines Local Park on Travilah Road.

It should be noted that the M-NCPPC has acquired and maintained significant acreages of land in the Potomac Sub-region for conservation, including the Watts Branch and Muddy Branch Stream Valley Parks, Blockhouse Point Conservation Park, and the Serpentine Barrens. They include over 1,000 acres of pristine land designated for preservation and passive use. The Potomac River greenway and C & O National Historic Park are also located within two miles of Greenbriar Local Park, to the southwest.

#### **IV. PROGRAM OF REQUIREMENTS (POR)**

The following program of requirements (POR) was developed for the park based on an assessment of needs and input received from the community and the staff team:

- Active recreation including: at least one large ball field, basketball, possibly volleyball
- Ample room for field spectators
- Playground activities
- Preservation of the wooded environmental buffer areas of the park
- Shaded areas for sitting and picnicking and possibly a shelter and/or gazebo
- Trail features including a loop path
- Accessibility to all facilities
- Seventy parking spaces, and safe vehicular ingress and egress from Glen Road
- Maintenance access
- An attractive frontage for the park from Glen Road
- Informal landscaping, removal of invasive vegetation, and buffer plantings
- Sufficient visibility into the park for surveillance
- Amenities to facilitate park use, such as porta-johns, bike racks, and trash receptacles

#### **V. THE FACILITY PLAN STUDY**

##### **A. Current Park Conditions**

The park presents a semi-rural character and is partially wooded, partially open, and moderately rolling to steep in terrain. It offers a picturesque natural landscape with birds, wildlife, and many deer. Pleasing views extend into the site from Glen Road and from the ridgeline across the northern portion of the park. It is generally quiet except during rush hours when traffic creates noise along Glen Road. Glen Road has a 70-foot right-of-way with a narrow paved width for two travel lanes, and, although intended for local use, it often receives use typical of a primary road due to development levels.

A narrow arm of parkland extends to Travilah Road and includes a wooded wetland area and stream tributary that originates from the opposite side of Travilah Road. The tributary continues eastward across the north side of the park and into the Sandy Branch tributary located 500 feet beyond the southeast property line. Sandy Branch stream valley converges with Greenbriar Branch, the parks' namesake, and then extends south into the Watts Branch stream valley corridor and ultimately the Potomac River.

The portion of the property fronting Glen Road, and covering approximately 35% of the site, is somewhat open and very accessible, making it suitable for park development. The remaining 65% of the site is unsuitable for development as it includes environmental buffers, stream tributary, wetlands, mature woods, specimen trees, and steep slopes. The 25-acre Greenbriar site is an example of a larger than typical local park size that has been acquired to better serve both recreation and preservation.

## B. Preliminary Plans

Site inventory and analysis plans were prepared for the property. A preliminary concept plan, titled Plan A-1, was developed for the park that included the following elements: a regulation soccer field with spectator seating, a basketball court, a volleyball court, playground areas, a loop trail system, a picnic shelter, a gazebo, a 43-space parking lot with one entrance, screen plantings along the west residential edge of the property, and protection of the wetlands and stream buffer areas.

## C. Public Meetings

An initial public meeting was held on December 11, 2003, to present the site inventory and analysis, the preliminary program of requirements, and the preliminary concept plan. Twelve citizens attended the meeting and expressed mixed opinions and concerns for the local park proposal, pertaining to safe access, adequate parking at the site, and conservation areas. The following table summarizes community comments and subsequent staff responses.

