

Anspacher, David

From: Charlie Challstrom <chacha4498@yahoo.com>
Sent: Tuesday, January 23, 2018 1:14 PM
To: MCP-Chair
Subject: Bicycle Master Plan Public Hearing
Attachments: 1994-01-07 Ward Proposal for Annexation with Bike Path.pdf; 1994-04-28 Resolution 94-04 Authorizing Annexation with Bike Path.pdf; 1994-08-02 Plat 19440 Wards Addition to Washington Grove.pdf; 2009 Washington Grove Master Plan with Walkway Bikeway Connection.pdf; 2012-11-26 Deed Liber45831 Folio311 Wards Addition OutlotA.pdf; 2015-01-21 Bike Path Letter to Greg Ossont.pdf; 2015-05-27 Bike Path Email update from Greg Ossont.pdf; 2015-07-27 Bike Path Connection Meeting Report.pdf; 2015-08-03 Greg Ossont email after July 27 2015 meeting.pdf

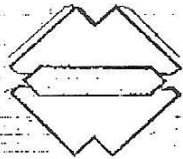
As the Montgomery County Planning Board evaluates updates to the Bicycle Master Plan Public Hearing Draft, I request priority for a walkway/bikeway connection for access between Washington Grove and the Shady Grove Metro Station and nearby services. I am writing as an individual with a long-standing interest and involvement in advocating for such a connection, and as a biking enthusiast.

During my years as a Town official, I was fortunate to engage with County agencies staff and with representatives of owners of properties adjacent to Washington Grove as we envisioned the future including a walkway/bikeway connection. Our shared outlook and commitments were incorporated into legal agreements, Town resolutions, and our Town master plan, all adopted via formal actions by our Town government. To demonstrate the range of time and effort, I have attached a 1994 Annexation Proposal from Richard E. Ward, the Town Resolution authorizing that 1994 Annexation and the 1994 Plat of Subdivision, a page from the 2009 Washington Grove Master Plan, a 2012 Deed conveying property proposed for a bike path connection, and then a collection of 2015 correspondence on interactions with the County.

The Town's 2009 Master Plan recommends a coordinated path effort with the County to provide Town residents with improved walking and biking options. Once there are definitive plans for the path, I expect our Planning Commission will convene a public review and approval session in Town for the portion of the path using public property within the Washington Grove corporate limits.

Thank you.

Charlie Challstrom
503 McCauley Street
Washington Grove, Maryland 20880



WARD CORPORATION

PROPOSAL FOR ANNEXATION

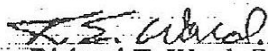
January 10, 1994

Richard E. Ward, owner of 2.88061 acres located at the intersection of Brown Street and Ridge Road in Montgomery and described as Liber 6403/Folio 801, does hereby request annexation into the Town of Washington Grove. This request is based on the granting of RR-1 zoning and the approval of a minimum of eight (8) single family residences (please see attached Boundary Survey prepared by Macris, Hendricks & Glascock).

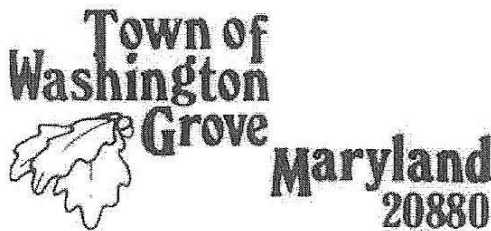
After the meeting with the Town's planning commission on January 4, 1994; Ward, or his assigns, agree with the following conditions of annexation:

