Construction of a replacement clubhouse, custom crush facility\(^1\), malting facility\(^2\), and classroom
Community facility to benefit education revolving around farming and agriculture
Educational vineyard and winery facilities to promote economic development not currently available within the County
This Mandatory Referral was submitted at the 30 percent design phase

\(^1\) A custom crush facility allows others to make wine at their facility, avoiding the cost of maintaining their own facility and hefty startup costs.

\(^2\) A malt house, or maltings, is a building where cereal grain is converted into malt by soaking it in water, allowing it to sprout and then drying it to stop further growth.
Staff recommends approval to transmit the following comments to the Montgomery County Revenue Authority:

1. This project was reviewed under the assumption the site will not host a wine tasting room as is typical of a winery operation. If the inclusion of a tasting room is planned in the future, it is recommended that the project be reviewed again for any additional impact.

Mandatory Referral Review

This proposal for the construction of a new public Agriculture and Winery Facility requires the Mandatory Referral review process under the Montgomery County Planning Department’s Uniform Standards for Mandatory Referral Review. State law requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.
INTRODUCTION

Background

The existing site has been previously developed as the Poolesville Golf Course, a public golf club with approximately 11,665 sq. ft. of building area for the golf club use, and includes a 144-space surface parking lot, outdoor pavilion amenity areas, and other equipment storage sheds. The existing site access is taken from West Willard Road.

In December 2017, Concept Plan (#520180080), was submitted and reviewed by the Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

Site Description

The subject site is located at 16601 West Willard Road, on the east side of the road with the entrance located approximately 3,000 feet north of the intersection of West Offutt Road. It is comprised of Parcel 515 and Parcel 310, found on tax map CS13 and CS22, within Election District No. 3 (“Site”). The site application area consists of approximately 45 acre portion of the overall 388.35 acres.

The Site is in water and sewer category W-6 and S-6, requiring the use of private on-site wells and septic systems.

Figure 1: Aerial Photograph of Vicinity
Project Description
The applicant’s proposed development program is to provide +/- 16,500 sf. replacement clubhouse consisting of a banquet and dining hall, +/- 7,300 sf. custom crush facility, +/- 6,300 sf. malting/distilling facility, and +/- 3,500 sf. educational space. All proposed uses fall under the Public Use category (except utilities), Section 59-3.4.9., which is permitted by right in the AR Zone. The proposed building orientation uses the north/south solar axis, siting the clubhouse/banquet hall and agricultural/winery facility adjacent to the golf club’s 9th and 18th golf hole locations. All buildings will comply with applicable Green Building/LEED regulations.
The proposed agricultural/winery facility development includes contiguous open space for crop production that is located along the Site’s main entrance drive. The proposed pedestrian circulation provides sidewalk connectivity throughout the Site with direct connections to the new parking lot, banquet hall, agricultural/winery facility, malting facility, and crop areas. Required short and long-term bicycle parking is provided near the entrance of the new clubhouse for safe access. Required vehicle parking is provided on surface lots.
Figure 4: Example of a Test Vineyard for Grape Research

The agriculture crop areas are to have multiple uses not limited to the production of grapes, but also to benefit future education revolving around farming and agriculture. It is the applicant’s intent to integrate an educational vineyard in efforts to promote additional economic development in this area. The project will offer production facilities that farmers can use to convert their crops to a sellable product.
The Montgomery County Revenue Authority (MCRA) will partner with the University of Maryland to conduct research on crops that can be grown successfully and provide hands-on training for students on how to plant, manage and harvest crops. MCRA will support agricultural industry by providing a regional production facility, research and workforce development. MCRA will partner with educational institutions such as the University of Maryland, Universities at Shady Grove, Montgomery College and Montgomery County Public Schools to develop certificate, Associate’s and Bachelor’s degree programs to meet the needs of the industry. This facility will provide students with opportunities to receive hands-on experience in professional settings.

Finally, the facility will provide residents with information and education about what is available in the Agricultural Reserve. MCRA will highlight local farm operations, their offerings and potentially serve as an additional outlet for farmers to sell their products. The vision is to create a facility at which patrons are served by students who are gaining experience in their respective study areas, while enjoying local products and learning about community offerings.