Community Comment – Meeting #1	Staff Response
Is the parking adequate to serve the proposed facilities.	Parking spaces were evaluated and subsequently increased with grass-crete spaces to the maximum projected visitation, since this is primarily a drive-to park with no area sidewalks or available on-street parking nearby.
Two vehicular access points to the parking lot are preferred for safety.	A second access point was added, after it was approved by the appropriate agencies.
Is a traffic study warranted, given the existing congestion on Glen Road.	Transportation Planning staff determined that a traffic study was not required. A written Traffic Statement was prepared stating that the proposed facilities would not generate a significant increase in traffic levels or require roadway or intersection modifications.
Both a picnic shelter and a gazebo would not be required.	The picnic shelter was removed from the plan.
Is there a need for a volleyball court.	The volleyball court was removed from the plan.
Why is basketball chosen over tennis.	The PROS plan indicates an area demand specifically for basketball courts.
Could equestrian trail connections be added.	This was studied, and it could not be accommodated without disruption to environmental buffer areas and would not provide any of the connections desired in the area.
The paved loop trail is a nice idea.	
Some residents preferred that the park should be placed in conservation, including an adjacent resident. A suggestion was made to change the park category from a local park to a conservation park.	The limits of disturbance do not intrude into the environmental buffer areas, and 65% of the park remains in conservation. The local park recommendation underwent a public process and was reconfirmed in the recent area master plan.
One resident stated that they had seen evidence of rare, threatened, and endangered species.	Environmental Planning and Natural Resources Analysis staff did not find any presence of rare, threatened and endangered species in the most recent NRI/FSD.
Should taxpayer money be used for a local park given other critical needs.	The Montgomery County Council will ultimately weigh the value of the new park proposal against other county facilities when considering funding approval.

The originally presented concept, titled Plan A-1, was modified to address these concerns and was titled Plan A-2. The modified plan was presented at another widely publicized meeting on March 24, 2004, that was well attended by 30-40 residents. Valuable questions and comments regarding desires for the park were received at both meetings and from subsequent conversations and correspondence. The table below summarizes community comments and staff responses from the second public meeting. Refer to Attachment 2 – Options Considered, for Plan A-1 and Plan A-2, with illustrative sections. Refer to Attachment 5, Community Correspondence.

Community Comment – Meeting #2	Staff Response
The President of the North Potomac Citizens Association acknowledged that there is a deficit of recreational facilities in the area and that the plan achieves a good balance between natural and recreational areas.	
A representative from the West Montgomery Civic Association expressed appreciation for the response to comments in the first meeting, and agreed that there is a need for active play areas. The Association is committed to upholding Glen Road as a rural rustic road.	
There were requests to add volleyball back into the plan, because there are many residents that play volleyball in the area.	The volleyball court was added back into the plan as a grass surface.
Were indoor recreation facilities considered.	Indoor facilities will be built in the vicinity adjacent to Big Pines Local Park by the Montgomery County Department of Recreation.
Are 70 parking spaces too much or too little.	Transportation Planning staff determined that 70 spaces would be the appropriate amount of on-site parking, considering the fact that there are no sidewalks or on-street parking available near the park and the majority of visitors would drive to the park. Parking spaces along the Glen Road side of the parking lot would be constructed of a grass-crete surface.
There seems to be a lack of pedestrian and bicycle connections proposed around the park.	There are no sidewalks or bike lanes on Glen Road due to its rustic designation, the surrounding area is large lot residential with very few pedestrians, and environmental conditions constrain connections through parkland. One paved connection was added to serve residences from Bridgeton Drive.

#### D. Agency Reviews and Approvals

Facility Plan reviews by regulatory agencies and staff occurred at several junctures during the project process. Plan A-2 was presented to the regulatory agencies for review. Agency review comments are summarized below and detailed further in Attachment 6 – The Facility Plan Report. Refer to Attachment 4, Agency Correspondence, for agency approvals and letters.

*Up-county Regional Recreation Advisory Board (URRAB)* - Staff presented the plan to the URRAB on June 16<sup>th</sup>, 2004, along with comprehensive project information. Attendees acknowledged the need to provide

active recreational amenities at the park and the site limitations.. Issues discussed included pedestrian connections, the orientation of the soccer field, and the choice of recreation facilities. The URRAB forwarded a letter endorsing the proposal, included in Attachment 4.

**Montgomery Soccer Incorporated (MSI)** - Coordination with MSI occurred during development of the facility plan. A letter endorsing the proposal for Greenbriar Local Park is included in Attachment 4.

**M-NCPPC Plan Review** - The project was reviewed during the process at four key progress points and also for review of the final plan and cost estimates. The Facility Plan for Greenbriar Local Park was presented during the Plan Review session held on January 11, 2005. The plan was signed and approved by attending representatives from Park Police, the Region, County-wide Planning, Park Development, and Natural Resources.