- A) The existing residence and/or barn on the site may be removed by the Town, or it's assigns to a site of their choosing after all permits have been secured. The removal of these structures will be done in a timely manner as to not interfere with the construction of the proposed residential development.
- B) The development of the site will provide an approximately 10,000 square foot area at the eastern end of the site, facing future Amity Way which will be dedicated to the Town of Washington Grove. The area will contain a site Water Management (Quality) Facility, a partial requirement for afforestation (the residual to be provided on another Town parcel), and a bike path which connects the Brown Street extension with the future Amity Way. This area will have a minimum dimension of thirty-five (35) feet facing Amity Way.
- C) The conceptual residential development plan proposes the extension of the existing Brown Street on to the site. A sixteen foot (16') paved section with a two foot (2') wide gravel shoulders will be provided in a thirty foot (30') Right-Of-Way. Within this Right-Of Way the developer proposes that a minimum of three (3) lantern style street lights will be provided.
- D) Richard E. Ward, or his assigns, agrees to submit conceptual residential elevations to the Town of Washington Grove for its review. This will be done prior to the application for a building permit, and is for the purpose of obtaining the Planning Commission's general comments as to the proposed design being compatible with the architectural motifs of the Town.

Respectfully,


Richard E. Ward, Owner

REWARDNEX.OAK



RESOLUTION NO.	94-04
INTRODUCED	1/10/94
ENACTED	3/14/94
EFFECTIVE	4/28/94

**RESOLUTION AUTHORIZING THE ANNEXATION
TO THE TOWN OF WASHINGTON GROVE
OF APPROXIMATELY 2.88 ACRES OF LAND
LOCATED AT THE INTERSECTION OF
BROWN STREET AND RIDGE ROAD**

WHEREAS, Richard E. Ward, owner of 2.88061 acres of land located at the intersection of Brown Street and Ridge Road in Montgomery County and described at Liber 6403/Folio 801, has requested annexation into the Town of Washington Grove in a Proposal for Annexation dated January 10, 1994; and

WHEREAS, the request from Richard E. Ward is specifically based on a designation of RR-1 zoning, approval of a minimum of eight (8) single-family residences, and other conditions of annexation as contained in the aforementioned Proposal for Annexation; and

WHEREAS, the Town Council has identified additional conditions of annexation and has secured sufficient assurances from Richard E. Ward and/or his authorized representatives that such conditions will be satisfied, such conditions including but not limited to the following:

- Compliance with requirements of Montgomery County Code Chapter 19, Erosion and Sediment Control and Stormwater Management, as determined by the County's Department of Environmental Protection;
- Compliance with requirements of Article XII, Subdivision Regulations, and Article XIV, Forest Conservation, of the Town's Code of Ordinances;
- Dedication of an outlot to the Town, such outlot to include the stormwater facility required by the County, an area for afforestation, and a bike path connecting Brown Street and future Amity Drive;
- Extension of Brown Street with a 20-foot (at least 4") asphalt base, 16-foot (at least 2") asphalt wearing course with 2-foot compacted gravel shoulder on each side, and, prior to issuance of any building permits, an acceptable financial instrument guaranteeing completion of Brown Street in conformance to applicable County standards for tertiary roads;
- Installation of all utilities underground and three street lights of a type to be designated by the Town Council;
- Off-street parking for at least four vehicles for each home; and
- Submittal of conceptual residential elevations to the Town's Planning Commission prior to building permit applications in order to provide an opportunity in the earliest stages to influence compatibility with architectural motifs of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Washington Grove, that the corporate boundaries of the Town of Washington Grove be, and they hereby are, enlarged by including therein the following area:

Parcel 635 as shown on Tax Map GT 121; it being the same property as described in Liber 6403 at Folio 801 among the Land Records for Montgomery County, Maryland; beginning for the same at a survey monument at the southernmost corner of Parcel 635, it being the common point with a parcel conveyed to Eugene B. Casey, et al., Trust (Liber 6038 at Folio 080) and also with a parcel conveyed to Oakmont Limited Partnership (Liber 10216 at Folio 108); and proceeding North 71°58'23" West 480.89 feet to a pipe at the southernmost corner of property conveyed to Peter L. Pammel, et ux. (Liber 6319 at Folio 683); thence along the common boundaries with the Pammel property North 23°06'26" East 80.00 feet to a point and thence North 61°52'55" West 175.09 feet to a point on the eastern edge of the Ridge Road right-of-way; thence along Ridge Road North 34°47'16" East 201.62 feet to a point; thence South 55°49'48" East 630.46 feet to an iron pipe; thence South 25°49'43" West 129.33 feet to the point of beginning; all aforementioned bearings and distances as reported on a Boundary Survey of the Richard E. Ward Property dated October 1993 by Macris, Hendricks and Glascock, P.A.