**Building Design**

**Design Concept**
The three buildings will all be one story, slab on grade structures with contemporary farmhouse or similar façades. The clubhouse interior and surroundings will be consistent with the exterior and include an upscale rustic décor featuring open beams, natural wood, and warm earth tones mixed with modern elements of crisp linens and glass. The malting and custom crush buildings will have similar façades but will have industrial interiors to house the appropriate production equipment. The goal is to create an exterior look on all buildings that is consistent with the Agricultural Reserve and provides the appropriate setting.
Energy Efficiency
The project will be designed and constructed with an emphasis on environmental sustainability. The architecture and engineering systems will align with sustainability principles to ensure long term operational effectiveness. The project will comply with Leadership in Energy and Environmental Design (LEED) standards.

Landscape and Lighting
The submitted Landscape Plan (Attachment G) proposes tree and ornamental shrub plantings throughout the Site, ornamental trees bounding the storm water filtration areas, and foundation
planning along the building line. Shade trees and ornamental trees are proposed for the surface parking areas. The Lighting Plan proposes a mixture of lighting types including fixtures on 22-foot high poles and a variety of wall mounted lighting. The lighting plan (Attachment H) shows no light spillage at the Site boundaries; however, it is recommended that the lighting fixtures near the right-of-way at the entrance be equipped with cut-off shields to limit spill beyond the Site boundaries. The light fixtures will be down-lighting, dark sky compliant, to minimize light pollution into the night sky. The exterior light fixtures at canopies, building, security and parking lots will be light emitting-diode type fixtures that are long lasting and energy efficient.

![Figure 8: Proposed Clubhouse Landscape Plan](image)

**Operating Hours**

The hours of operation for the clubhouse/banquet hall, while not yet fully determined, would likely be 10:00 AM to 7:00 PM, May to October, and 10:00 AM to 4:00 PM, November to April. The winery/malting/distilling facilities would be open 9:00 AM to 4:00 PM, with extended hours, 6:00 AM to 6:00 PM, during the peak of the season.

**Parking**

Staff and visitor parking will be accessed from West Willard Road using the existing access point and will provide convenient, Americans with Disabilities Act-compliant access to the main entrance of the building. The development’s required vehicular parking is provided on surface lots with additional on-
site visitor spaces. Required short and long-term bicycle parking is provided near the entrance of the replacement clubhouse for safe access. The proposed parking appears adequate for visitors and staff.

ANALYSIS

Zoning
The Subject Property is in the AR zone under the Montgomery County Zoning Ordinance (Chapter 59) (the “Zoning Code”). The AR zone is considered a low density agricultural zone.

The proposed use under the Zoning Code is “Public Use (Except Utilities),” covered by Section 3.4.9 of the Code. A Public Use is a permitted use in all zones. According to the Zoning Code:

Public Use (Except Utilities) means a publicly-owned or publicly operated use. Public Use (Except Utilities) includes County office buildings, maintenance facilities, public schools and parks, post office, State and Federal buildings. Public Use (Except Utilities) does not include a Public Utility Structure (see Section 3.6.7.E, Public Utility Structure).

Neighborhood Compatibility
The Site is currently occupied by the existing Poolesville Golf Club. That use will continue in addition to the new agricultural and winery facilities. The Site is almost 400 acres overall and the new uses will only use about 40 acres of that overall area. Additionally, the closest residences are approximately 1,500 feet to the east across wooded terrain. The proposed facilities will be well screened and should have very little impact on the surrounding area. Staff believes the proposed use will compatible with the surrounding neighborhood.

Master Plan Conformance
The Poolesville Golf Club site is not specifically mentioned in the 1980 Functional Master Plan for the Preservation of Agriculture & Rural Open Space; however, the Plan does promote agriculture and preservation of open space. This project intends to bring key agricultural facilities to further promote Montgomery County and the reserve as a full service agricultural area, where residents can not only farm, but also process and learn about agriculture. This project co-locates on an existing golf course, so no new land is being taken out of agricultural production, and the project even re-introduces areas back into production as educational test fields. The proposed project is in substantial conformance with the 1980 Preservation of Agriculture & Rural Open Space Master Plan.