**M-NCPPC Environmental Planning/Countywide Planning Division** - The Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD) was updated and re-approved on September 4, 2003. The Preliminary Forest Conservation Plan (Pre-FCP) for the park minimizes the need for forest clearing and places all amenities within the cleared field or new growth areas. There are no specimen trees, as identified by the approved NRI/FSD, that are to be removed as a result of the proposed project. The Pre-FCP was approved on May 3, 2005, and it calls for preservation of 15.74 acres of forest and removal of 6.67 acres of new growth low priority forest. The Memorandum on Forest Conservation Plan is included in Attachment 4.

**Department of Permitting Services (DPS)** -The *Stormwater Management (SWM) Concept Plan* was submitted to the DPS on June 16, 2004 for an initial review, and the final SWM Concept Plan was submitted on July 15 and again on August 25, 2004 to reflect minor plan modifications. The SWM concept was approved by DPS on September 8, 2004. The approved SWM Concept Plan provides water quality control and recharge through a variety of methods including grass channels along the sports fields and trail areas, sheet flow to the stream buffer, rooftop connection at the gazebo, natural area conservation, and bio-retention for the proposed parking area. The bio-retention area has been designed to address all water quality and channel protection issues related to the parking lot, even if the parking lot is ever to be considered totally impervious. The proposed design calls for one side of the parking lot to be constructed in grass-crete, currently considered by DPS to be pervious. Area drains have also been provided near the four corners of the soccer field that will drain, through sheet flow, into the existing stream. There are no current plans to change the overall field to artificial turf, however, a narrow band of artificial turf may be added at the goals and future computations would be adjusted accordingly.

**Montgomery County Department of Transportation (MCDOT)** - Configuration for vehicular access was reviewed by the MCDOT and the DPS. They were contacted to discuss potential entrances to the proposed parking lot off Glen Road. The DPS gave a final determination of appropriate entrance locations, and it was based on the following factors: Glen Road, as a rustic road, could not be modified to accommodate ingress or egress with acceleration or deceleration lanes; the entrances should minimize impact to the existing hedgerow along Glen Road; and the entrance placement should avoid line of sight issues. The proposed entrance locations specifically reduce potential impacts, and the trees to be removed are considered to be of low value. The DPS inspected the final proposed entrances for Greenbriar Park in the field on July 23, 2004, and indicated they would be sufficient.

## **E. The Recommended Facility Plan**

Final design refinements to Plan A-2 were made in response to community and agency review comments, resulting in the **Recommended Facility Plan** shown in Attachment 3. These modifications include: addition of a short paved pedestrian access connecting the park to Glen Road; addition of a grass volleyball court; landscaping and fence additions; completion of storm water management features; and minor adjustments to parking and access. The plan includes the following features:

- *Regulation soccer/football field (220' x 360')*; that can be subdivided into two smaller fields turned 90 degrees; includes astro-turf (10' x 30') at the goals
- *Field spectator berms*; timber terraced with ADA access and shade trees
- *Single basketball/multi-use court*; with partial fence and adjacent shaded seating
- *Single grass volleyball court (40' x 70')*; with adjacent seating
- *School-aged and tot-aged playground*; graded into an existing slope; with shade trees, central seating area, accessible walkway, and maintenance turn-around
- *Asphalt loop path*; 8' wide and 1/3 mile long; with benches and heart-smart distance markers
- *Central seating area and entrance feature*; with two pergolas (13' x 45' each) supported by stone columns; includes benches, decorative pavement, and wildflower area
- *Picnic table areas*; located near the playground, basketball, and field spectator berms
- *Centrally located gazebo (28-30' diameter)*; with stone base seat walls and interpretive signage, overlooking play areas and a natural wooded area
- *70 space parking area (37 spaces in asphalt and 33 spaces in pervious grass-crete)*; with one-way ingress (16' wide) and one-way egress (20' wide), curb and gutter, and decorative paving along adjacent walkways
- *Miscellaneous amenities*; a screened porta-john facility, interpretive signage features, bike racks, and trash receptacles
- *Asphalt pedestrian connection (6' wide)* from the proposed park loop path toward Glen Road and Bridgeton Drive; facilitating access to the cul-de-sac homes
- *Extensive shade and ornamental landscaping*, buffer enhancement, and hedgerow plantings,
- *Bio-retention area* with landscaping, wildflowers areas, and areas for naturalizing
- *Preservation of all environmental buffer areas, woods, wetlands*, and majority of hedgerow area
- *Park design in accordance with Crime Prevention Through Environmental Design principles*

## VI. COST ESTIMATES

### A. Construction Cost Estimate

The total project budget for implementation of Greenbriar Local Park is **\$3,570,948**. The following table summarizes projected costs for design and construction of the proposed park. Refer to Attachment 7 - The Facility Plan Report, for a detailed cost estimate.