BE IT FURTHER RESOLVED, by the Town Council of the Town of Washington Grove, that this Resolution shall become effective forty-five (45) days following its adoption, unless a prompt petition for referendum thereon shall be filed as permitted by law, and provided further that the notice required by law shall be published not fewer than four (4) times, at not less than weekly intervals, in The Montgomery Journal, a newspaper of general circulation in the Town of Washington Grove.

BE IT FURTHER RESOLVED, by the Town Council of the Town of Washington Grove, that promptly after this Resolution shall become effective, the Clerk-Treasurer shall send a Notice of Change of Corporate Boundaries including both the original boundaries and the new boundaries to the following:

- Department of Legislative Reference, State of Maryland
- Clerk of the Circuit Court for Montgomery County
- Supervisor of Assessments for Montgomery County
- Maryland-National Capital Park & Planning Commission
- Washington Suburban Sanitary Commission

Approved by Mayor and Town Council

Carol P. Willemsdorf
Mayor

Date

3/14/94

ATTEST:

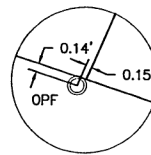
Mary M. Challstrom 3/14/94
Clerk-Treasurer Date

WASHINGTON GROVE SECTION FOUR

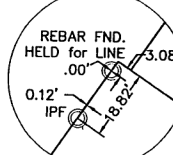
PLAT No. 19440

LEGEND

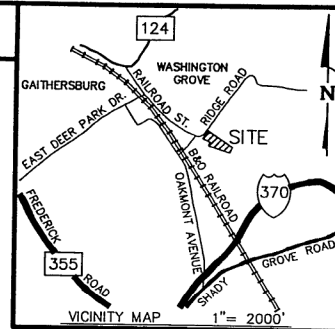
IPF = Iron Pipe Found
Mon. = Monument
PPF = Pinched Pipe Found
R/C = Rebar & Cap Found



INSET A



INSET B



PLAT TABULATION

Number of Lots = 8
Number of Outlots = 1
Area of Lots = 94,233 sq.ft.
Area of Outlots = 12,891 sq.ft.
Area of Street Dedication = 18,356 sq.ft.
Total Area = 125,480 square feet or 2.88061 acres

LINE	DIRECTION	FEET
1	N 34°47'18" E	107.33
2	N 72°28'44" E	27.32
3	S 22°24'30" W	42.95
4	S 88°51'30" W	15.81
5	N 82°10'03" E	17.32
6	S 55°49'48" E	28.00
7	S 18°01'31" W	26.00

OWNER'S DEDICATION

Richard E. Ward, owner of the property shown hereon, hereby adopt this plat of subdivision, and grant to the Washington Suburban Sanitary Commission (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of the sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights-of-way/easements shown hereon, subject to and together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter; dedicate the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state and local governing agencies; as owners of this subdivision, we, our successors and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor, in accordance with Section 3 of the Subdivision Ordinance; and hereby establish the Conservation Easement as shown hereon.

There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision except a certain deed of mortgage and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

8/2/94 Richard E. Ward
Date

We hereby assent to this plat of subdivision.
Equitable Federal Savings Bank

8/10/94 Gordon N. Luckett, President/Trustee
Date

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Frank T. F. Erter to Richard E. Ward by deed dated May 16, 1984 and recorded among the Land Records of Montgomery County, Maryland, in Liber 6403 at Folio 801. The total area included on this plat is 125,480 square feet or 2.88061 acres, including 18,356 square feet of street dedication.