TRANSPORTATION
Access, Circulation, Queueing, and Parking
The Golf Club will maintain its current full-movement access onto W. Willard Rd. for staff, visitors, and club patrons. Vehicular circulation will be directed from the existing driveway to the parking area and clubhouse entrance. The clubhouse will have a drop off area at the front entrance to accommodate multiple vehicles. Access to the proposed crush facility and malting facility will be accommodated through a drive aisle and driveway stemming off the main driveway to the west with adequate lane width and turning radii to accommodate truck movement to and from the facilities. These structures all
have adequate dedicated loading areas. The current parking on the Site will be increased from 75 spaces to 227 spaces which will be adequate for the Site.

Pedestrian Circulation
Given the rural location of the Site, sidewalks are not necessary for access from Willard Rd. Internally, sidewalks provide pedestrian connections from the proposed parking lots to the main clubhouse entrance as well as to the proposed crush facility, malting facility, and classroom building as well as between on-site amenities. All pedestrian sidewalks will be ADA compliant. Pedestrian circulation within the Site is adequate and efficient.

Master-Planned Roadways and Bikeways
West Willard Road is identified as a two-lane Rustic Road in the *Rustic Roads Functional Plan*. No changes are proposed to the road as part of this project nor to the road’s viewshed which will retain its rustic character in its entirety. There are no master planned bikeways in the project vicinity. Right-of-way is not required for a public project.

Local Area Transportation Review
The Mandatory Referral Application includes a traffic statement exempting the project from additional LATR oversight. The proposed project will have a net increase of 35 AM peak hour person trips and 46 PM peak hour person trips, both below the 50-person trip threshold set for additional analysis.

ENVIRONMENT

Environmental Guidelines
The Site is within the Horsepen Branch watershed, a Use I-P designation. The Countywide Stream Protection Strategy rates the water quality in this watershed as in good condition. The Site contains Streams, Stream Valley Buffer (SVB), and 100-year Floodplain. No environmental impacts are proposed as part of this Application.

Forest Conservation
The County’s Forest Conservation Law, Chapter 22A, is applicable, however this project is exempt under section 22A-5(t): Modification to an Existing Developed Property. A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) Exemption #42018161E was approved by Staff on April 16, 2018.

COMMUNITY OUTREACH AND NOTIFICATION
This Application was noticed in accordance with the Uniform Standards for Mandatory Referral Review. Additionally, MCRA has continuously been seeking input from stakeholders and elected officials and will continue to incorporate ideas throughout the design/build phase of the project.

CONCLUSION
Based on information provided by the Applicant and the analysis contained in this report, Staff concludes that the proposed Mandatory Referral for the Poolesville Golf Club Agriculture & Winery Facility will be compatible within its site context and meets the applicable standards and guidelines for the environment.
Staff recommends approval of the Mandatory Referral with comments listed at the front of this report to be transmitted to the Montgomery County Revenue authority.

Attachments:
   A. Proposed site plans
   B. Traffic Study
   C. Circulation Plan
   D. Landscape Plans
   E. Photometric Plan
   F. MCRA Winery Flyer
   G. Overall Project Rendering
I hereby certify that these documents were prepared or approved by me and sealed & signed.

Attn: Keith Miller

11400 Commerce Park Drive
Reston, VA 20191
Suite 400
Ph: 301.948.4700 (Main), Fx: 301.948.6256, www.rodgers.com

Owner / Developer:

Engineering Consultant:

PROFESSIONAL CERTIFICATION

SP-05

Poolesville Election District (No. 3) Montgomery County, Maryland

#MR2018027
### Development Program

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### Development Data Table

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**Note:** Distance 92' from interior parcel 1/1.
MEMORANDUM

TO: Montgomery County Planning Board

FROM: David Samba P.E., PTOE
       Edward Y. Papazian, P.E.
       Kimley-Horn

DATE: April 4, 2018
       Updated August 29, 2018

SUBJECT: Poolesville Winery
          Traffic Study Exemption Statement

Introduction
This memorandum serves as a transportation statement for the proposed Poolesville Winery. The memorandum serves to justify the exemption from preparing a full traffic study for the proposed development. This memorandum includes a description of the development project location, the proposed land use types and density in square footage, the estimated number of peak hour person trips generated by the proposed land uses, and the rationale for the exemption. This memorandum has been prepared as a part of the Mandatory Referral Application Upload Checklist and Submittal requirements.