ITEM NO.	ITEM	TOTAL COST
1	SITE PREPARATION	\$443,552
2	SWM & SEDIMENT CONTROL	\$199,860
3	FOREST CONSERVATION	\$69,450
4	PARKING & ACCESS (70 spaces)	\$227,475
5	TRAILS & PATHS	\$192,160
6	STRUCTURES	\$181,000
7	SITE AMENITIES & FURNISHINGS	\$175,400
8	RECREATION FACILITIES	\$309,740
9	LANDSCAPING	\$330,730
*	<b>PARK CONSTRUCTION SUBTOTAL</b>	<b>\$2,129,367</b>
10	CONSTRUCTION CONTINGENCY (30% x Construction Subtotal)	\$638,810
**	<b>PARK CONSTRUCTION TOTAL</b>	<b>\$2,768,177</b>
11	DESIGN W/CONTINGENCY (20% x Construction Total)	\$553,635
12	STAFF CHARGE-BACKS (20% x Design w/Contingency)	\$110,727
13	CONSTRUCTION MANAGEMENT/INSPECTION (5% x Construction Total)	\$138,409
***	<b>TOTAL PROJECT COST</b>	<b>\$3,570,948</b>



## **B. Operating Budget Impact (OBI)**

The M-NCPPC staff prepared an estimate of annual operating budget costs that would become effective in order to maintain the new park. The estimate includes activities that will be accomplished by staff from the Northern Region, Natural Resources, Central Maintenance, and Park Police. Estimates address costs for labor and time, additional staff work years, equipment and materials, and any contract work. The total estimated annual operating budget for this park is \$91,280. A detailed OBI estimate is included in the Facility Plan Report.

## **VII. CONCLUSION**

The recommended facility plan offers a scenario for development of a local park that is based on aesthetics, function, and value. The design for Greenbriar Local Park reflects a somewhat rural quality, in keeping with the character of the site and surrounding land. The layout, grading, landscaping, details, and materials are informal, rustic, or indigenous. Vistas and views into the site are maintained, and prime natural areas of specimen woods are preserved as a visual backdrop to the park, adding to visitor enjoyment of its natural beauty. The facility plan clusters proposed recreation facilities in order to facilitate maintenance, inter-relationships of use, and conservation of natural areas. The plan considers parking needs, safety, accessibility for visitors, maintenance access, operating abilities, and visibility. This design is a unique opportunity to be able to include both recreational value and environmental value within one public local park facility. The facilities proposed for this park will address significant unmet active recreational needs of the area for ball fields, basketball, and playgrounds, and the plan conserves over 65% of the site, thereby maintaining the habitat and environmental value of the property.

**In summary, staff recommends approval of the facility plan for Greenbriar Local Park, and the associated cost estimate. The recommended facility plan addresses park needs and is also sensitive to the site conditions, potential use impacts, and aesthetics of the surrounding area. The plan recommends an optimum and balanced scenario for a new local park that will serve critical recreation needs of the area as well as desires for conservation. This is an opportunity to create an attractive and useful local park for the future.**

## **VIII. ATTACHMENTS:**

- Attachment 1: Vicinity Map
- Attachment 2: Options Considered - Plan A-1, Plan A-2; plans and illustrative sections
- Attachment 3: The Facility Plan for Greenbriar Local Park; plans and illustrative perspectives
- Attachment 4: Agency Correspondence –
  - Memorandum on Forest Conservation Plan
  - DPS Approval of SWM Plan
  - Planning Board Resolution on Donation Funds
  - Traffic Statement
  - URRAB Letter
  - MSI Letter
- Attachment 5: Community Correspondence
- Attachment 6: The Facility Plan Report