August 2, 1994
Date

Douglas H. Riggs, III
Macris, Hendricks & Glascock, P.A.
By: Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

FILED
AUG 2 2 1994

PLAT OF SUBDIVISION
LOTS 1-8 & OUTLOT A, BLOCK 36
WARD'S ADDITION TO
WASHINGTON GROVE
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' JULY, 1994

MACRIS, HENDRICKS & GLASCOCK, P.A.

ENGINEERS•PLANNERS•SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
GAITHERSBURG, MARYLAND 20879
(301) 670-0840

TOWN of WASHINGTON GROVE PLANNING COMMISSION

Chairman, Planning Commission

8-2-94

DATE

DATE: _____
Plat Book: _____
Plat No.: _____

LOT 3
300 sq.ft.

CONSERVATION EAS. LINE TABLE			
LINE	DIRECTION	DIST.	
E1	N 34°47'16" E	57.33'	
E2	N 79°28'44" E	27.32'	
E3	S 50°59'15" E	34.00'	
E4	S 22°04'30" W	42.95'	
E5	S 68°51'54" W	15.81'	
E6	N 62°18'03" E	17.32'	
E7	S 55°49'48" E	28.00'	
E8	S 18°01'37" W	26.00'	



STREET

LOT 4
11,733 sq.ft.

LOT 5
2,179 sq.ft.

OUTLOT A
12,891 sq.ft.
(TO BE CONVEYED
TO THE TOWN OF
WASHINGTON GROVE)
Q 20' WSSC R/W
N 118°39'12" E
124.14' 28.68'

MON.FND. HELD

N 89.164.63
W 46.210.79

Incorrect; that
T. F. Erter
rded among
er 6403 of
square feet
dedication.

FILED

AUG 22 1994

EUGENE B. CASEY,
PLACER TRUST,
LEOSONE

- (h) Parking a motor vehicle on public property continuously for more than 7 days will not be permitted, unless a waiver has been obtained from the Mayor based on good and sufficient reason, e.g. owner out of Town for an extended period.
- (i) Stopping of vehicles on public property is to be permitted to receive and discharge passengers or merchandise only.

Recommendations:

- **Review implementation of the Parking Policy; update Zoning Ordinance, Subdivision Regulations, and Building Permit Regulations to reinforce existing minimum parking requirements associated with the type of use in each zone including the number of parking spaces, the location of parking spaces, and the plan and design standards.**
- **Limit such building expansion and new construction on residential lots as would effectively eliminate parking on the affected property.**

3.4 Walkway/Bikeway Connection

The Shady Grove Sector Plan calls for a shared use walkway/bikeway path connection between Amity Drive and the Town. Such a path will provide Town residents with improved walking and biking options for access to the Shady Grove Metro Station and nearby services.

Recommendation:

- **Support bike/pedestrian access from Washington Grove to the Shady Grove Metro Station. The Town should define the optimal location and coordinate with the County for a shared-use path in keeping with the history and character of the Town.**

3.5 Railroad Corridor

(1) Commuter Trains -- Historically, the Town began with the railroad, linked to the expansion of the Baltimore and Ohio Railroad Company's Metropolitan Line to the northwest of Washington, D.C. The Town is served by a double set of tracks along its southerly border owned and operated by CSX Transportation, successor to the B&O. The tracks are used by numerous daily freight trains and by Amtrak. Washington Grove is an sheltered stop for morning and evening MARC commuter trains operated for the Maryland Department of Transportation that provide daily transportation for Town residents and others commuting to Rockville, Garrett Park, Kensington, Silver Spring, or Union Station. Some parking spaces are available along the southernmost side of the railroad tracks, opposite the Town, between the tracks and Oakmont Avenue, and for a few cars on the north side of the tracks, along Railroad Street. Many Town residents walk to and from the commuter stop, as do residents from the Oakmont and Deer Park areas. Additional parking might encourage more riders to use the Washington Grove stop, and lessen concerns that the stop could be eliminated at some time in the future. The public property dedicated in 1881 as "Oakmont Park" and the adjacent public right of way used for access to parking behind Hershey's Restaurant could be explored with Montgomery County for expanded commuter parking. Delineation of a crosswalk on Railroad Street near Grove Road has increased pedestrian safety, but pedestrians are still at risk given Railroad Street traffic and limited sightline to the east.