Project Description, Location, and History
The Poolesville Winery Project involves redeveloping a portion of the Poolesville Golf Course, under the Agricultural Reserve (AR) standard method of development. The project site is located at 16601 West Willard Road in Poolesville, Maryland (the current address of the golf course). The project is also located within the Rural West Policy Area, Planning Area 3, and within the boundaries governed by the Preservation of Agriculture & Rural Open Space Functional Master Plan and the Rustic Road Functional Master Plan.

The redeveloped site will include an approximate 16,500 square foot replacement clubhouse consisting of a clubhouse and dining hall; an approximate 7,300 square foot agricultural/winery facility, an approximate 6,300 square foot malting/distilling facility, and an approximate 3,500 square foot educational space. The proposed redevelopment will result in the reconfiguration of the parking lot and the replacement of existing structures. The site’s proposed vehicular access will be located at the existing access point for the Poolesville Golf Course along West Willard Road.
The subject site is currently zoned AR-Agriculture Reserve, per the countywide zoning enacted in October 2014 and last amended in June 2016. All proposed uses fall under the use category Public Use (except utilities) Section 59-3.4.9., which is permitted by right in the AR Zone.

A concept plan was submitted to the Maryland-National Capital Park and Planning Commission (M-NCPCC), in December 2017 (#520180080). Per Section 7-112 of the Regional District Act, a Mandatory Referral application for review and approval by the Montgomery County Planning Board is also required.

**Proposed Land Use and Densities**
The currently proposed development program is identified in Table 1.

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<td>Pre-Event Space</td>
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The 16,500-square foot clubhouse/ will contain a banquet space, pre-event space, multi-purpose room, banquet kitchen, a bistro restaurant with kitchen, and miscellaneous space. The former four uses will primarily be for the purposes of accommodating scheduled events. It is assumed that most of these events will occur in the late evening, after the weekday peak commuter hours or during the weekends. The Banquet Hall spaces are located a separate portion of the clubhouse.
Based on the applicant’s experience with similar facilities at other golf courses, it is envisioned that the Bistro restaurant will primarily be for the use of existing patrons to the golf course. It is further envisioned the Bistro restaurant would primarily be oriented for lunch and snacking with limited dinner service. The anticipated hours of operation for the bistro restaurant, while not yet fully determined, would likely be 10:00 AM to 7:00 PM, May to October, and 10:00 AM to 4:00 PM, November to April. It is noted that the AM hour during which the bistro will be open fall outside the typical commuter peak hour considered in this area of Montgomery County. The bistro restaurant will hold a license to serve alcohol and it is envisioned that patrons of the bistro restaurant will be able to taste the wine produced on site as part of their meals.

Based on these factors, a significant number of external trips are not anticipated to be generated by the bistro restaurant. Most of the bistro patronage is anticipated to be golf patrons already on site. Stated another way, the number of new trips generated by the bistro restaurant, i.e. trips by people who are not already at the golf course for recreation or at the winery for educational or employment purposes, will be low.

For the purposes of this analysis, and based on engineering judgment, a factor of 50 percent was applied to the external trips typically generated by a restaurant land use to develop external trips generated by this specific scenario.

The primary purpose of the agricultural, winery, malting, and distilling facilities of the site will be the production of wine, specifically grape crush, and/or cooperative winemaking. It is anticipated that trip generation associated with these uses will be seasonal and follow the wine harvest/production schedule. As such, it is anticipated that these facilities would be open 9:00 AM to 4:00PM, with extended hours, 6:00 AM to 6:00 PM, during the peak of the season. These facilities will likely have 2 to 3 full time equivalent employees and one seasonal intern. The agricultural/winery facility will hold a license to allow tasting, yet there are no separately designated tasting rooms within this facility as part of the current development plan. All tastings are anticipated to occur in the bistro restaurant.

The educational space will be used to support agricultural, hospitality, and culinary education through partnerships with the University of Maryland, Universities at Shady Grove, and other educational institutions. Additional acreage of the development will be devoted to development of a demonstration vineyard where students can learn vineyard management skills while providing quality grapes to support the industry. Student are anticipated to visit only a handful of days during the peak of the production season. The classroom space is under a pavilion structure, not in a building. Class sizes will likely be no larger than 20 people. Classes will be infrequent and held mid-day as field-trip sessions during the regular semester for students at the schools. No additional staff will be necessary to accommodate
these field trip sessions, as the Winery employees will give the tours/provide instruction for field sessions.