DEED

THIS DEED, made this 26 day of NOVEMBER, 2012, by and between BROWN STREET STATION, LLC, a Maryland limited liability company, "Grantor", and TOWN OF WASHINGTON GROVE, a municipal corporation of the State of Maryland, "Grantee";

WITNESSETH, that in accordance with the Proposal for Annexation dated January 10, 1994, and signed by Richard E. Ward as then owner of the property described in Liber 14392, folio 531 among the Land Records for Montgomery County; and also in accordance with the conditions of the resulting annexation of the aforesaid property to the Town of Washington Grove, said annexation effective on April 28, 1994; the Grantor hereby grants and conveys unto TOWN OF WASHINGTON GROVE, Grantee, in fee simple as sole owner, all that parcel of land located in Montgomery County, Maryland, being more particularly described as:

Outlot A in Block Numbered Thirty Six (36), in the subdivision known as "WARD'S ADDITION TO WASHINGTON GROVE", as per plat recorded in Plat Book 173 at Plat No. 19440 among the Land Records of Montgomery County, Maryland, containing 12,891 square feet of land, more or less, with Parcel ID No: 9-3-3068723.

BEING PART OF THE SAME property described in Liber 14392, folio 531, and transferred to the Grantor by deed recorded among the Land Records of Montgomery County, Maryland.

SUBJECT to the covenants and restrictions of record.

TOGETHER with the improvements thereupon erected.

TO HAVE AND TO HOLD the property with the rights, title, privileges, appurtenances and advantages thereunto belonging to it to the use and benefit forever of said Grantee in fee simple as sole owner.

AND the Grantor covenants that it will warrant specially the Property and that it will execute such further assurances of the Property as may be requisite.

AND, by its execution and delivery of these presents, the Grantor hereby certifies that the grant set forth herein is not part of a transaction in which there is a sale, lease or exchange or other transfer of all or substantially all of the property and assets of the "Grantor", and so certifies as of the date of the making of this instrument.

IN WITNESS WHEREOF, BROWN STREET STATION, LLC, a Maryland limited liability company, has caused these presents to be executed in its name by its duly qualified subscribing officer, she being thereunto duly authorized and empowered, which company does hereby appoint the subscribing officer as its true and lawful attorney-in-fact to acknowledge and deliver these presents in its name and on its behalf, all as of the year and day first above written.

BROWN STREET STATION, LLC

By

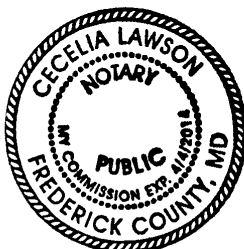
Richard E. Ward
Richard E. Ward, Managing Member

STATE OF MARYLAND, COUNTY OF MONTGOMERY: ss.

I HEREBY CERTIFY that on the 26 day of NOVEMBER, 2012, before me, a Notary Public of the jurisdiction aforesaid, personally appeared Carrie L. Acardi, who acknowledged herself to be the Managing Member of Brown Street Station, LLC and that she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Managing Member of the Grantor.

WITNESS my hand and Notarial seal.

40.00
20.00
60.00
TOTAL
Rest: NONE
LEK KAO
Jan 16, 2013
Rcpt # 59347
Bik # 6154
12:40 PM



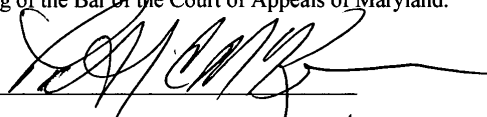
Cecelia Lawson
Notary Public

My commission expires: April 4, 2014

2013 JAN 16 PM 12:43

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

I HEREBY CERTIFY that the foregoing Deed was prepared on behalf of Brown Street Station, LLC under the supervision of a member in good standing of the Bar of the Court of Appeals of Maryland.