**Estimated Number of Peak Hour Person Trips**
The estimation of peak hour person trips generated by the proposed development was performed in accordance with the current Maryland-National Capital Park and Planning Commission’s (M-NCPDC) Local Area Transportation Review (LATR) Guidelines (2017).

For the purposes of this analysis, the Institute of Transportation Engineers’ Trip Generation Manual 10th Edition was consulted to determine the applicable land use codes and trip rates for the proposed land uses.

Based on the proposed development program, the following land use codes were reviewed for use:

- Land Use Code 110 (General Light Industrial)
- Land Use 932 (High Turnover, Sit-Down Restaurant)
- Land Use Code 970 (Winery)

The methodology to calculate vehicle and person trips is as follows:

Land Use Code 970 (winery) was not used in this study. The primary purposes of the “winery” land uses are for the production, harvest, and associated educational activities related to the production of wine. Land use code 970 is more tailored for a winery with a significant focus on tasting, weddings, and events. The description for Land Use 970 in the ITE Trip Generation Manual is identified below:

> A winery is a property used primarily for the production of wine. Wineries typically include tasting room facilities and may offer special events such as weddings or parties. Wineries often offer complimentary tours and wine tasting. Visitors also may purchase wine or wine-related products.

Further ITE states:

> For the purposes of this land use, the independent variable “1,000 sq. foot gross floor area” refers to the square footage of the building that houses the tasting room.

Based on engineering judgement, Land Use Code 970 is not appropriate for this specific development because the trip generation rates and equations for this land use are based on the square footage of the building that houses the tasting room and there is no tasting room planned for the agricultural/winery facility on the property. Additionally, many of the ancillary uses include in the description of land use 970 are either not anticipated at this site or will be sporadic in occurrence.
Recognizing the more production-based focus of the agricultural/winery facility, Land use code 110 (general light industrial) was determined to be a good representative land use that aligned with the anticipated trip generating characteristics.

It should also be stated that Land Use Code 932 more closely aligns with: “sit-down, full-service eating establishments with typical duration of stay of approximately one hour, that are usually moderately priced and frequently belonging to a restaurant chain.” As such this land use is a higher trip generator that would be anticipated at a bistro restaurant primarily serving golf patrons already on site. Land Use Code 932 is applicable to a free-standing restaurant in a suburban setting. It also does not consider the significant amount of internal activity that will occur between the existing patrons at the golf course and the restaurant.

Based on the review and interpretation of the ITE Trip Generation land use codes, the methodology to calculate vehicle and person trips is as follows:

- Per the LATR Guidelines, ITE vehicle trips are converted to vehicle trips in the Rural West Transportation Policy Area. Policy area vehicle trips were derived by multiplying the ITE vehicle trips by the appropriate policy area correction factor for each land use. For all uses, in the Rural West Policy Area, a factor of 1.0 was applied to the ITE-based vehicle trip generation (i.e. vehicle trips in the Rural West policy area are the same as ITE vehicle trips).

- The number of person-trips were calculated by applying the mode split assumptions for the Rural West Policy Area. For all uses, it is assumed that auto drivers represent 76.1 percent of person trips. The person trips in the policy area were derived by dividing the policy area vehicle trips by the percentage of auto drivers for each land use.

- Based on information from the applicant, the winery is only anticipated to have 2-3 full time equivalent employees and a seasonal intern. Similarly, students and cooperative winemakers are also anticipated to use the site seasonally.

- Trips to and from the winery will not involve peak hour travel outside of minimal activity of the few employees on site. For this reason, the trip generation of the agricultural/winery, malting/distilling, and educational facilities is anticipated to be low. Thus, trip generation based on Land Use Code 110 and the square footage of land uses was applied to the winery. This is a conservative overestimate of the number of trips.

- Based on engineering judgement, we have assumed that approximately 50 percent of the trips generated by the bistro restaurant using Land Use Code 932 will be new, external users (the remaining 50 percent will represent existing on-site golf course users.).

- The Clubhouse will host infrequent events. The applicant has indicated that AM events are not anticipated and that PM events will likely occur after the PM commuter peak period. For the purposes of this traffic statement, 7 vehicle trips were shown during the PM peak period (which represents travelers arriving early for late evening events).
The education space will host infrequent mid-day classes. Based on the anticipated class sizes (20 people), and assuming a few early arrivals, 4 AM vehicle trips and 7 PM vehicle trips are considered as part of this traffic statement. This assumes some carpooling or ridesharing, common for field trip type activities.

The resulting vehicle and person trip generation is shown in **Table 2**.

**Table 2: Poolesville Winery Person Trip Generation**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Code</th>
<th>Density</th>
<th>AM Peak Period Rate</th>
<th>PM Peak Period Rate</th>
<th>AM Peak Hour Trip Generation</th>
<th>PM Peak Hour Trip Generation</th>
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<tr>
<td>Bistro Restaurant</td>
<td>932</td>
<td>2,500 SF</td>
<td>9.94</td>
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<td>Remaining Clubhouse</td>
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<td>-</td>
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<td>-</td>
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<td>Agricultural/Winery Facility</td>
<td>110</td>
<td>7,300 SF</td>
<td>0.7</td>
<td>0.63</td>
<td>5³</td>
<td>5³</td>
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<tr>
<td>Malting/Distilling Facility</td>
<td>110</td>
<td>6,500 SF</td>
<td>0.7</td>
<td>0.63</td>
<td>5³</td>
<td>4³</td>
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<tr>
<td>Educational Space</td>
<td>110</td>
<td>3,500 SF</td>
<td>0.7</td>
<td>0.63</td>
<td>4⁴</td>
<td>7⁴</td>
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**Summary**

<table>
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<tr>
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<th>Total ITE Net Vehicle Trips</th>
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<td>Total Rural West Vehicle Trips</td>
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<td>27</td>
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<tr>
<td>Total Rural West Person Trips</td>
<td>27 ÷ .761</td>
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<td>=</td>
</tr>
<tr>
<td></td>
<td>35</td>
<td>=</td>
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¹Based on 50 percent of trip generation potential of Land Use Code 932 representing new external trips
²Assumes no AM commuter peak hour trips (i.e. no to very infrequent AM events) and most PM events occurring after the Commuter Peak hour (with a few "early arrival" trips)
³Peak hour trips based on gross square feet of Land Use Code 110 (General Light Industrial)
⁴Based on up to 20-person class size, and some degree of carpooling/ridesharing. It is noted that these trips will occur as infrequent, scheduled field trips and will generally be more oriented towards mid-day travel. To be conservative, these trips have been shown in the AM/PM commuter peak hours to account for early arrival/late dismissal.
Rationale for Exemption
The proposed Poolesville Winery involves the development of agricultural/winery and malting/distilling facilities for the production of wine. Educational space will be provided to support agricultural, hospitality, and culinary education. A clubhouse facility with banquet space and bistro restaurant will be provided for use by existing patrons of the golf course. It is anticipated that a limited number of new external trips will be generated by the attraction of the bistro and clubhouse uses.

It is estimated that, with a conservative estimation of trips, and assuming that a clubhouse event occurs on the same day as an education field trip, the proposed land use mix will generate 35 new peak hour person trips during the AM and 46 new peak hour person trips during the PM. These are below the threshold of 50 peak hour person trips that triggers a traffic study per the LATR Guidelines.

Accordingly, only a traffic statement, and not a full traffic study, is required for the Poolesville Winery.
1. Overall Landscape Plan  Scale 1" = 100'  
2. Accuracy is impossible to quantify. Therefore, property line data in part should be interpreted as approximate.
3. Preliminary Not For Construction

**NOTES:**

- SEE L-10 FOR PLANTING SCHEDULE AND PLANTING
- SEE SHEET L-05
- REFER TO SWM PLANS FOR SWM PLANTINGS.
- PLanimetric/topographic maps compiled in part under our specifications generally depict planimetric features within 5 feet of their true location. Contours will generally be depicted

**SCALE:**

1" = 100'

**DATE:**

05/21/2018 INITIAL SUBMISSION

**ISSUE:**

L-01 MR Overall Landscape Plan
SEED/SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

SEE SHEET L-06 L-07 FOR SWM PLANTING PLANS.