Patrick C. McKeever

Address of Grantor: Brown Street Station, L.L.C.
c/o Miller, Miller and Canby
200B Monroe Street
Rockville, Maryland 20850

Address of Grantee: Town of Washington Grove
Post Office Box 216
Washington Grove, Maryland 20880

Property Address: Brown Street
Washington Grove, Maryland 20880

Tax Account Number: 09-03068723

MONTGOMERY COUNTY, MD

APPROVED BY KC

JAN 15 2013

\$ exempt RECORDATION TAX PAID
\$ exempt TRANSFER TAX PAID

State of Maryland Land Instrument Intake Sheet <input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>Montgomery</u> <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)								
1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached)						
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation MD. CODE ANN., TAX-PROP. Section 12-108(a)(1) (to Municipality)						
		State Transfer MD. CODE ANN., TAX-PROP. Section 13-207(a)(1) (to Municipality)						
		County Transfer Montgomery County Code, Section 52-24(a)(1) (to Municipality)						
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only		
						Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration		\$		Transfer Tax Consideration		
		Any New Mortgage		\$		X () % = \$		
		Balance of Existing Mortgage		\$		Less Exemption Amount = \$		
		Other:		\$		Total Transfer Tax = \$		
		Other:		\$		Recordation Tax Consideration = \$		
5	Fees	Amount of Fees		Doc. 1		Doc. 2		
		Recording Charge		\$		\$		
		Surcharge		\$		\$		
		State Recordation Tax		\$		\$		
		State Transfer Tax		\$		\$		
		County Transfer Tax		\$		\$		
		Other		\$		\$		
Other		\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		09	03068723	14392/531	GT121		(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		WARD'S ADDITION TO WASHINGTON GROVE		OUTLOT A	36		19440	12,891 SF
		Location/Address of Property Being Conveyed (2)						
		BROWN ST, WASHINGTON GROVE 20880						
		Other Property Identifiers (if applicable)						Water Meter Account No.
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____						
		If Partial Conveyance, List Improvements Conveyed: _____						
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		BROWN STREET STATION LLC						
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		TOWN OF WASHINGTON GROVE						
		New Owner's (Grantee) Mailing Address						
TOWN OF WASHINGTON GROVE, PO BOX 216, WASHINGTON GROVE, MD 20880-0216								
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: CHARLES W. CHALLSTROM					<input type="checkbox"/> Hold for Pickup	
		Firm: TOWN OF WASHINGTON GROVE						
		Address: PO BOX 216, WASHINGTON GROVE, MD 20880-0216					<input checked="" type="checkbox"/> Return Address Provided	
		Phone: (301) 926-4498						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		Will the property being conveyed be the grantee's principal residence?						
		Does transfer include personal property? If yes, identify: _____						
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only – Do Not Write Below This Line								
Terminal Verification		Agricultural Verification		Whole		Part	Tran. Process Verification	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:		
Year	20	20		Geo.	Map	Sub	Block	
Land				Zoning	Grid	Plat	Lot	
Buildings				Use	Parcel	Section	Occ. Cd.	
Total				Town Cd.	Ex. St.	Ex. Cd.		
REMARKS:								

Space Reserved for County Validation

PLANNING COMMISSION
Town of Washington Grove
Washington Grove, Maryland 20880

P. O. Box 216
Washington Grove, Maryland 20880

January 21, 2015

Greg Ossont
Deputy Director, Department of General Services
Montgomery County Government
101 Monroe Street
Rockville, Maryland 20850

Dear Greg,

Thank you for meeting with John McClelland and me yesterday to review the status of Montgomery County projects near the Town of Washington Grove. In particular we note the discussion of a walkway/bikeway for access between Washington Grove and the Shady Grove Metro Station and nearby services.

To follow up our meeting, I request an exploration by County agencies to determine the feasibility of such a walkway/bikeway connection. The Town's 2009 Master Plan recommends a coordinated path effort with the County, to provide Town residents with improved walking and biking options. Once we have definitive plans for the path, our Planning Commission will convene a public review and approval session here in Town for the portion of the path using public property within our corporate limits.

We appreciate your engagement with a multitude of County projects, and look forward to collaborating on the path and other items of mutual interest.

Sincerely,



Charlie Challstrom
Planning Commission Chairman

cc:
N'kosi Yearwood
Montgomery County Planning Department

John McClelland
Town Councilor, Planning Commission Member
Town of Washington Grove

Subject:	Re: Shared Use Path - Washington Grove
From:	Barbara Raimondo (baraimondo@me.com)
To:	Greg.Ossont@montgomerycountymd.gov;
Cc:	Chacha4498@yahoo.com; Nkosi.Yearwood@montgomeryplanning.org; Amy.Donin@montgomerycountymd.gov;
Date:	Wednesday, May 27, 2015 10:19 AM

Thank you so much! Let me know if there is anything I can do to help!

Barbara

> On May 27, 2015, at 10:16 AM, Ossont, Greg <Greg.Ossont@montgomerycountymd.gov> wrote:

>

> Barbara,

>

> I met with Charlie Challstrom a few months back to understand Washington Grove's position on the matter and confirmed that the Town is interested in moving forward with a connection. We are currently working with our Executive branch colleagues to determine what exactly is required to complete a connection.

>

> I think an on-site meeting might be helpful at this point. We will coordinate with Charlie directly.

>

> Thanks,

>

> Greg Ossont

> Deputy Director

>

> Department of General Services

> 101 Monroe Street, 9th Floor

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> -----Original Message-----

> From: Barbara Raimondo [mailto:baraimondo@me.com]

> Sent: Tuesday, May 26, 2015 5:49 PM

> To: Yearwood, Nikosi; Ossont, Greg

> Subject: Shared Use Path - Washington Grove

>

> Hi Nkosi and Greg,

>

> I hope you are well.

>

> Several months ago, at a meeting of the Greater Shady Grove Civic Alliance, I asked you about the

status of the planned shared use path from Washington Grove to the new West Side at Shady Grove development and Shady Grove Metro Station. At that time it was your impression that Washington Grove didn't want the path. I have since spoken with our Town planning and council people and, in fact, the Town still wants the path. It is in the Town master plan and in the agreement for the Legacy Open Space field, among other things. I am not sure where the idea came from that the Town did not want the path, but that is clearly not the case.

>

> That being so, what are the next steps necessary to get plans for this path moving? This is an optimum time to connect Washington Grove with the new development and Metro.

>

> Thank you for any information and support you can provide.

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> Barbara Raimondo

> 414 Center Street

> Washington Grove

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Bike Path Connection Meeting Report -- July 27, 2015

Date, Location, and County Reps --

On July 27, 2015, Town and County representatives met about a proposed walkway/bikeway path connection between the Town and the Shady Grove Metro area. The on-site meeting started at 12 noon at the end of Crabbs Branch Way. County representatives were: Greg Ossont and Amy Donin (both with Montgomery County Dept of General Services), and Nkosi Yearwood and Chuck Kines (both with M-NCPPC).

Town Reps at July 27 Meeting --

To comply with State Open Meeting requirements, Mayor Joli McCathran directed that Town reps would be limited to herself, Charlie Challstrom, and members of the Town's Planning Commission (PC). The two PC members attending were Peter Nagrod and Steve Werts. Town resident Barbara Raimondo was informed of this meeting via email directly from Greg Ossont, and Barbara also attended.

Related Meetings in 2014 and 2015 --

At the November 2014 meeting of the Greater Shady Grove Civic Alliance (attended by Greg Ossont and Nkoski Yearwood), a Town resident reported the Washington Grove bike path connection project was "dead". To assure the County of the Town's continuing support for a bike path, a meeting was held in Greg Ossont's office on January 20, 2015, attended by Charlie Challstrom and John McClelland, where the Town's official position was reiterated with supporting documentation. During this January 2015 meeting, Greg committed to working with his Executive branch colleagues to determine what exactly is required to complete a connection.