NOTE:
SEE L-10 FOR PLANTING SCHEDULE AND PLANTING DETAILS.
NOTE:
The Planimetric information shown on this plan is based in part on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

The Planimetric/topographic maps compiled in part under our specifications generally depict planimetric features within 5 feet of their true location. Contours will generally be depicted to within 2-1/2 feet of their true elevation, and spot elevations to within 1/2 foot of their true elevation. Property maps reflect data from several sources and the accuracy varies accordingly. While each new subdivision is mapped using survey coordinates shown on record plats, the majority of the data was digitized from tax maps, a source of which the accuracy is impossible to quantify. Therefore, property line data in part should be interpreted as approximate.

NOTES:
1. REFER TO SWM PLANS FOR SWM PLANTINGS.
2. SEE L-10 FOR PLANTING SCHEDULE AND PLANTING DETAILS.
3. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

OWNER / DEVELOPER:
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Maryland Agriculture

MCRA Economic Development Project

Supporting the Wine Industry by
- Developing wine industry workforce
- Expanding wine industry research
- Expanding the number of grape-bearing acres
- Increasing the number of wineries
- Stimulating private sector development

Economic Development for Maryland
The wine industry adds more than a billion dollars to the economies of both Virginia and Pennsylvania. The MCRA Economic Development Project will be the catalyst for expansion in Maryland.

<table>
<thead>
<tr>
<th></th>
<th>MD</th>
<th>VA</th>
<th>PA</th>
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<tr>
<td>Economic Impact</td>
<td>$100M</td>
<td>$1.37B</td>
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<tr>
<td>Number of Wineries</td>
<td>85</td>
<td>261</td>
<td>160</td>
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<td>Number of Jobs</td>
<td>500</td>
<td>8,218</td>
<td>8,629</td>
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<tr>
<td>Winery Visitors</td>
<td>350K</td>
<td>2.25M</td>
<td>1.2M</td>
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Next Generation Agriculture
Preserving our open space and sustaining an agricultural ecosystem by:
- Developing infrastructure to allow farmers to diversify their businesses
- Attracting entrepreneurs and investors to the Agricultural Reserve
- Promoting locally made products and agri-tourism

Redefining Workforce Development
Partnering with educational institutions and businesses to provide hands-on education to develop next generation professionals in:
- Agricultural Science
- Viticulture
- Enology
- Marketing
- Agri-tourism
- Hospitality
- Culinary Arts
- Event Management

Supported by
- Maryland Wineries Association
- University of Maryland
- Universities at Shady Grove
- Montgomery County, Maryland
- Montgomery County Office of Agricultural Services
- Montgomery County Economic Development Corporation
- Visit Montgomery
- Montgomery County Chamber of Commerce
- WorkSource Montgomery
- Town of Poolesville

Project Contact: Keith Miller, CEO  |  Montgomery County Revenue Authority (MCRA)
301-762-9080 or kmiller@mcra-md.com

March 2018
**MCRA Economic Development Project**

The Montgomery County Revenue Authority’s (MCRA) Economic Development Project consists of a vineyard incubator, grape crushing facility and education/events center.

**Regional Economic Development Project**

This regional economic development project will be located in Montgomery County’s agricultural reserve on excess acreage at MCRA’s Poolesville Golf Course. It will support agriculture, industry and education through innovative programming and partnerships.

**Agriculture**

The project will support agriculture by working with industry and farmers to create direct opportunities for farmers to sell product to local industry. The first phase of the project will provide production equipment for farmers to convert grapes to wine.

**Education**

The facility will provide students with hands-on experience while delivering goods and services to the region. Strategic partnerships with educational institutions and private sector businesses will allow the creation of educational paths that will begin in high school and include certificate programs, associate degrees, and bachelor’s degrees. The project will dedicate acreage for the development of a demonstration vineyard where students can learn vineyard management skills while providing quality grapes to support the industry. The University of Maryland Extension will coordinate the research and development of this demonstration vineyard. In addition to supporting specific degrees in viticulture and enology, the MCRA will also collaborate with Universities at Shady Grove to support degree programs in agri-tourism, marketing, communication, business entrepreneurship, and culinary arts. Students in these degree programs will use the facility to obtain hands-on experience in their fields of study.

**Maryland Wine Industry Growth**

We believe that through collaboration with educational institutions and the private sector the industry will receive the necessary catalyst to spur accelerated growth. Students will provide the workforce to support the growing industry, educational institutions will provide academic expertise and conduct enological research. The private sector will have the opportunity to partner, thereby lowering barriers to entry while developing high quality competitive products.