Town's Official Position --

The Town's official position on the path connection is stated in the Town Master Plan, approved by a unanimous vote of the Town Council in January 2009 after a public hearing:

Section 3.4 Walkway/Bikeway Connection

The Shady Grove Sector Plan calls for a shared-use walkway/bikeway path connection between Amity Drive and the Town. Such a path will provide Town residents with improved walking and biking options for access to the Shady Grove Metro Station and nearby services.

Recommendation:

Support bike/pedestrian access from Washington Grove to the Shady Grove Metro Station. The Town should define the optimal location and coordinate with the County for a shared-use path in keeping with the history and character of the Town.

This followed another public hearing and another unanimous vote of the Town Council to approve the path connection back in March 1994. This was part of annexing "Ward's Addition to Washington Grove" (the 500 block of Brown Street) which specified "Outlot A" to be conveyed to the Town for a water management facility (sand filter) and "a bike path which connects the Brown Street extension with future Amity Way." The deed conveying "Outlot A" to the Town was finally completed in November 2012 after resolution of property tax issues.

Highlights of July 27, 2015 Meeting –

Handout Materials – Each meeting attendee was given a collection of documents with the Town's official position at the start of the meeting – see attached.

Walked a Path – All meeting attendees walked along the path as shown on the attached aerial image, beginning at Crabbs Branch Way, using the driveway towards the County's road maintenance facility (salt barn, brine tanks, etc.) to just outside the gate of that facility, then to the right, down the grassy slope and around a narrow planted area along a split rail fence, across the planted and mowed area behind the facility, then continuing around the building and connected to "Outlot A" at the end of Brown Street.

Discussions During the Walk – From the beginning, we noted the elevation challenges and the apparent sensitivity of the natural vegetation areas (wetlands?). There were suggestions the shortest possible route would be desirable, but accommodating environmental concerns and ADA requirements might dictate an elevated pathway, e.g. a boardwalk on piers. There was speculation this would involve significant costs, easier to accomplish as part of a project to connect Amity Drive to Crabbs Branch Way. We offered a suggestion the walking path being used today could be improved as an interim solution – but concerns were raised this might be using an area protected with a forest conservation easement; and portions of the route seemed too narrow and/or too sloped. We offered a suggestion a path could be created by installing an additional fence line along the inner perimeter of the County road maintenance facility, carving off an 8-foot or 10-foot strip inside the current facility fence – there were obvious obstacles (e.g. brine tanks) and no apparent positive response to this suggestion. There was a question: "Does the path have to go through Washington Grove?" and other Town representatives responded this was intended to provide Town residents with improved access to the Shady Grove Metro area. There were questions regarding the planned connection of Amity Drive to Crabbs Branch Way, and the response was this most likely would be associated with installation of County park facilities (e.g. soccer fields?) on the lower field beyond the Conservation Meadow Park – there appears to be no definitive plan yet for timing or layout of such park facilities. To finish the meeting, Greg Ossont committed to continued exploration of some of the issues raised, and a follow-up email message to all meeting participants.

Next Steps? -- We are awaiting a follow-up email message from Greg Ossont.

Subject:	On-Site Bike Path Connection meeting
From:	Ossont, Greg (Greg.Ossont@montgomerycountymd.gov)
To:	chacha4498@yahoo.com; jmac110@msn.com; Amy.Donin@montgomerycountymd.gov; jmccathranwgmd@gmail.com; Nkosi.Yearwood@montgomeryplanning.org; brooke.farquhar@montgomeryparks.org; charles.kines@montgomeryparks.org;
Date:	Monday, August 3, 2015 10:34 AM

All,

Thank you for taking the time to meet us on-site to review the terrain at the terminus of Crabbs Branch. As you will note from the image below, we have both forest stand and wetlands in the area we walked. As I mentioned, I think it will be a while before the master planned roadway connection is completed but we will contact our colleagues at MCDOT for their input. We will also reach out to the bikeways group with MCDOT to determine if there are interim alternatives.

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